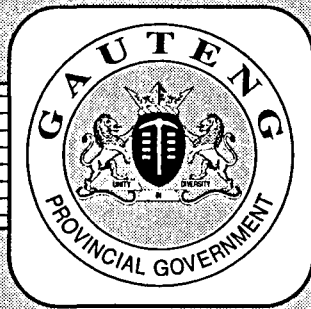


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GAUTENG**



**DIE PROVINSIE
GAUTENG**

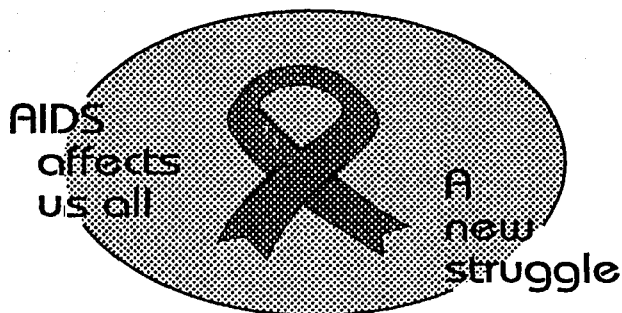
**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

Vol. 12

PRETORIA, 30 OCTOBER 2006
OKTOBER

No. 388

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LOCAL AUTHORITY NOTICES

PLAASLIKE BESTUURSKENNISGEWING 3006

PLAASLIKE BESTUURSKENNISGEWING 1233 VAN 2006

JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT

VERKLARING TOT 'N GOEDGEKEURDE DORP

Ingevolge Artikel 111 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar Johannesburg Stad, Riverlea uitbreiding 3 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT (HIERNA DIE AANSOEKDOENER GENOEM) INGEVOLGE DIE BEPALINGS VAN ARTIKEL 108(1)(a) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 326 ('N GEDEELTE VAN GEDEELTE 205) VAN DIE PLAAS LANGLAAGTE 224, REGISTRASIE AFDELING I.Q., PROVINSIE VAN GAUTENG, TOEGESTAAN IS.

1. Stigtingsvoorwaardes

1.1 Naam

Die naam van die dorp is Riverlea Uitbreiding 3.

1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 8084/2000.

1.3 Ingenieursdienste

Die plaaslike bestuur is verantwoordelik vir die installering en voorsiening van ingenieursdienste ingesluit strate en stormwater dreinerings in terme van artikel 122 saamgelees met artikel 116 van die Dorpsbeplanning en Dorpe Ordonnansie, 1986 (Ordonnansie 15 van 1986).

1.4 Beskikking oor bestaande titel voorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die regte op minerale, maar uitgesluit:

1.5.1 Die 22 meter wye serwituut ten gunste van ESKOM wat geregistreer is in terme van Notariële Akte van Serwituut K 2836/1999 S wat aangetoon deur die lyn c d e f g h, jkm, mn en p q r s op Algemene Plan S.G. No A 8084/2000 wat Park Erwe 2783, 2784, 2785, 2786, 2789, 2790, 2791, 2792, 2793 en 2777 tot 2779 in die dorp raak.

1.5.2 Die serwituut ten gunste van Rand Water wat geregistreer is in terme van Notariële Akte van Serwituut K 1865/2003S en aangetoon word deur die figuur t 1P u v w x 1H y op Algemene Plan S.G. No. A8084/2000 wat Park Erwe 2777 tot 2779 en strate in die dorp raak.

1.5.3 Die volgende serwitute wat nie die dorp raak nie:

- i) Pyplyn serwituut soos aangetoon op Diagram SG No. A2545/1970
- ii) Notariële Akte van Serwituut K 793/1982S soos aangetoon op Diagram

- iii) SG No A1418/1979; A1419/1979 wat toegestaan is aan Rand Water.
Titel Akte T114/1961

Bladsy 5 par C (c) Gedeelte gedeproklameer as publieke opgraving.
Proklamasie No 49/1952.
Par D (b) Gedeelte gedeproklameer as openbare opgraving,
Proklamasie No. 49/1952.

