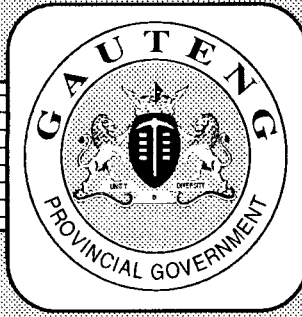


***THE PROVINCE OF
GAUTENG***



***DIE PROVINSIE
GAUTENG***

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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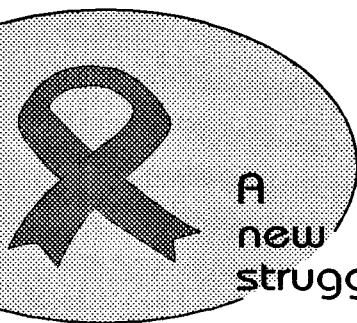
Vol. 9

**PRETORIA, 9 JUNE 2003
JUNIE**

No. 218

We all have the power to prevent AIDS

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LOCAL AUTHORITY NOTICES

PLAASLIKE BESTUURSKENNISGEWING 996

BENONI WYSIGINGSKEMA 1/1164

Die Administrateur verklaar hierby, ingevolge die bepalinge van Artikel 89(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, dat hy 'n wysigingskema, synde 'n wysiging van Benoni Dorpsbeplanningskema 1/1947, wat uit dieselfde grond as die dorp Goedeburg Uitbreiding 22 bestaan, goedgekeur het.

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

Hierdie wysiging staan bekend as Benoni Wysigingskema 1/1164.

DPLG 11/3/14/B/6 (1/1164)

PLAASLIKE BESTUURSKENNISGEWING 997

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 Goedeburg Uitbreiding 22 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

GO 15/3/2/6/9

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR JORGE ARNALDO DE SOUSA FERREIRA AND J. FERREIRA AND SONS INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 105 (A PORTION OF PORTION 69) VAN DIE PLAAS RIETPAN NO. 66-LR., PROVINSIE GAUTENG, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is Goedeburg Uitbreiding 22.

(2) ONTWERP

Die dorp bestaan uit erwe soos aangedui op Algemene Plan L.G. No. 418/2002.

(3) STORMWATERDREINERING EN STRAATBOU

- (a) Die dorpseienaars 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.

Verder moet die skema die roete en helling aandui deur middel waarvan elke erf toegang tot die aangrensende straat verkry.

- (b) Die dorpseienaars 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 dorpseienaars 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 dorpseienaars 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 dorpseienaars te doen.

(4) BESKIKKING 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 -

- (a) die volgende serwituut wat slegs Erf 261 in die dorp raak:

"By Notarial Deed K2643/1976 registered 9th September 1976, the right has been granted to ESCOM to convey electricity over the property hereby transferred together with ancillary rights, and subject to conditions as will more fully appear from the said Notarial Deed".

- (b) die volgende serwituut wat slegs Erwe 261 en 262 in die dorp raak:

"The Right of Way 9.45 metres wide as per Diagram S.G. No. A2705/1934 in Deed of Transfer No. T45785/1981".

(5) TOEGANG

Geen ingang van Provinsiale Pad K119 tot die dorp en geen uitgang tot Provinsiale Pad K119 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 K119 en moet die stormwater wat van die pad afloop of afgelei word, ontvang en versorg.

2. TITELVOORWAARDES

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

(1) ALLE ERWE

- (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 rioolhoofpypleidings 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 rioolhoofpypleidings en ander werke veroorsaak word.

(2) ERF 262

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

(3) ERWE 261 EN 262

Die erf is onderworpe aan 'n serwituut vir paddoel- eindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui. By die indiening van 'n sertifikaat deur die plaaslike bestuur aan die Registrateur van Aktes waarin vermeld word dat sodanige serwituut nie meer benodig word nie, verval die voorwaarde.

LOCAL AUTHORITY NOTICE 996

BENONI AMENDMENT SCHEME 1/1164

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 Pretoria Town-planning Scheme 1/1947, comprising the same land as included in the township of Goedeburg Extension 22.

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

The amendment is known as Benoni Amendment Scheme 1/1164.

DPLG 11/3/14/B/6 (1/1164)

LOCAL AUTHORITY NOTICE 997

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 Goedeburg Extension 22 township to be an approved township, subject to the conditions set out in the Schedule hereto.

GO 15/3/2/6/9

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY JORGE ARNALDO DE SOUSA FERREIRA AND J. FERREIRA AND SONS UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION PORTION 105 (A PORTION OF PORTION 69) OF THE FARM RIETPAN NO. 66-I.R., PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**(1) NAME**

The name of the township shall be Goedeburg Extension 22.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 418/2002.

(3) STORMWATER DRAINAGE AND STREET CONSTRUCTION

- (a) The township owners 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 owners shall, when required by the local authority to do so, carry out the approved scheme at their 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 owners 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 owners fail 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 owners.

(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-

- (a) the following servitude which affects Erf 261 in the township only:

By Notarial Deed K2643/1976 registered 9th September 1976, the right has been granted to ESCOM to convey electricity over the property hereby transferred together with ancillary rights, and subject to conditions as will more fully appear from the said Notarial Deed.

- (b) the following servitude which affects Erven 261 and 262 in the township only:

The Right of Way 9.45 metres wide as per Diagram S.G. No. A2705/1934 in Deed of Transfer No. T45785/1981.

(5) ACCESS

No ingress from Provincial Road K119 to the township and no egress to Provincial Road K119 from the township shall be allowed.

(6) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owners shall arrange for the drainage of the township to fit in with that of Road K119 and for all stormwater running off or being diverted from the road to be received and disposed of.

2. CONDITIONS OF TITLE

The erven mentioned hereunder 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) ALL ERVEN

- (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.

(2) ERF 262

The erf is subject to a servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

(3) ERVEN 261 AND 262

The erf is subject to a servitude for road purposes in favour of the local authority, as indicated on the general plan. On submission of a certificate from the local authority to the Registrar of Deeds stating that the servitude is no longer required, this condition shall lapse.

