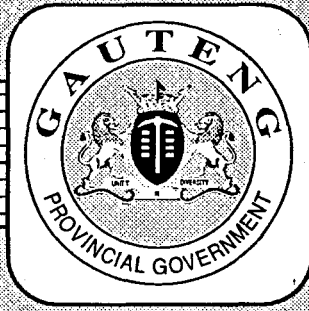


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

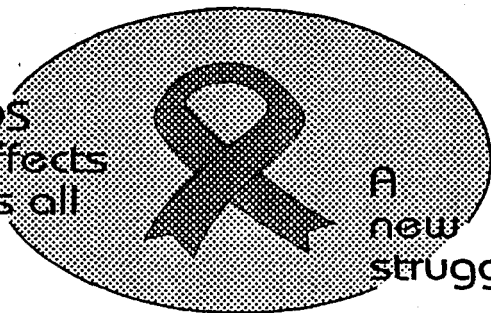
Vol. 12

PRETORIA, 29 SEPTEMBER 2006

No. 366

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH



9771682452005

06366



CONTENTS • INHOUD*Page
No. Gazette
No.**No.***GENERAL NOTICES • ALGEMENE KENNISGEWINGS**

| | | | |
|------|--|---|-----|
| 4171 | Town-planning and Townships Ordinance (15/1986): Declaration as approved township: Woodmead Extension 40.. | 3 | 366 |
| 4172 | do.: Sandton Amendment Scheme 02-1806..... | 7 | 366 |

**ACCEPTABLE PAYMENT FOR
SERVICES AND GOODS IN
GOVERNMENT PRINTING WORKS**

**WITH IMMEDIATE EFFECT ALL
PAYMENTS FOR SERVICES RENDERED
AND GOODS DISPATCHED SHOULD BE
BY MEANS OF BANK GUARANTEED
CHEQUES ONLY**

**IMPLEMENTATION OF THIS
CIRCULAR IS WITHOUT EXCEPTION**

**S. MBHELE
EXECUTIVE DIRECTOR: MARKETING**

**Tel.: (012) 334-4764
Cell: 082 889 5059**

GENERAL NOTICES

NOTICE 4171 OF 2006

DECLARATION AS APPROVED TOWNSHIP

In terms of section 69 of the Town-planning and Townships Ordinance, 1965 (Ordinance No. 25 of 1965) the Minister hereby declares Woodmead Extension 40 Township to be an approved township, subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITONS UNDER WHICH THE APPLICATION MADE BY WITWATERSRAND ESTATE LTD. UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 570 (A PORTION OF PORTION 77) OF THE FARM WATERVAL NO 5-I.R., PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) Name

The name of the township shall be Woodmead Extension 40.

(2) Design

The township shall consist of erven and a street as indicated on General Plan S.G. No. 2399/2004.

(3) Stormwater drainage and street construction

(a) The township owner shall on request by the local authority submit to such local authority for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer approved by the local authority, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, tarmacadamising, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the local authority.

Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

(b) The township owner shall, when required by the local authority to do so, carry out the approved scheme at its own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.

(c) The township owner shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the streets have been constructed as set out in subclause (b).

(d) If the township owner fails to comply with the provisions of paragraphs (a), (b) and (c) hereof, the local authority shall be entitled to do the work at the cost of the township owner.

(4) Disposal of existing conditions of title

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, but excluding the servitudes in favour of the Electricity Supply Commission, registered in terms of Notarial Deed No's. 1293/63S, K55/1973S, K2514/1976S and K5028/1992S which do not affect the township area.

(5) Access

(a) No ingress from National Roads N1-20 and N1-21 to the township and no egress to National Roads N1-20 and N1-21 from the township shall be allowed.

(b) Ingress from Provincial Road P66/1 to the township and egress to Provincial Road P66/1 from the township shall be restricted to the junction of the street between Erven 934 and 935 with the said Provincial Road; Provided that, if the street in question and / or its extensions do not exist by virtue of a township proclamation, an appropriate right-of-way servitude shall be registered prior to the transfer of any erven in the township.

(c) The township owner shall at his own expense, submit a geometric design layout (scale 1:500) of the ingress and egress points referred to in (b) above, and specifications for the construction of the accesses, to the Gauteng Provincial Government (Department of Public Transport, Roads and Works) for approval.

