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Administrateurskennisgewing 2247 27 Desember 1974

MEYERTON-WYSIGINGSKEMA NO. 1/21.

Hierby word ooreenkomstig die bepalinge van artikel 89(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, bekend gemaak dat die Administrateur goedkeuring verleen het om Meyerton-dorpsaanlegkema No. 1, 1953, te wysig, om ooreen te stem met die stigtingsvoorwaardes en die algemene plan van die dorp Sybrand van Niekerkpark.

Kaart No. 3 en die skemaklausules van die wysigingskema word in bewaring gehou deur die Direkteur van Plaaslike Bestuur, Pretoria, en die Stadsklerk, Meyerton, en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Meyerton-wysigingskema No. 1/21.

PB. 4-9-2-97-21

Administrateurskennisgewing 2248 27 Desember 1974

VERKLARING VAN GOEDGEKEURDE DORP.

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

PB. 4-2-2-4123

BYLAE.

VOORWAARDES WAAROP DIE AANSOEK GE-DOEN DEUR MEYERTON BELANGE (EIENDOMS) BEPERK INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 84 VAN DIE PLAAS RIETFONTEIN 364-I.R., DISTRIK VEREENIGING, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES.

(1) *Naam.*

Die naam van die dorp is Sybrand van Niekerkpark.

(2) *Ontwerpplan van die Dorp.*

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. A.7676/72.

Administrator's Notice 2247 27 December, 1974

MEYERTON AMENDMENT SCHEME NO. 1/21.

It is hereby notified in terms of section 89(1) of the Town-planning and Townships Ordinance, 1965, that the Administrator has approved of the amendment of Meyerton Town-planning Scheme No. 1, 1953, to conform with the conditions of establishment and the general plan of Sybrand van Niekerkpark Township.

Map No. 3 and the scheme clauses of the amendment scheme are filed with the Director of Local Government, Pretoria, and the Town Clerk, Meyerton, and are open for inspection at all reasonable times.

This amendment is known as Meyerton Amendment Scheme No. 1/21.

PB. 4-9-2-97-21

Administrator's Notice 2248 27 December, 1974

DECLARATION OF APPROVED TOWNSHIP.

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

PB. 4-2-2-4123

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY MEYERTON BELANGE (EIENDOMS) BEPERK UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 84 OF THE FARM RIETFONTEIN 364-I.R., DISTRICT VEREENIGING, WAS GRANTED.

1. CONDITIONS OF ESTABLISHMENT.

(1) *Name.*

The name of the township shall be Sybrand van Niekerkpark.

(2) *Design of Township.*

The township shall consist of erven and streets as indicated on General Plan S.G. No. A.7676/72.

(3) *Stormwaterdreinerig en Straatbou.*

Die goedgekeurde skema betreffende stormwaterdreinerig en die aanleg van strate moet binne 2 jaar vanaf verklaring van dorp tot goedgekeurde dorp deur die dorps-eienaar op eie koste uitgevoer word namens en tot vol-doening van die plaaslike bestuur onder toesig van 'n siviele ingenieur deur die plaaslike bestuur goedgekeur.

(4) *Beskikking oor Bestaande Titellovoorwaardes.*

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die voorbehoud van mineraalregte, maar uitgesonderd die volgende serwitute wat nie die dorpsgebied raak nie:—

- (a) "Gedeelte 32 van die plaas Rietfontein No. 364-I.R., voormeld, waarvan die eiendom hiermee getransporeer 'n deel vorm, is onderhewig aan die volgende voorwaarde:—

"By virtue of Notarial Deed No. 705/1939-S the right has been granted to the Victoria Falls and Transvaal Power Company Limited to convey electricity over the within mentioned property together with ancillary rights and subject to conditions as will more fully appear from reference to the said Notarial Deed registered on the 26th July, 1939."

- (b) Die Resterende Gedeelte van Gedeelte 32 van die plaas Rietfontein No. 364-I.R., voormeld, groot as sulks 349.8399 hektaar, waarvan die eiendom hiermee getransporeer 'n deel vorm, is onderhewig aan die volgende serwitute:

(i) "By virtue of Notarial Deed No. 252/1970 dated the 24th October, 1969, the said property is subject to a perpetual servitude to convey gas by means of a pipeline together with ancillary rights in favour of Die Suid-Afrikaanse Gasdistribusie-korporasie Beperk as will more fully appear from reference to the said Notarial Deed registered on the 2nd of April 1970.

(ii) By virtue of Notarial Deed No. 253/1970 dated the 24th of October 1969 the said property is subject to a perpetual servitude to convey gas by means of a pipeline together with ancillary rights in favour of Die Suid-Afrikaanse Gasdistribusie-korporasie Beperk, as will more fully appear from reference to the said Notarial Deed registered on the 2nd of April, 1970.

