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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1760

MIDVAAL LOCAL MUNICIPALITY AMENDMENT SCHEME WS121

The Council hereby in terms of provisions of Section 125 of the Town-planning and Townships Ordinance, 1986, declares that it has approved the amendment scheme, being an amendment of the Randvaal Town Planning Scheme, 1994, comprising the same land, as included in the Township of Graceview Extension 1.

Map 3, Annexure and scheme clauses of the amendment scheme are filed with the Executive Director: Development and Planning: Midvaal Local Municipality and are open for inspection at all reasonable times.

The amendment scheme is known as Amendment Scheme WS121.

PLAASLIKE BESTUURSKENNISGEWING 1760

MIDVAAL PLAASLIKE MUNISIPALITEIT WYSIGINGSKEMA WS121

Die Stadsraad verklaar hierby ingevolge die bepalings van artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat dit 'n wysigingskema synde 'n wysiging van Randvaal Dorpsbeplanningskema, 1994, wat ult dieselfde grond as die dorp Graceview Uitbreiding 1 bestaan, goedgekeur het.

Kaart 3, Bylae en die skemaklousules van die wysigingskema word in bewaring gehou deur Uitvoerende Direkteur: Ontwikkeling en Beplanning: Midvaal Plaaslike Munisipaliteit en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema WS121.

LOCAL AUTHORITY NOTICE 1761**LOCAL AUTHORITY NOTICE
MIDVAAL MUNICIPALITY**

In terms of section 103 (1) of the Town-planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986) the Midvaal Local Municipality declared **GRACEVIEW EXTENSION 1** to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH AN APPLICATION WAS SUBMITTED BY HEINEKEN SUPPLY CO (PROPRIETARY) LIMITED, REGISTRATION NUMBER 2007/007947/07 (HEREINAFTER REFERRED TO AS THE APPLICANT / OWNER) IN TERMS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 83 (A PORTION OF PORTION 21) OF THE FARM WATERVAL 150 REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG HAS BEEN GRANTED BY THE MIDVAAL LOCAL MUNICIPALITY (HEREIN REFERRED TO AS "THE COUNCIL") IN TERMS OF SECTION 98 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), ON 24 JANUARY 2008.

1. CONDITIONS OF ESTABLISHMENT**1.2 NAME**

The name of the township shall be Graceview Extension 1.

1.2 DESIGN

The township shall consist of erven as indicated on General Plan SG No 875/2008.

1.3 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 conditions:-

- A.11 Specially subject to a servitude of right of way 15,74 metres wide in favour of Portions 15 to 19 inclusive, 21 and 23 to 29 inclusive of Portion of Portion D of the farm Waterval No. 47, Registration Division I.R., issued by HANS RUDOLF BENECKE and GEORGE

EDMOND MARCHAND in favour of the LEADER PROSPECTING & EXPLORATION COMPANY LIMITED on the 17th day of May, 1949, as will more fully appear from Notarial Deed of Servitude No. 504/1949S, which does not affect the erven in the Township.

- A.4. The owners of the portion held under Deed of Transfer No. 2825/1889 aforesaid (a share in a portion whereof is hereby transferred) shall be entitled to four days' water in every sixteen days, and shall assist in the cleaning of the furrow and dam, and shall have the right to water their cattle on that portion measuring 449,7007 hectares aforesaid, which does not affect the erven in the Township.
- A.5. The property hereby transferred is subject to a perpetual right to convey water by means of pipelines in favour of the Rand Water Board, as will more fully appear from Notarial Deed No. 973/1939S, registered on the 26th of September, 1939, which affects Erf 243 only.

1.4 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, or over common boundaries to be demolished to the satisfaction of the Council, when required by the Council to do so.

1.5 REMOVAL AND REPLACEMENT OF MUNICIPAL SERVICES

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owner.

1.6 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall make the necessary arrangements with the Council for the preparation and submission for approval of a storm water management plan, for acceptance and disposal thereof.

1.7 REPOSITIONING OF CIRCUITS

If, by any reason of the establishment of the township it becomes necessary to reposition any existing circuits of Eskom or Telkom, the cost thereof shall be borne by the township Applicant.

1.8 CONDITIONS IMPOSED BY GDACE

The requirements/conditions of GDACE shall be complied with.

1.9 CONDITIONS IMPOSED BY DWAF

The requirements/conditions of DWAF shall be complied with.

2. OBLIGATIONS IN RESPECT OF SERVICES AND LIMITATIONS IN RESPECT OF THE ALIENATION OF ERVEN

- (a) The applicant shall, in terms of a prior agreement with the Council, fulfil their obligations with the regard to the provision of engineering services in and for the township in terms of Chapter 5 of the Ordinance.
- (b) No contributions towards the provisions of external engineering services, bulk sewer and endowment in lieu of parkland shall be payable in terms of the Ordinance.
- (c) No erven may be alienated or be transferred into the name of any person prior to the Council having confirmed that sufficient guarantees / cash contributions / endowments have been provided for or that the Council is satisfied that compliance in respect of the supply of services by the township owner has been made.
- (d) Partial and/or phased Certificates in terms of Section 82 of the Town Planning and Townships Ordinance 1986 (Ordinance 15 of 1986) may be issued by the Council.