1.13 Verskuiwing of vervanging van dienste

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale/ESKOM/Telkom dienste te verskuif, moet die koste daarvan deur die plaaslike bestuur gedra word.

2. TITELVOORWAARDES

2.1 Voorwaardes opgelê deur die Streeksdirekteur: Mineraal en Energie vir die Gauteng Area.

Alle erwe sal aan die volgende voorwaardes onderworpe wees:

- i) Geen gebou, pad, spoorweg of enige ander structure mag opgerig of gebou word binne 'n afstand van 100 meter van die werking van 'n myn of werke behalwe met die skriftelike toestemming van die Hoof Inspekteur van Myne en dan alleenlik met sodanige voorwaardes en onderworpe aan sodanige beperkings as wat hy mag voorskryf.
- ii) "Aangesien hierdie erf (grond, land ens) deel vorm van 'n area waar die moontlikheid van skokke aan en krake in geboue en strukture mag ontstaan as gevolg van nabygeleë mynbedrywighede, moet die eienaar daarvan alle verantwoordelikheid aanvaar vir enige skade aan die oppervlak van die geboue en/of structure wat mag ontstaan as gevolg van sodanige skokke of krake en die Staat of enige van sy werknemers kan nie verantwoordelike gehou word nie."
- iii) Aangesien hierdie erf (grond, land ens) geleë is 'n 'n area waar daar stofbesoedeling en geraas voorkom as gevolg van mynbedrywighede en aanverwante aktiwiteite, moet die eienaar aanvaar dat ongerief as gevolg daarvan, ondervind mag word.
- iv) Geboue/structure wat opgerig gaan word moet beperk word tot een verdieping met muur hoogtes wat nie 3 meter oorskry, gemeet vertikaal vanaf die vloer tot die dakrand.
- v) Geboue wat opgerig word in die area wat gemerk is 1-K-L-M-N-P-Q-R-S-T-U-V-W-X-Y-Z-A1-B1-A-a1, wat aangetoon word op die aangehegde plan moet ontwerp word deur en opgerig word onder die toesig van 'n professionele ingenieur.
- vi) Die ontwerp van alle structure en geboue wat ten volle of gedeeltelik op die erf opgerig gaan word, moet goedgekeur word deur 'n professionele strukturele ingenieur en die oprigting van sodanige strukture en geboue moet gedoen word onder die toesig van die genoemde ingenieur. Die planne van alle geboue en strukture moet oor 'n sertifikaat beskik wat deur 'n professionele strukturele ingenieur as volg onderteken is:

"Die planne en spesifikasies van hierdie geboue/strukture is opgetrek met die kennis dat die grond waarop die gebou/strukture opgerig gaan word, onderworpe is

aan insakking, vassakking en skok. Die geboue/strukture is ontwerp op 'n manier dat sover as moontlik die veiligheid van die bewoners sal vereker ingeval insakking sal plaasvind.

- vii) Daardie erwe wat geaffekteer word deur die voorafgenoemde slikdamme wat aangetoon word op die voorafgenoemde plan, moet die planne laat endosseer deur die argitek of professionele ingenieur tot die effek dat die slikdamme in ag geneem is en dat daar voorsiening gemaak is vir enige nadelige effek wat die slikdamme op die geboue mag hê.
- viii) Enige gate wat op die oppervlakte mag ontstaan as gevolg van ondergrondse werk, wat op die grond geleë is gedurende ontwikkeling van die grond, moet aan die Kantoor gerapporteer word en moet tot bevrediging van die Kantoor gerehabiliteer word.
- ix) Dagsome, skagte en tussenskatte of enige ander openinge of oppervlakte uitgrawings wat ontstaan het as gevolg van mynbedrywighede in die verlede moet beveilig word tot bevrediging van die Kantoor, en waar sodanige uitgrawings/ werke binne die voorgestelde dorps area val, moet die nodige beveiliging gedoen word alvorens daar voortgegaan kan word met die proklamasie van die dorp.
- x) Alle skagte binne die voorgestelde dorpsgebied moet gerehabiliteer en geseël word tot bevrediging en onder die toesig van 'n professionele ingenieur en geen gebou/strukture, van watter aard ookal, mag opgerig word oor of binne die onmiddellike area van sodanige skagte.
- xi) Die dorps ontwikkelaar moet toesien dat die potensiële eienaars van erwe binne die voorgestelde dorpsgebied, skriftelik in kennis gestel word, dat stofbesoedeling en geraas mag voorkom as gevolg van die verwydering van bogenoemde myngrond hope en slik damme.