(iii) By virtue of Notarial Deed No. 254/70 dated the 24th October 1969, the said property is subject to a perpetual servitude to convey gas by means of a pipeline together with ancillary rights in favour of Die Suid-Afrikaanse Gasdistribusie-korporasie Beperk, as will more fully appear from reference to the said Notarial Deed registered on the 2nd April, 1970.

- (c) Gedeelte 32 van die binnegemelde plaas (waarvan die eiendom hiermee getransporeer 'n gedeelte uitmaak) is onderhewig aan die volgende serwitute. By virtue of Notarial Deed No. 759/51-S dated, the 17th August 1950 the said property is subject to a servitude of aqueduct, 22,86 metres wide, in favour of the Rand Water Board as will more fully appear from the said Notarial Deed registered on the 15th day of September 1951."

(3) *Stormwater Drainage and Street Construction.*

- (a) The township owner shall carry out the approved scheme relating to stormwater drainage and street construction 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, within 2 years from the declaration of the township as an approved township.

(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 following servitudes which do not affect the township area:

- (a) "Gedeelte 32 van die plaas Rietfontein No. 364-I.R., voormeld, waarvan die eiendom hiermee getransporeer 'n deel vorm, is onderhewig aan die volgende voorwaarde:—

"By virtue of Notarial Deed No. 705/1939-S the right has been granted to the Victoria Falls and Transvaal Power Company Limited to convey electricity over the within mentioned property together with ancillary rights and subject to conditions as will more fully appear from reference to the said Notarial Deed registered on the 26th July, 1939."

- (b) Die Resterende Gedeelte van Gedeelte 32 van die plaas Rietfontein No. 364-I.R., voormeld, groot as sulks 349.8399 hektaar, waarvan die eiendom hiermee getransporeer 'n deel vorm, is onderhewig aan die volgende serwitute:

(i) "By virtue of Notarial Deed No. 252/1970 dated the 24th October, 1969, the said property is subject to a perpetual servitude to convey gas by means of a pipeline together with ancillary rights in favour of Die Suid-Afrikaanse Gasdistribusie-korporasie Beperk as will more fully appear from reference to the said Notarial Deed registered on the 2nd of April 1970.

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- (c) Gedeelte 32 van die binnegemelde plaas (waarvan die eiendom hiermee getransporeer 'n gedeelte uitmaak) is onderhewig aan die volgende serwitute. By virtue of Notarial Deed No. 759/51-S dated the 17th August 1950 the said property is subject to a servitude of aqueduct, 22,86 metres wide, in favour of the Rand Water Board as will more fully appear from the said Notarial Deed registered on the 15th day of September 1951."

(5) *Voorkomende Maatreëls.*

(a) Die dorpsreienaar moet op eie koste die nodige reëlings tref met die plaaslike bestuur om te verseker dat:—

(i) slote of uitgrawings, vir fondamente, water- en rioolpype, kables, ensovoorts, behoorlik opgevol word met nat grond en vasgeslaan word om die insypeling van water te voorkom.

(ii) Die grawe van slote, vir fondamente, pype, kables, ensovoorts in dolomiet deur middel van skietwerk sover moontlik vermy word.

(b) Die dorpsreienaar moet op eie koste die nodige reëlings met die plaaslike bestuur tot bevrediging van die Direkteur van Geologiese Opname tref vir —

(i) die installering, op eie koste, van 'n ondergrondse watervlakmeter, op 'n boorgat in die dorp, of

(ii) betaling aan die plaaslike bestuur van 'n bedrag gelykstaande aan hoogstens die koste van die plaaslike bestuur vir die verkryging en installering van 'n ondergrondse watervlakmeter op 'n boorgat in die omgewing van die dorp.

(iii) vir die neem van gereelde lesings van die ondergrondse watervlak.

(c) Die dorpsreienaar moet op eie koste reëlings tref met die plaaslike bestuur om die veiligheid van geboue wat opgerig word op erwe in die dorp waarop swiggrond op die Serie Swarttrif of swelklei op die Serie Ecce mag voorkom, te verseker.

(6) *Erf vir Spoorwegdoeleindes.*

Die dorpsreienaar moet erf 69 aan die plaaslike bestuur oordra vir spoorwagsylyndoeleindes.

(7) *Toegang.*

Geen ingang van Distrikspad 1566 tot die dorp en geen tgang uit die dorp tot gemelde pad word toegelaat nie.

