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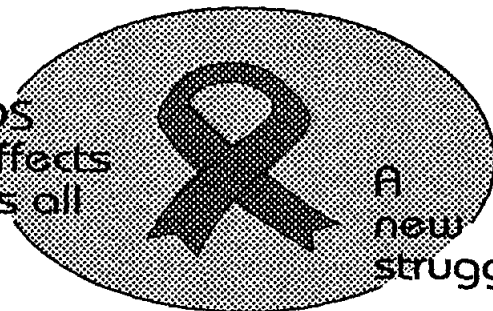
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FEBRUARIE 2006

No. 50

We all have the power to prevent AIDS

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affects
us all



A
new
struggle

Prevention is the cure

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 328

DECLARATION AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Johannesburg Metropolitan Municipality declares **Allen's Nek Extension 52** to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY SOLIDBILD PROPERTIES (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT/ TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 192 (A PORTION OF PORTION 189) OF THE FARM PANORAMA 200 I.Q. HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) Name

The name of the township shall be Allen's Nek Extension 52.

(2) Design

The township shall consist of erven and streets as indicated on General Plan S.G. No. 2922/2005.

(3) Provision and installation of services

The township owner shall make the necessary arrangements with the local authority for the provision and installation of electricity, water and sanitation as well as the construction of roads and stormwater drainage in the township, to the satisfaction of the local authority.

(4) Access

Access to or egress from the township shall be provided to the satisfaction of the local authority and Johannesburg Roads Agency (Pty) Ltd.

(5) Removal or replacement of existing services

Should it, by reason of the establishment of the township, be necessary to remove or replace any existing municipal, ESKOM and/or TELKOM services, the cost thereof shall be borne by the township owner.

(6) Acceptance and disposal of stormwater

The township owner shall arrange for the drainage of the township to fit in with that of the adjacent roads and all stormwater running off or being diverted from the roads, shall be received and disposed of.

(7) Demolition of buildings and structures

The township owner shall at his own costs cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, when requested thereto by the local authority.

(8) Endowment

The township owner shall, in terms of the provisions of Section 98(2) of the Town Planning and Townships Ordinance, 1986 (No. 15 of 1986) pay a lump sum as endowment to the local authority for the provision of land for a park (public open space).

(9) Disposal of existing Conditions of Title

All erven shall be made subject to existing conditions and servitudes, if any, excluding the following :

1. WHICH DO NOT AFFECT THE TOWNSHIP:

Conditions B and D in Deed of Transfer T28170/94 which read as follows:

B. *The said Portion "C" (a portion of Portion 25) whereof is hereby transferred) is subject to the Provisions of Notarial Deeds Nos. 573/1924 S, and 85/1929 S, registered on the 15th*

February, 1929, as amended by Notarial Deed No. 26/1937 S. registered on the 6th January, 1937, in terms whereof the owners of Portion "H" and the Remaining Extent of the said farm Panorama No. 200, I.Q., measuring 153,5042 Hectares, are entitled to all the water rights of Portions "C", "D" and "E" of the North Western Portion of the farm Weltevreden No. 202, I.Q., district Roodepoort and Portions "E", "F" and "G" of the said farm Panorama No. 200, I.Q., mentioned in Notarial Deeds Nos. 573/1924 S, and 85/1929 S, respectively, and undertake to carry out all the obligations of the said properties thereunder.

D. ONDERHEWIG aan die volgende voorwaardes soos uiteengesit in genoemde Testament gedateer 14 Julie 1993 : Ek Bepaal dat alle voordele wat kragtens hierdie testament aan 'n vroulike persoon sal toekom nie deel sal vorm maar uitgesonder sal wees van enige gemeenskap van goedere of aanwasbedeling, wat anders van toepassing mag wees as gevolg van enige huwelik deur sulke persoon voltrek.

2. WHICH AFFECTS ERF 734, ERF 735 AND PRATINCOLE AVENUE:
Condition C in Deed of Transfer T28170/94 which reads as follows:

C. ONDERHEWIG aan 'n ewigdurende reg om elektrisiteit te gelei deur middel van ondergrondse kables en om rioolafval te vervoer deur middel van ondergrondse pype – roete aangedui deur figuur ABCDEFGHA op kaart LG No A 3212/84 ten gunste van die Stadsraad van Roodepoort soos meer volledig sal blyk uit Notariële Akte No. K 2797/85.