2.2 Voorwaardes opgelê deur die Plaaslike Bestuur kragtens die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986)

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui:

- 2.2.1 Die erwe is onderworpe aan 'n serwituut 2 meter breed vir riolerings- en ander munisipale doeleindes en ten gunste van die plaaslike bestuur langs enige twee grense, uitgesonderd 'n straatgrens en in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 meter breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur : Met dien verstande dat die plaaslike bestuur van sodanige serwituut mag afsien.
- 2.2.2 Geen geboue of ander strukture mag binne die voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 (two) meter daarvan geplant word nie.
- 2.2.3 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 goeë dunde noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voorgenoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van

sodanige rioolhoofpypleidings en ander werke veroorsaak word.

- 2.2.4 Erwe 2298 – 2302, 2343 – 2344, 2352 – 2353, 2432 – 2434, 2582 – 2584, 2579 – 2581, 2745 – 2746 en 2757 – 2758

Die erwe is onderworpe aan 'n serwituut vir stormwater doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

LOCAL AUTHORITY NOTICE 3006

LOCAL AUTHORITY NOTICE 1233 OF 2006

CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY

DECLARATION AS APPROVED TOWNSHIP

In terms of Section 111 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) the City of Johannesburg, hereby declares Riverlea Extension 3 Township to be an approved township subject to the conditions set out in the schedule hereto.

ANNEXURE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF SECTION 108(1)(a) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 329 (A PORTION OF PORTION 205) OF THE FARM LANGLAAGTE 224, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG HAS BEEN GRANTED.

1 Conditions of establishment

1.1 Name

The name of the township shall be Riverlea Extension 3.

1.2 Design

The township shall consist of erven and streets as indicated on General Plan S.G. No. 8084/2000.

1.3 Engineering services

The local authority shall install and provide all engineering services, including streets and storm-water drainage in terms of section 122 read with section 116 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

1.4 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:

1.4.1 the 22 metre wide servitude in favour of ESKOM registered in terms of Notarial Deed of Servitude No. K2836/1999S and indicated by the lines c d e f g h, jkm, mn and p q r s on General Plan S.G. No A 8084/2000 which affects Park Erven 2783, 2784, 2785, 2786, 2789, 2790, 2791, 2792, 2793 and 2777 to 2779 in the township only.

1.4.2 the servitude in favour of Rand Water registered in terms of Notarial Deed of Servitude No. K 1865/2003S and indicated by the figure t 1P u v w x 1H y on

General Plan S.G. No A 8084/2000 which affects Park Erven 2777 to 2779 and the streets in the township only.

1.4.3 The following servitudes which do not affect the township:

- i) Pipeline servitude vide Diagram SG No A2545/1970
- ii) Notarial Deed of Servitude K 793/1982S vide Diagram SG No A1418/1979; A1419/1979 granted to Rand Water.
- iii) Deed of Transfer T114/1961

Page 5 par C(c) Portion de-proclaimed as public digging
Proclamation No 49/1952.

Par D (b) Portion de-proclaimed as public digging, Proclamation No. 49/1952.

1.5 Removal or Replacement of services

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal/ESKOM/Telkom services, the cost thereof shall be borne by the local authority.