(8) *Oprigting van Heining of Ander Fisiese Versperring.*

Die dorpsreienaar moet op eie koste 'n heining of ander fisiese versperring oprig tot bevrediging van die Direkteur, Transvaalse Paaiedepartement, wanneer hy deur hom versoek word om dit te doen, en die dorpsreienaar moet odanige heining of fisiese versperring in 'n goeie toestand hou tot tyd en wyl hierdie verantwoordelikheid deur die plaaslike bestuur oorgeneem word. Met dien verstande dat die dorpsreienaar se verantwoordelikheid vir die instandhouding daarvan verval sodra die plaaslike bestuur die verantwoordelikheid vir die instandhouding van die strate in die dorp oorneem.

(9) *Nakoming van Vereistes van die Beherende Gesag Betreffende Padreserwes.*

Die dorpsreienaar moet die Direkteur, Transvaalse Paaiedepartement, tevrede stel betreffende die nakoming van y voorwaardes.

(10) *Nakoming van Voorwaardes.*

Die dorpsreienaar moet die stigtingsvoorwaardes nakom, die nodige stappe doen om te sorg dat die titelvoorwaardes en enige ander voorwaardes opgelê kragtens artikel 62 van Ordonnansie 25 van 1965, nagekom word:

(5) *Precautionary Measures.*

(a) The township owner shall at its own expense arrange with the local authority to ensure that —

(i) trenches or excavations for foundations, water and sewerage pipes, cables, etcetera, shall be properly backfilled with wet soil and tamped in order to prevent infiltration of water;

(ii) the use of explosives in digging trenches or for any excavations for the laying of pipes, cables, etc., shall be avoided as far as possible.

(b) The township owner shall, at its own expense, make the necessary arrangements with the local authority to the satisfaction of the Director of Geological Survey for:—

(i) the installation of a water level recorder in a borehole in the township; or

(ii) a contribution to the local authority of a sum of money not exceeding the cost to the local authority of acquiring and installing a water level recorder in a borehole in the vicinity of the township;

(iii) the measurement, at regular intervals, of the underground water level.

(c) The township owner shall at its own expense arrange with the local authority to ensure the safety of buildings erected on erven in the township where collapsing soil on the Swarttrif Series or swelling clay on the Ecce Series may occur.

(6) *Erf for Railway Purposes.*

Erf 69 shall be transferred to the local authority by and at the expense of the township owner for railway siding purposes.

(7) *Access.*

No ingress from District Road 1566 to the township and no egress to District Road 1566 from the township shall be allowed.

(8) *Erection of Fence or Other Physical Barrier.*

The township owner shall, at its own expense, erect a fence or other physical barrier to the satisfaction of the Director, Transvaal Roads Department, as and when required by him to do so and the township owner shall maintain such fence or physical barrier in good order and repair until such time as this responsibility is taken over by the local authority: Provided that the township owner's responsibility for the maintenance thereof shall cease when the local authority takes over the responsibility for the maintenance of the streets in the township.

(9) *Enforcement of the Requirements of the Controlling Authority Regarding Road Reserves.*

The township owner shall satisfy the Director, Transvaal Roads Department, regarding the enforcement of his conditions.

(10) *Enforcement of Conditions.*

The township owner shall observe the conditions of establishment and shall take the necessary steps to secure the enforcement of the condition of title and any other

Met dien verstande dat die Administrateur die bevoegdheid besit om die dorpselenaar van almal of enigeen van die verpligtings te onthef en om sodanige verpligtings by enige ander persoon om liggaam met regspersoonlikheid te laat berus.

2. TITELVOORWAARDES.

(1) Die Erwe met Sekere Uitsonderings.

Alle erwe met uitsondering van die erf genoem in klousule 1(6) hiervan is onderworpe aan die voorwaardes hierna genoem, opgelê deur die Administrateur kragtens die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965:

- (a) Die erf is onderworpe aan 'n serwituut vir riolerings- en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, 2 m breed langs enige twee grense, uitgesonderd 'n straatgrens, soos deur die plaaslike bestuur bepaal.
- (b) Geen gebou of ander struktuur mag binne die voornoemde serwituutsgebied 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 rioolhoofpypleidings 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 verwydering van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

conditions imposed in terms of section 62 of Ordinance 25 of 1965: Provided that the Administrator shall have the power to relieve the township owner of all or any of the obligations and to vest such obligations in any other person or corporate body.

2. CONDITIONS OF TITLE.

(1) The Erven with Certain Exceptions.

All erven with the exception of the erf mentioned in Clause 1(6) hereof shall be subject to the conditions hereinafter set forth, imposed by the Administrator under the provisions of the Town-planning and Townships Ordinance, 1965.

- (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 as determined by the local authority.
- (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.