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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1984

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 Prolecon Extension 4 township to be an approved township, subject to the conditions set out in the Schedule hereto.

GO 15/3/2/1/18

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY METBOARD PROPERTIES LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965 (ORDINANCE 25 OF 1965), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 903 (A PORTION OF PORTION 284) OF THE FARM DOORNFONTEIN NO. 92-I.R., HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) **NAME**

The name of the township shall be Prolecon Extension 4.

(2) **DESIGN**

The township shall consist of erven and a street as indicated on General Plan S.G. No. A1919/1991.

(3) **STREETS**

(a) The township owner shall form, grade and maintain the streets in the township to the satisfaction of the local authority until such time as this responsibility is taken over by the local authority: Provided that the Administrator shall be entitled from time to time to relieve the township owner wholly or partially from this obligation after reference to the local authority.

(b) the township owner shall, at his own expense, remove all obstacles from the street reserves to the satisfaction of the local authority.

(c) If the township owner fails to comply with the provisions of paragraphs (a) and (b) 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 servitude in favour of Escom registered by virtue of Notarial Deed of Servitude No. K6100/93S, which affects Erf 13 in the township only.

2. CONDITIONS OF TITLE

(1) **CONDITIONS IMPOSED BY THE STATE PRESIDENT IN TERMS OF SECTION 184(2) OF THE MINING RIGHTS ACT, 1967 (ACT 20 OF 1967)**

All erven shall be subject to the following condition:

"As this erf forms part of land which is or may be undermined and liable to subsidence, settlement, shock and cracking due to mining operations past, present or future, the owner accepts all liability for any damage thereto and to any structure thereon which may result from such subsidence, settlement, shock or cracking".

(2) CONDITIONS IMPOSED BY THE PREMIER IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 25 OF 1965

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

- (a) 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.
- (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 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.

PLAASLIKE BESTUURSKENNISGEWING 1984

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 Prolecon Uitbreiding 4 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

GO 15/3/2/1/18

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR METBOARD PROPERTIES (EIENDOMS) BEPERK, (WAT HIerna VERWYS WORD AS DIE AANSOEKER/DORPSEIENAAR) INGEVOLGE HOOFSTUK III VAN DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965, (ORDONNANSIE 25 VAN 1965), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 903 ('N GEDEELTE VAN GEDEELTE 284) AN DIE PLAAS DOORNFONTEIN NR. 92-I.R. ,, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is Prolecon-uitbreiding 4.

(2) ONTWERP

Die dorp bestaan uit erwe en 'n straat soos aangedui op Algemene Plan L.G. No. A1919/1991.

(3) STRATE

- (a) Die dorpeienaar sal die strate in die dorp vorm, gradeer en onderhou tot goedkeuring van die plaaslike owerheid en totdat die verantwoordelikheid deur die plaaslike owerheid oorgeneem kan word.
- (b) Die dorpeienaar sal op eie koste en tot goedkeuring van die plaaslike owerheid, alle versperrings van die padreserwes af verwyder
- (c) Indien die dorpeienaar versuim om aan paragrawe (a) en (b) hierbo te voldoen, sal die plaaslike owerheid by magte wees om die werk ten koste van die dorpeienaar, uit te voer.

(4) BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige, met insluiting van die behoud van minerale regte, maar met uitsluiting van die serwituut ten gunste van Eskom geregistreer ingevolge Notariële Serwituutakte Nr. K6100/93S, wat alleenlik Erf 13 in die dorp affekteer.

2. TITELVOORWAARDES

(1) VOORWAARDES WAT DEUR DIE STAATSPRESIDENT INGEVOLGE ARTIKEL 184(2) VAN DIE WET OP MINERALE REGTE, 1967 (WET 20 VAN 1967), OPGELê IS

Alle erwe moet onderworpe gemaak word aan die volgende voorwaardes:

"Aangesien hierdie erf deel uitmaak van grond wat ondermyn is of was en onderworpe mag wees aan versakking, besinking, skok en kraak as gevolg van mynbou-bedrywighede in die verlede, hede of toekoms, neem die eienaar verantwoordelikheid vir die beskadiging daarvan en van enige geboue daarop as gevolg van sulke versakking, besinking, skok en kraak.

(2) VOORWAARDES WAT DEUR DIE PREMIER INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE (ORDONNANSIE 25 VAN 1965) OPGELê IS

Die erwe wat hieronder genoem word sal onderworpe wees aan die volgende voorwaardes:

- (a) 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.
- (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 'n afstand van 2 m daarvan geplant word nie.
- (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 goeë dunnke 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.

LOCAL AUTHORITY NOTICE 1985

JOHANNESBURG AMENDMENT SCHEME 2328

The Administrator 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 the Johannesburg Town Planning Scheme, 1979, comprising the same land as included in the township of Prolecon Extension 4.

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

The amendment scheme is known as Johannesburg Amendment Scheme 2328

DPLG 11/3/14/B/2328

PLAASLIKE BESTUURSKENNISGEWING 1985

JOHANNESBURGSE WYSIGINGSKEMA 2328

Die Administrateur 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 Johannesburgse Dorpsbeplanningskema 1979, wat uit dieselfde grond as die dorp Prolecon-uitbreiding 4 bestaan, goedgekeur het.

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

Hierdie wysiging staan bekend as Johannesburg Wysigingskema 2328

DPLG 11/3/14/B/2328
