

*THE PROVINCE OF
GAUTENG*

*DIE PROVINSIE
GAUTENG*

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GENERAL NOTICES

NOTICE 5327 OF 2007

DECLARATION AS APPROVED TOWNSHIP

In terms of section 69 of the Town-planning and Townships Ordinance, 1965 (Ordinance 25 of 1965), the Administrator hereby declares Paulshof Extension 20 township to be an approved township, subject to the conditions set out in the Schedule hereto.

GO 15/3/2/116/64

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY O T VENTER INVESTMENTS CC UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 368 (A PORTION OF PORTION 120) OF THE FARM RIETFontein NO. 2-I.R., PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) **NAME**

The name of the township shall be Paulshof Extension 20.

(2) **DESIGN**

The township shall consist of erven and streets as indicated on General Plan S.G. No. A6840/88.

(3) **STORMWATER DRAINAGE AND STREET CONSTRUCTION**

- (a) The township owner shall on request by the local authority submit to such 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.
- (e) The township owner shall, if and when required by the controlling authority, install a traffic light at the intersection between Witkoppen Road and Wroxham Road to the satisfaction of the controlling authority; Provided that the cost of such a traffic light may be deducted from any contributions for external roads and stormwater that may be payable to the local authority.
The township owner shall lodge a guarantee to the local authority in respect of the amount that may be payable as a contribution for external roads and stormwater; Provided that, should the traffic lights not be installed within a period of one year from the proclamation of the township, such contributions shall be payable in full.

(4) DISPOSAL OF EXISTING CONDITONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, excluding the following rights and servitudes which shall not be passed on to the erven in the township:

- A. The former Remaining Extent of Lot 7 of the Farm Rietfontein 2, measuring as such 115,2471 hectares (of which the property hereby transferred forms a portion) is ENTITLED to a right of way 15,47 metres in width over Portion 102 (a portion of portion 3 of Portion A of Lot No. 7) of the farm Rietfontein 2, held under Deed of Transfer No. 6361/1942 dated 7th April 1942, as shown on Diagram S.G. No. A.3493/41 annexed to Deed of Transfer No. 6360/1942 dated the 7th April 1942.
- B. The Remaining Extent of Lot 7 of the Farm Rietfontein 2 aforesaid, measuring as such 1085,5179 hectares (of which the property hereby transferred forms a portion) is ENTITLED to a servitude of right of way 9,45 metres wide along the side D A as will more fully appear from Diagram S.G. No. A.7345/45, annexed to Deed of Transfer No. 20219/1946, over Portion 118 (a Portion of Lot No. 7) of the farm Rietfontein 2 measuring 4,2827 hectares, held under Deed of Transfer No. 20219/1946 dated the 8th July 1946.
- C. The Remaining Extent of Lot 7 of the Farm Rietfontein 2 aforesaid, measuring as such 95.6691 hectares (of which the property hereby transferred forms a portion) is ENTITLED to a servitude of right of way 9,45 metres wide, over Portion 116 (a portion of Lot No. 7) of the farm Rietfontein 2, measuring 4,2827 hectares, held under Deed of Transfer No. 28898/1946 dated the 20th September 1946, along the side DA as will more fully appear from Diagram S.G. No. A. 3578/46 annexed to Deed of Transfer No. 28898/1946, and as indicated by the letters D A S 1 and S 2 thereon.