2 Conditions of title

2.1 Conditions imposed by the Regional Director: Minerals and Energy for the Gauteng Region.

All erven shall be subject to the following conditions:

- i) No building, road, railway or any structure shall be erected or constructed within a distance of 100 metres from the workings of a mine or works except with the written permission of the Principal Inspector of Mines and then only on such conditions and subject to such restrictions as he may prescribe.
- ii) As this erf (stand, land etc) forms part of an area where the possibility of shocks to and cracks in buildings and structures as a result of nearby mining operations cannot be excluded, the owner thereof accepts all liability for any damage to the surface or the buildings and/or structures thereon which may result from such shocks or cracks and no liability for any such damage whatsoever shall devolve on the State or its employees.
- iii) As this erf (stand, land etc) is situated in an area where dust pollution and noise occur as a result of mining activities and activities incidental thereto, the owner thereof accepts that inconvenience may be experienced as a result thereof."
- iv) Buildings/structures to be erected shall be limited to one storey with wall heights not exceeding 3 metres measured vertically from floor to eaves."
- v) Buildings to be erected in the area marked a 1-K-L-M-N-P-Q-R-S-T-U-V-W-X-Y-Z-A1-B1-A-a1, depicted on the attached plan shall be designed by, and erected under the supervision of professional structural engineer.
- vi) The design of all structures and buildings to be erected wholly or partially on the erf, shall be approved by a professional structural engineer, and the erection of such structures and buildings shall be done under the supervision of the said engineer. The plans of all buildings and structures shall bear a certificate signed by the professional structural engineer as follows:

The plans and specifications of this building/structure have been drawn up in the

knowledge that the ground on which the building/structure is to be erected may be liable to subsidence, settlement and shock. The building/structure has been designed in a manner which will, as far as possible, ensure the safety of its occupants in the event of subsidence taking place.

- vii) Those erven which may be effected by the dykes shown on the aforementioned plan, must have the building plans endorsed by the architect or professional engineer to the effect that cognizance has been taken of the dykes and the design shall make provision for any adverse effect, which the dykes may have on the buildings.
- viii) Any holings to surface from the underground workings, which may be located during development on the land, must be reported to his Office and be rehabilitated to the satisfaction of this Office.
- ix) Outcrops, shafts and winzes (of any) or any other opening or surface excavations which may have resulted from mining operations in the past shall be made safe to the satisfaction of this Office, where such excavation/workings fall within the proposed township area, prior to the commencement of township establishment thereon.
- x) All shafts within the proposed township area concerned must be rehabilitated and sealed to the design and under the supervision of a professional engineer and no building/structure, whatsoever, shall be erected over or in the immediate area of such shafts.
- xi) The township developer shall ensure that potential owners of erven within the proposed township area be notified, in writing, of the fact that dust pollution and noise may occur as a result of the removal of the above mine sands dump and slime dams.

2.2 Conditions imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)

The erven mentioned hereunder shall be subject to the conditions as indicated:

- 2.2.1 The erven are subject to a servitude, 2 metres 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 2 metres 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.
- 2.2.2 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 2 (two) metres thereof.
- 2.2.3 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 work 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.
- 2.2.4 Erven 2298 – 2302, 2343 – 2344, 2352 – 2353, 2432 – 2434, 2582 – 2584, 2579 – 2581, 2745 – 2746 and 2757 - 2758

The erven are subject to a servitude for stormwater purposes in favour of the local authority, as indicated on the general plan.

LOCAL AUTHORITY NOTICE 3007

LOCAL AUTHORITY NOTICE 1233 OF 2006

JOHANNESBURG TOWN PLANNING SCHEME, 1979: AMENDMENT SCHEME 01-5811

The City of Johannesburg, hereby declares that it has approved an amendment scheme, being an amendment of the Johannesburg Town Planning Scheme, 1979, comprising the same land as included in the township of Riverlea Extension 3, in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

Map 3 and scheme clauses of the amendment scheme are filed with the Deputy Director-General, Gauteng Provincial Government: Department Housing and Local Government, Marshalltown and the Assistant Director: Development Planning, Transportation and Environment, Johannesburg, 9th Floor, A-Block, Metropolitan Centre, Braamfontein and are open for inspection at all reasonable times.