3. WHICH AFFECTS ERF 735

The erf is subject to a servitude of right of way, 5m wide, for access purposes in favour of Remainder of Portion 189 (Portion of Portion 25) of the farm Panorama 200 I.Q. (proposed Allen's Nek Extension 53) as indicated on the General Plan.

(10) Obligations with regard to services and restriction regarding the alienation of erven

The township owner shall, at his own costs and to the satisfaction of the local authority, design, provide and construct all services including the internal roads and the stormwater reticulation, within the boundaries of the township. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser prior to the local authority certifying to the Registrar of Deeds that these services had been provided and installed; and

(b) The township owner shall, within such period as the local authority may determine, fulfil his obligations in respect of the provision of electricity, water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as previously agreed upon between the township owner and the local authority. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the supply of services by the township owner, have been submitted or paid to the said local authority.

2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as indicated, imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

All erven

(a) Each erf is subject to a servitude, 2 m 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 m 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 2 m 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 process of 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.

P. Moloi, City Manager
(Notice No. 119/2006)
February 2006

PLAASLIKE BESTUURSKENNISGEWING 328

VERKLARING TOT 'N GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg Metropolitaanse Munisipaliteit hiermee die dorp **Allen's Nek Uitbreiding 52** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR SOLIDBILD PROPERTIES (EDMS) BPK (HIERNA DIE AANSOEKDOENER/ DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 192 ('N GEDEELTE VAN GEDEELTE 189) VAN DIE PLAAS PANORAMA 200 IQ TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) Naam

Die naam van die dorp is Allen's Nek Uitbreiding 52.

(2) Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG Nr 11012/2004.

(3) Voorsiening en installing van dienste

(a) Die dorpseienaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installing van elektrisiteit, water en sanitêre dienste asook die konstruksie van strate en stormwaterdreinerings in die dorp, tot tevredeheid van die plaaslike bestuur.

(4) Toegang

Toegang tot of uitgang vanuit die dorp moet tot die tevredeheid van die plaaslike bestuur en Johannesburg Roads Agency (Edms) Bpk voorsien word.

(5) Verwydering of vervanging van bestaande dienste

Indien dit, as gevolg van die stigting van die dorp, nodig is om enige bestaande munisipale, ESKOM en/of TELKOM dienste te verwyder of te vervang, sal die koste daarvan deur die dorpseienaar gedra word.

(6) Ontvangs en versorging van stormwater

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by dié van die aangrensende strate en alle stormwater wat van die paaie afloop of afgelei word, moet ontvang en versorg word.

(7) Sloping van geboue en strukture

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur, indien daartoe versoek deur die plaaslike bestuur.

(8) Begiftiging

Die dorpseienaar moet, ingevolge die bepalings van Artikel 98(2) van die Dorpsbeplanning en Dorpe

Ordonnansie, 1986, (Nr 15 van 1986), 'n globale bedrag as begiftiging aan die plaaslike bestuur betaal vir die voorsiening van grond vir 'n park (publieke oop ruimte).

(9) Beskikking oor bestaande Titelvoorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige, uitgesluit die volgende:

1. **WAT NIE DIE DORP RAAK NIE:**

Voorwaardes B en D in Akte van Transport T28170/94 wat soos volg lees:

B. *The said Portion "C" (a portion of Portion 25) whereof is hereby transferred) is subject to the Provisions of Notarial Deeds Nos. 573/1924 S, and 85/1929 S, registered on the 15th February, 1929, as amended by Notarial Deed No. 26/1937 S, registered on the 6th January, 1937, in terms whereof the owners of Portion "H" and the Remaining Extent of the said farm Panorama No. 200, I.Q., measuring 153,5042 Hectares, are entitled to all the water rights of Portions "C", "D" and "E" of the North Western Portion of the farm Weltevreden No. 202, I.Q., district Roodepoort and Portions "E", "F" and "G" of the said farm Panorama No. 200, I.Q., mentioned in Notarial Deeds Nos. 573/1924 S, and 85/1929 S, respectively, and undertake to carry out all the obligations of the said properties thereunder.*