- D. The Remaining Extent of Lot 7 of the farm Rietfontein 2 aforesaid, measuring as such 95,6691 hectares (of which the property hereby transferred forms a portion) is ENTITLED to a servitude of right of way 15,47 metres wide, over Portion 123 (a Portion of Lot No. 7) of the farm Rietfontein 2, measuring 4,2827 hectares, held under Deed of Transfer No, 28898/1946 dated the 20th September 1946, along the side B C and as indicated by the letters B C S 15 and S 16 on Diagram S.G. No. A. 3548/46, annexed to Deed of Transfer No. 28898/1946.
- E. The Remaining Extent of Lot 7 of the Farm Rietfontein 2 aforesaid, measuring as such 91.7464 hectares (of which the property hereby transferred forms a portion) is ENTITLED to a servitude of right of way 9,45 metres wide, over Portion 117 (a Portion of Lot No. 7) of the farm Rietfontein 2, measuring 4,2827 hectares, held under Deed of Transfer No. 1314/1947 dated the 18th January 1947, along the side D A as will more fully appear from Diagram S.G. No. A. 3579/46 annexed to the said Deed of Transfer No. 1314/1947, and as indicated by the letters D A S 2 and S 3 thereon.
- F. The Remaining Extent of Lot 7 of the Farm Rietfontein 2 aforesaid, measuring as such 87,1037 hectares (of which the property hereby transferred forms a portion) is ENTITLED to a servitude of right of way 15,47 metres wide, over Portion 121 (a Portion of Lot No. 7) of the farm Rietfontein 2, measuring 4,2827 hectares, held under Deed of Transfer No. 18254/1947 dated the 21st day of June 1947, along the side B C and as indicated by the letters B C S 13 and S 14 on Diagrams S.G. No. A. 3582/46, annexed to Deed of Transfer no. 18254/1947, and as indicated by the letters S 13 and S 14, B and C thereon.
- I. "The property hereby transferred is ENTITLED to a perpetual servitude of right of way 15,74 metres in width over -
- Portion of the Remaining Extent of Lot No. 7 of the farm Rietfontein 2, measuring as such 74,2558 hectares under Deed of Transfer No. 13068/1934 dated the 5th November 1934, which said portion is indicated by the letters S 14, S 15, 16, 17 and 18 of General Plan S.G. No. A. 3763/42 framed by Surveyor F T Withers in August – October 1942, and annexed to Deed of Transfer No. 18254/1947 dated the 31st June.
- J. The property hereby transferred is FURTHER ENTITLED to a perpetual servitude of right of way 9,45 metres in width over -
- Portion of the Remaining Extent of Lot No. 7 of the farm Rietfontein 2, measuring as such 74,2558 hectares under Deed of Transfer No. 13068/1934 dated the 5th November 1934, which said portion is indicated by the letters S 5, S 6, S 7, S 8, 11, 6 and 5 of General Plan S.G. No. A 3763/42 annexed to Deed of Transfer No. 18254/1947, dated the 21st June 1947."

Erven 849 and 850 shall be made subject to the following condition:

“H. The property hereby transferred is FURTHER SUBJECT to a servitude of right of way 9.45 metres wide along the side F E D C as will more fully appear from Diagram annexed to Deed of Transfer T.14857/1948 and as indicated by the letters S 8, S 9, S 10, S 11, C D E and F thereon, in favour of-

- (d) Portion 121 (a portion of Lot No. 7) of the farm Rietfontein 2 measuring 4,2827 hectares held under Deed of Transfer T.18254/1947 dated the 21st June 1947.
- (e) Portions 127 and 128 (Portions of Lot No. 7) of the farm Rietfontein 2 measuring 4,2827 hectares each, held under Deed of Transfer T.18255/1847 dated the 21st June 1947.
- (f) The Remaining Extent of Lot No. 7 of the farm Rietfontein 2 aforesaid measuring as such 74,2558 hectare, held under Deed of Transfer T.13068/1934, dated the 5th November 1934.”

(5) ACCESS

No ingress from Provincial Road P70-1 (K60) and Witkoppen Road to the township and no egress to Provincial Road P70-1 (K60) and Witkoppen Road from the township shall be allowed.

(6) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of Road R70-1 (K60) and Witkoppen Road and for all stormwater running off or being diverted from the roads to be received and disposed of.

(7) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own expense 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 required by the local authority to do so.

(8) 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.

(9) The erven shall be consolidated or notarially tied.

2. CONDITIONS OF TITLE

The erven shall be subject to the following conditions imposed by the Administrator in terms of the provisions of the Town-planning and Townships Ordinance, 1965.

- (1) The 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.
- (1) 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.
- (2) 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.

KENNISGEWING 5327 VAN 2007**VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge artikel 69 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965 (Ordonnansie 25 van 1965), verklaar die Administrateur hierby die dorp Paulshof Uitbreiding 20 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

GO 15/3/2/116/64

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR O T VENTER INVESTMENTS CC INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 368 ('N GEDEELTE VAN GEDEELTE 120) VAN DIE PLAAS RIETFONTEIN NO. 2-I.R., PROVINSIE GAUTENG, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES**(1) NAAM**

Die naam van die dorp is Paulshof Uitbreiding 20.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. A6840/1988.