The township owner shall, after approval of the layout and specifications, construct the said ingress and egress points at his own expense to the satisfaction of the Gauteng Provincial Government (Department of Public Transport, Roads and Works).

(6) Acceptance and disposal of stormwater

The township owner shall arrange for the drainage of the township to fit in with that of Roads N1-20, N1-21 and P66/1 and for all stormwater running off or being diverted from the roads to be received and disposed of.

(7) Obligations in regard to essential services.

The township owner shall within such period as the local authority may determine, fulfil its obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, as previously agreed upon between the township owner and the local authority.

3. CONDITIONS OF TITLE

(1) The erven mentioned hereunder shall be subject to the conditions as indicated, imposed by the Minister in terms of the provisions of the Town-planning and Townships Ordinance, 1965.

All erven

(a) The erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the local authority; Provided that the local authority may dispense with any such servitude.

(b) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2m thereof.

(c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it in its discretion may deem necessary and shall further be entitled to reasonable access to

the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

(2) The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the South African National Roads Agency Limited in terms of the National Roads Act 1998 (Act 7 of 1998).

(a) Erf 934

(i) Except for any essential stormwater drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance of 20m from the northern and north-eastern boundaries of the erf nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the South African National Roads Agency Limited.

(ii) Ingress to and egress from the erf shall not be permitted along the northern and north-eastern boundaries of the erf.

(b) Erf 935

(i) Except for any essential stormwater drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf, within a distance of 20m from the eastern boundary of the erf nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the South African National Roads Agency Limited.

(ii) Ingress to and egress from the erf shall not be permitted along the eastern boundaries of the erf.

KENNISGEWING 4171 VAN 2006

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 69 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965 (Ordonnansie 25 van 1965), verklaar die Minister hierby die dorp Woodmead Uitbreiding 40 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR WITWATERSRAND ESTATES LIMITED INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 570 ('N GEDEELTE VAN GEDEELTE 77) VAN DIE PLAAS WATERVAL NO. 5-I.R., PROVINSIE VAN GAUTENG, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) Naam

Die naam van die dorp is Woodmead Uitbreiding 40.

02020000

(2) Ontwerp

Die dorp bestaan uit erwe en 'n straat soos aangedui op Algemene Plan L.G. No. 2399/2004.

(3) Stormwaterdreinerings en straatbou

a) Die dorpseienaar moet op versoek van die plaaslike bestuur aan sodanige bestuur 'n gedetailleerde skema, volledig met planne, deursnee en spesifikasies, opgestel deur 'n siviele ingenieur wat deur die plaaslike bestuur goedgekeur is, vir die opgaar en afvoer van stormwater deur die hele dorp deur middel van behoorlike aangelegde werke en vir die aanlê, teermacadamisering, beranding en kanalisering van die strate daarin, tesame met die verskaffing van sodanige keermure as wat die plaaslike bestuur nodig ag, vir goedkeuring voorlê. Verder moet die skema die roete en helling aandui deur middel waarvan elke erf toegang tot die aangrensende straat verkry.

(b) Die dorpseienaar moet, wanneer die plaaslike bestuur dit vereis, die goedgekeurde skema op eie koste namens en tot bevrediging van die plaaslike bestuur, onder toesig van 'n siviele ingenieur deur die plaaslike bestuur goedgekeur, uitvoer.

(c) Die dorpseienaar is verantwoordelik vir die instandhouding van die strate tot bevrediging van die plaaslike bestuur totdat die strate ooreenkomstig subklousule (b) gebou is.

(d) Indien die dorpseienaar versuim om aan die bepalings van paragrawe (a), (b) en (c) hiervan te voldoen, is die plaaslike bestuur geregtig om die werk op koste van die dorpseienaar te doen.

(4) Beskikking oor bestaande titelvoorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesondered die serwitute ten gunste van die Elektrisiteitsvoorsieningskommissie, geregistreer in terme van Notariële Akte Nr's 1293/63S, K55/1973S, K2514/1976S en K5028/1992S wat nie die dorp raak nie.

(5) Toegang

(a) Geen ingang vanaf Nasionale Paaie N1-20 en N1-21 na die dorp en geen uitgang na Nasionale Paaie N1-20 en N1-21 vanaf die dorp sal toegelaat word.