D. *ONDERHEWIG aan die volgende voorwaardes soos uiteengesit in genoemde Testament gedateer 14 Julie 1993 : Ek Bepaal dat alle voordele wat kragtens hierdie testament aan 'n vroulike persoon sal toekom nie deel sal vorm maar uitgesonder sal wees van enige gemeenskap van goedere of aanwasbedeling, wat anders van toepassing mag wees as gevolg van enige huwelik deur sulke persoon voltrek.*

2. **WAT ERF 734, ERF 735 EN PRATINCOLEWEG RAAK:**

Voorwaarde C in Akte van Transport T28170/94 wat soos volg lees:

C. *ONDERHEWIG aan 'n ewigdurende reg om elektrisiteit te gelei deur middel van ondergrondse kables en om rioolafval te vervoer deur middel van ondergrondse pype – roete aangedui deur figuur ABCDEFGHA op kaart LG No A 3212/84 ten gunste van die Stadsraad van Roodepoort soos meer volledig sal blyk uit Notariële Akte No. K 2797/85.*

3. **WAT ERF 735 RAAK :**

The erf is subject to a servitude of right of way, 5m wide, for access purposes in favour of Remainder of Portion 189 (Portion of Portion 25) of the farm Panorama 200 I.Q. (proposed Allen's Nek Extension 53) as indicated on the General Plan.

(10) Verpligtinge ten opsigte van dienste en beperking betreffende die vervreemding van erwe

(a) Die dorpseienaar moet, op sy eie koste en tot tevredenheid van die plaaslike bestuur, alle dienste binne die grense van die dorp, ontwerp, voorsien en konstrueer, insluitend die interne paaie en die stormwaterretikulاسie. Erwe/eenhede in die dorp, mag nie vervreem of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie dienste voorsien en geïnstalleer is; en

(b) Die dorpseienaar moet, binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van elektrisiteit, water en sanitêre dienste asook die konstruksie van paaie en stormwaterdreinerings en die installering van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom. Erwe en/of eenhede in die dorp mag nie vervreem of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van die dienste deur die dorpseienaar, aan die plaaslike bestuur gelewer of betaal is.

2. TITELVOORWAARDES

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui, opgelê deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

Alle erwe

(a) Elke erf is onderworpe aan 'n serwituut 2 m breed, ten gunste van die plaaslike bestuur, vir riolerings-en ander munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.

(b) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 2 m daarvan, geplant word nie.

(c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die proses van aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings, en ander werke wat hy volgens goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts sal die plaaslike bestuur geregtig wees tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die proses van aanleg, onderhoud of verwydering van sodanige rioolhoofpyleiding en ander werke veroorsaak word.

P. Moloj, Stadsbestuurder
(Kennisgewing Nr 119/2006)
Februarie 2006.

LOCAL AUTHORITY NOTICE 329

AMENDMENT SCHEME 05-1913

The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of section 125(1)(a) of the Town Planning and Townships Ordinance No 15 of 1986, declares that it has approved an amendment scheme being an amendment of the Roodepoort Town Planning Scheme, 1987, comprising the same land as included in the township of **Allen's Nek Extension 52**. Map 3 and the scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning, Transportation and Environment: City of Johannesburg and are open for inspection at all reasonable times.

This amendment is known as Amendment Scheme 05-1913.

P. Moloj, City Manager
(Notice No. 120/2006)
February 2006

PLAASLIKE BESTUURSKENNISGEWING 329

WYSIGINGSKEMA 05-1913

Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepalings van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe Nr 15 van 1986, dat hy 'n wysigingskema synde 'n wysiging van die Roodepoort Dorpsbeplanningskema, 1987, wat uit dieselfde grond as die dorp **Allen's Nek Uitbreiding 52** bestaan, goedgekeur het. Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning, Vervoer en Omgewing: Stad van Johannesburg en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema 05-1913.

P. Moloj, Stadsbestuurder
(Kennisgewing Nr 120/2003)
Februarie 2006.