(3) STORMWATERDREINERING 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.
- (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.
- (e) Die dorpseienaar moet, soos en wanneer deur die beherende gesag benodig word, 'n verkeerslig by die kruising tussen Witkoppes Weg en Wroxham Weg installeer tot die bevrediging van die beherende gesag: Met dien verstande dat die koste van so 'n verkeerslig afgetrek mag word van enige bydraes vir eksterne paaie en stormwater wat aan die plaaslike owerheid betaalbaar is. Die dorpseienaar moet 'n waarbord indien by die plaaslike owerheid ten opsigte van die bedrag wat betaalbaar mag wees vir eksterne paaie en stormwater; Met dien verstande dat sou die verkeersligte nie binne 'n tydperk van een jaar vanaf die proklamasie van die dorp geïnstalleer word nie, sulke bydraes ten volle betaalbaar is.

(4) **BESIKKING 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 uitgesonderd die volgende regte en serwitute wat nie aan die erwe in die dorp oorgedra moet word nie:

- "A. The former Remaining Extent of Lot 7 of the Farm Rietfontein 2, measuring as such 115,2471 hectares (of which the property hereby transferred forms a portion) is ENTITLED to a right of way 15,47 metres in width over Portion 102 (a portion of portion 3 of Portion A of Lot No. 7) of the farm Rietfontein 2, held under Deed of Transfer No. 6361/1942 dated 7th April 1942, as shown on Diagram S.G. No. A.3493/41 annexed to Deed of Transfer No. 6360/1942 dated the 7th April 1942.
- B. The Remaining Extent of Lot 7 of the Farm Rietfontein 2 aforesaid, measuring as such 1085,5179 hectares (of which the property hereby transferred forms a portion) is ENTITLED to a servitude of right of way 9,45 metres wide along the side D A as will more fully appear from Diagram S.G. No. A.7345/45, annexed to Deed of Transfer No. 20219/1946, over Portion 118 (a Portion of Lot No. 7) of the farm Rietfontein 2 measuring 4,2827 hectares, held under Deed of Transfer No. 20219/1946 dated the 8th July 1946.
- C. The Remaining Extent of Lot 7 of the Farm Rietfontein 2 aforesaid, measuring as such 95.6691 hectares (of which the property hereby transferred forms a portion) is ENTITLED to a servitude of right of way 9,45 metres wide, over Portion 116 (a portion of Lot No. 7) of the farm Rietfontein 2, measuring 4,2827 hectares, held under Deed of Transfer No. 28898/1946 dated the 20th September 1946, along the side DA as will more fully appear from Diagram S.G. No. A.

3578/46 annexed to Deed of Transfer No. 28898/1946, and as indicated by the letters D A S 1 and S 2 thereon.

- D. The Remaining Extent of Lot 7 of the farm Rietfontein 2 aforesaid, measuring as such 95,6691 hectares (of which the property hereby transferred forms a portion) is ENTITLED to a servitude of right of way 15,47 metres wide, over Portion 123 (a Portion of Lot No. 7) of the farm Rietfontein 2, measuring 4,2827 hectares, held under Deed of Transfer No. 28898/1946 dated the 20th September 1946, along the side B C and as indicated by the letters B C S 15 and S 16 on Diagram S.G. No. A. 3548/46, annexed to Deed of Transfer No. 28898/1946.
- E. The Remaining Extent of Lot 7 of the Farm Rietfontein 2 aforesaid, measuring as such 91.7464 hectares (of which the property hereby transferred forms a portion) is ENTITLED to a servitude of right of way 9,45 metres wide, over Portion 117 (a Portion of Lot No. 7) of the farm Rietfontein 2, measuring 4,2827 hectares, held under Deed of Transfer No. 1314/1947 dated the 18th January 1947, along the side D A as will more fully appear from Diagram S.G. No. A. 3579/46 annexed to the said Deed of Transfer No. 1314/1947, and as indicated by the letters D A S 2 and S 3 thereon.
- F. The Remaining Extent of Lot 7 of the Farm Rietfontein 2 aforesaid, measuring as such 87,1037 hectares (of which the property hereby transferred forms a portion) is ENTITLED to a servitude of right of way 15,47 metres wide, over Portion 121 (a Portion of Lot No. 7) of the farm Rietfontein 2, measuring 4,2827 hectares, held under Deed of Transfer No. 18254/1947 dated the 21st day of June 1947, along the side B C and as indicated by the letters B C S 13 and S 14 on Diagrams S.G. No. A. 3582/46, annexed to Deed of Transfer no. 18254/1947, and as indicated by the letters S 13 and S 14, B and C thereon.
- I. "The property hereby transferred is ENTITLED to a perpetual servitude of right of way 15,74 metres in width over -