(b) Ingang vanaf Provinsialepad P66/1 na die dorp sal beperk word tot die aansluiting van die straat tussen Erwe 934 en 935 met die Provinsialepad; Met dien verstande dat, indien die betrokke straat en / of sy verlenging nie bestaan nie by wyse van die dorpsproklamerings, sal 'n geskikte reg-van-weg serwituut geregistreer word voordat enige erwe in die dorp oorgedra word.

(c) Die dorpseienaar sal op sy eie koste, 'n geometries ontwerpuitleg (skaal 1:500) indien van die ingang- en uitgangspunte waarna verwys word in (b) hierbo, en spesifikasies vir die konstruksie van die toegange, tot bevrediging van die Gauteng Provinsiale Regering (Departement van Openbarevervoer, Paaie en Werke) vir goedkeuring.

(c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en

ander werke wat hy volgens goeëdunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

(2) Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui, opgelê deur die Suid Afrikaanse Nasionale Padagentskap Beperk in terme van die Nasionale Paaie Wet 1998 (Wet 7 van 1998).

(a) Erf 934

(i) Behalwe vir enige noodsaaklike stormwaterdreineringsstrukture, mag geen gebou, struktuur of enige ander ding wat verbind is aan die grond, selfs al vorm dit nie deel van die grond nie, opgerig word of enigiets gebou of gelê word onder of benede die oppervlak van die erf binne 'n afstand van 20m vanaf die noordelike en noordoostelike grense van die erf, nog sal enige verandering of byvoeging gemaak word aan enige bestaande strukture of gebou wat geleë is binne sodanige afstand van die betrokke grens, behalwe met die skriftelike toestemming van die Suid-Afrikaanse Nasionale Padagentskap Beperk.

(ii) Ingang tot en uitgang vanaf die erf sal nie toegelaat word langs die noordelike en noordoostelike grense van die erf nie.

(b) Erf 935

(i) Behalwe vir enige noodsaaklike stormwaterdreineringsstrukture, mag geen gebou, struktuur of enige ander ding wat verbind is aan die grond, selfs al vorm dit nie deel van die grond nie, opgerig word of enigiets gebou of gelê word onder of benede die oppervlak van die erf binne 'n afstand van 20m vanaf die oostelike grense van die erf nie, nog sal enige verandering of byvoeging gemaak word aan enige bestaande strukture of gebou wat geleë is binne sodanige afstand van die betrokke grens behalwe met die skriftelike toestemming van die Suid-Afrikaanse Nasionale Padagentskap Beperk.

(ii) Ingang tot en uitgang vanaf die erf sal nie toegelaat word langs die oostelike grense van die erf nie.

NOTICE 4172 OF 2006

SANDTON AMENDMENT SCHEME 02-1806

The Minister hereby, in terms of the provisions of Section 89(1) of the Town-planning and Townships Ordinance, 1965, declares that he approved an amendment scheme, being an amendment of Sandton Town-planning Scheme, 1980, comprising the same land as included in the Township of Woodmead Extension 40.

Map 3 and the scheme clauses of the amendment scheme are filed with the Gauteng Provincial Government (Department of Finance and Economic Affairs), Johannesburg, and the City Manager, City of Johannesburg, and are open for inspection at all reasonable times.

The amendment is known as Sandton Amendment Scheme 02-1806
DPLG 11/3/9/1/A/29 (02-1806)

000002070

KENNISGEWING 4172 VAN 2006**SANDTON WYSIGINGSKEMA 02-1806**

Die Minister verklaar hierby, ingevolge die bepalings van Artikel 89(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, dat hy 'n wysigingskema, synde 'n wysiging van Sandton Dorpsbeplanningskema, 1980, wat uit dieselfde grond as die dorp Woodmead Uitbreiding 40 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Gauteng Provinsiale Regering (Departement van Finansies en Ekonomiese Sake), Johannesburg, en die Stadsbestuurder, Stad van Johannesburg, en is beskikbaar vir inspeksie te alle redelike tye.

Die wysiging staan bekend as Sandton Wysigingskema 02-1806
DPLG 11/3/9/1/A/29 (02-1806)