The date this scheme will come into operation is 30 October 2006.

This amendment is known as the Johannesburg Town Planning Scheme 01-5811.

T EHLERS: ACTING EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING AND URBAN MANAGEMENT, CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY

PLAASLIKE BESTUURSKENNISGEWING 3007

PLAASLIKE BESTUURSKENNISGEWING 1233 VAN 2006

JOHANNESBURG DORPSBEPLANNINGSKEMA, 1979: WYSIGINGSKEMA 01-5811

Johannesburg Stad, verklaar hierby ingevolge die bepalings van Artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) dat hy 'n wysigingskema synde 'n wysiging van die Johannesburg Dorpsbeplanningskema, 1979, wat uit die selfde grond as die dorp Riverlea uitbreiding 3 bestaan, goedgekeur het.

Kaart 3 en skemaklousules van die wysigingskema word in bewaring gehou deur die Adjunk-Direkteur Generaal, Departement Behuising en Plaaslike Regering, Marshalltown en is by die Assistent Direkteur : Ontwikkelingsbeplanning, Vervoer en Omgewing, Johannesburg, 9de Verdieping, A-Blok, Metropolitaanse Sentrum, Braamfontein beskikbaar vir inspeksie te alle redelike tye.

Die datum van die inwerkingtreding van die skema is 30 Oktober 2006.

Hierdie wysiging staan bekend as die Johannesburg Wysigingskema 01-5811.

T EHLERS: WAARNEMENDE UITVOERENDE DIREKTEUR: ONTWIKKELINGS BEPLANNING EN STEDELIKE BEHEER, JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT

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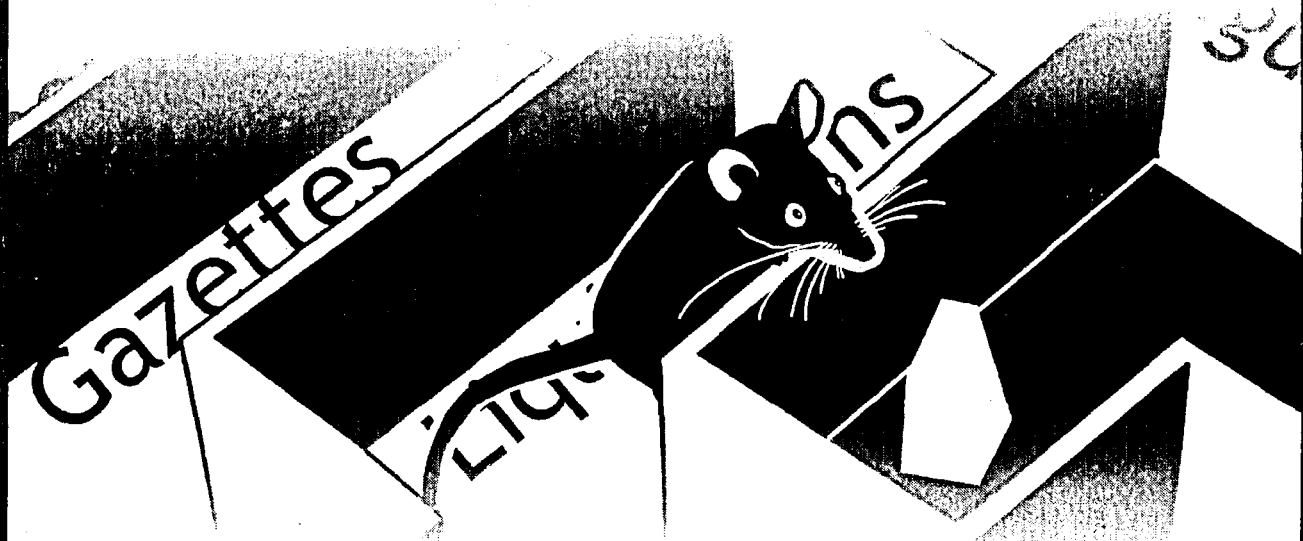
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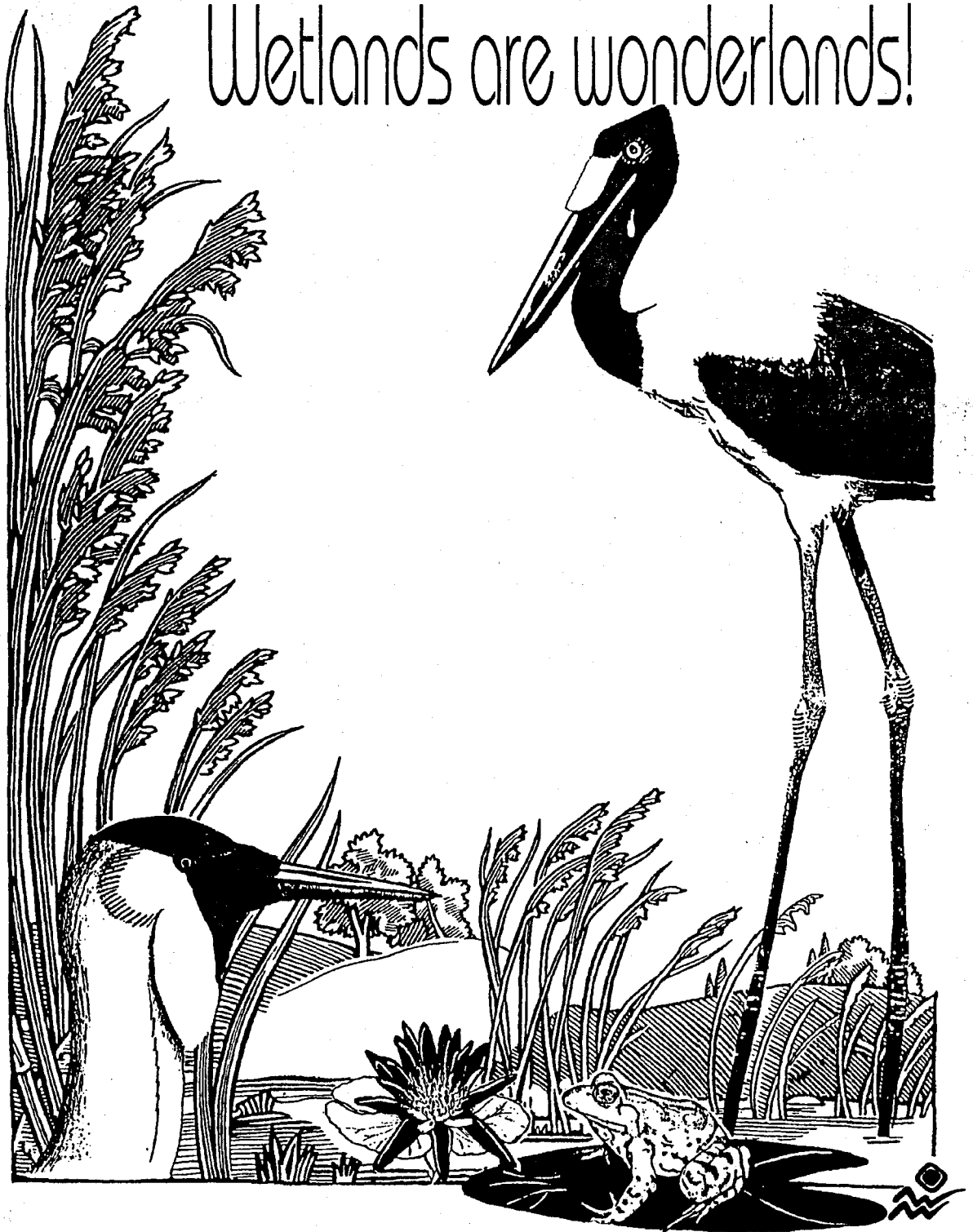
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