Portion of the Remaining Extent of Lot No. 7 of the farm Rietfontein 2, measuring as such 74,2558 hectares under Deed of Transfer No. 13068/1934 dated the 5th November 1934, which said portion is indicated by the letters S 14, S 15, 16, 17 and 18 of General Plan S.G. No. A. 3763/42 framed by Surveyor F T Withers in August – October 1942, and annexed to Deed of Transfer No. 18254/1947 dated the 31st June.

- J. The property hereby transferred is FURTHER ENTITLED to a perpetual servitude of right of way 9,45 metres in width over -

Portion of the Remaining Extent of Lot No. 7 of the farm Rietfontein 2, measuring as such 74,2558 hectares under Deed of Transfer No. 13068/1934 dated the 5th November 1934, which said portion is indicated by the letters S 5, S 6, S 7, S 8, 11, 6 and 5 of General Plan S.G. No. A 3763/42 annexed to Deed of Transfer No. 18254/1947, dated the 21st June 1947."

Erwe 849 en 850 sal onderworpe wees aan die volgende voorwaarde:

“H. The property hereby transferred is FURTHER SUBJECT to a servitude of right of way 9.45 metres wide along the side F E D C as will more fully appear from Diagram annexed to Deed of Transfer T.14857/1948 and as indicated by the letters S 8, S 9, S 10, S 11, C D E and F thereon, in favour of-

- (a) Portion 121 (a portion of Lot No. 7) of the farm Rietfontein 2 measuring 4,2827 hectares held under Deed of Transfer T.18254/1947 dated the 21st June 1947.
- (b) Portions 127 and 128 (Portions of Lot No. 7) of the farm Rietfontein 2 measuring 4,2827 hectares each, held under Deed of Transfer T.18255/1847 dated the 21st June 1947.
- (c) The Remaining Extent of Lot No. 7 of the farm Rietfontein 2 aforesaid measuring as such 74,2558 hectare, held under Deed of Transfer T.13068/1934, dated the 5th November 1934.”

(5) TOEGANG

Geen ingang van Provinsiale Pad P70-1 (K60) en Witkoppen Weg tot die dorp en geen uitgang tot Provinsiale Pad P70-1 (K60) en Witkoppen Weg uit die dorp word toegelaat nie.

(6) ONTVANGS EN VERSORGING VAN STORMWATER

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by dié van Pad P70-1 (K60) en Witkoppen Weg en moet die stormwater wat van die pad afloop of afgelei word, ontvang en versorg.

(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 wanneer die plaaslike bestuur dit vereis.

(8) VERPLIGTINGE TEN OPSIGTE VAN NOODSAAKLIKE DIENSTE

Die dorpseienaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water, elektrisiteit en sanitêre dienste en die installering van stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom.

2. TITELVOORWAARDES

Die erwe is onderworpe aan die volgende voorwaardes opgelê deur die Administrateur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965.

- (1) Die erf is onderworpe aan 'n serwituut 2 m breed, vir riolerings- en ander munisipale doeleindes, 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 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.
- (2) 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 'n afstand van 2 m daarvan geplant word nie.
- (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 goeddunke 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 verwyderings van sodanige rioolhoofpyleidings en ander werke veroorsaak word.

NOTICE 5328 OF 2007**SANDTON AMENDMENT SCHEME 02-7435**

The Administrator hereby, in terms of the provisions of Section 89 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 Paulshof Extension 20.

Map 3 and the scheme clauses of the amendment scheme are filed with the Gauteng Provincial Government, (Department of Economic Development), Johannesburg, and the Town Clerk, Sandton, and are open for inspection at all reasonable times.

The amendment scheme is known as Sandton Amendment Scheme **02-7435**.

DPLG 11/3/14/C/02-7435

KENNISGEWING 5328 VAN 2007**SANDTON WYSIGINGSKEMA 02-7435**

Die Administrateur verklaar hierby, ingevolge die bepalings van Artikel 89 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 Paulshof Uitbreiding 20 bestaan, goedgekeur het.

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

Hierdie wysiging staan bekend as Sandton Wysigingskema **02-7435**

DPLG 11/3/14/C/02-7435