3. CONDITIONS IMPOSED BY GAUTRANS

- 3.1 No ingress to and egress from the township shall be permitted from the road P156-2, along the line of no access, which runs adjacent to the eastern boundary indicated by the line B C on the General Plan SG No. 875/2008.
- 3.2 The applicant/Local Authority shall not commence with any work inside the road reserve until he has obtained written approval from the Department of Public Transport, Roads and Works to do so.
- 3.3 The requirements/conditions of Gautrans shall be complied with.

4. CONDITIONS OF TITLE

Conditions imposed by the Local Authority in terms of the provisions of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

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

4.1 ALL ERVEN

- 4.1.1 The erf is subject to a servitude, two metres 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, two (2) metres 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.
- 4.1.2 No buildings 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 two (2) metres thereof.
- 4.1.3 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.

4.2 ERF 243

- 4.2.1 The owner of the erf shall maintain the physical barrier erected along the boundaries of the road P156-2 to the satisfaction of the Department of Public Transport, Roads and Works (Gauteng Provincial Government) and/or the local authority.
- 4.2.2 No buildings or structures may be erected within the building restriction of 20 metres from the reserve boundaries of road P156-2 for single story residential and other uses.

PLAASLIKE BESTUURSKENNISGEWING 1761

**PLAASLIKE BESTUURSKENNISGEWING
MIDVAAL PLAASELIKE MUNISPALITEIT
VERKLAARING TOT GOEDGEKEURDE DORP**

Ingevolge artikel 103 (1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No. 15 van 1986) verklaar die Midvaal Plaaslike Munisipaliteit hierby die dorp Graceview-uitbreiding 1 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BLYAE

VOORWAARDES WAARONDER 'N AANSOEK INGEDIEN WAS DEUR HEINEKEN SUPPLY CO (EIENDOMS) BEPERK, REGISTRASIENOMMER 2007/007947/07 (HIERNA GENOEM DIE AANSOEKER / EIENAAR) OOREENKOMSTIG DIE STADSBEPLANNINGS- EN DORPE-ORDONNANSIE, 1986 (ORDONNANSIE 15 VAN 1986) VIR TOESTEMMING OM 'N DORP OP GEDEELTE 83 ('N GEDEELTE VAN GEDEELTE 21) VAN DIE PLAAS WATERVAL Nr 150 REGISTRASIE-AFDELING I.R. IN DIE GAUTENGPROVINSIE TE STIG, IS TOEGESTAAN DEUR DIE MIDVAAL PLAASLIKE MUNISPALITEIT (HIERIN GENOEM "DIE RAAD") OOREENKOMSTIG ARTIKEL 98 VAN DIE STADSBEPLANNINGS- EN DORPE-ORDONNANSIE, 1986 (ORDONNANSIE 15 VAN 1986), OP 24 JANUARIE 2008.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp sal wees: Graceview Uitbreiding 1.

1.2 ONTWERP

Die dorp sal bestaan uit erwe soos aangedui op Algemene Plan SG No: 875/2008.

1.3 REËLING MET BETREKKING TOT BESTAANDE TITELVOORWAARDES

Alle erwe sal aan bestaande voorwaardes en servitute onderworpe wees, indien enige, met inbegrip van die voorbehoud van mineraalregte, maar met uitsluiting van die volgende voorwaardes:-

A.1 Spesiaal onderworpe aan 'n servituut van reg van weg 15.74 meter breed ten gunste van Gedeeltes 15 tot 19 inbegrepe, 21 en 23 tot 29 met inbegrip van 'n Gedeelte van Gedeelte D van die plaas Waterval Nr. 47, Registrasie-afdeling I.R., uitgereik deur

HANS RUDOLF BENECKE en GEORGE EDMOND MARCHAND ten gunste van die "LEADER PROSPECTING & EXPLORATION" MAATSKAPPY BEPERK op die 17de dag van Mei, 1949, soos meer volledig sal blyk uit die Notariële Serwituutakte Nr. 504/1949S, wraat nie die erwe in die dorp affekteer nie.

- A.4 Die eienaars van die gedeelte wat gehou word onder Transportakte Nr. 2825/1889 voormeld ('n aandeel in 'n gedeelte waarvan hiermee oorgedra word) sal die reg hê op water vir vier dae in elke ses-tien dae, en sal help met die skoonmaak van die leivoor en die dâm, en sal die reg hê om hulle vee te laat suip op daardie gedeelte met 'n oppervlakte van 449,7007 hektaar soos voormeld, wat nie die erwe in die dorp affekteer nie.
- A.5. Die eiendom wat hiermee oorgedra word is onderworpe aan 'n ewigdurende reg om water te vervoer deur middel van pypleiding ten gunste van die Randse Waterraad, soos meer volledig sal blyk uit Notariële Akte Nr. 973/1939S, geregistreer op die 26ste dag van September, 1939, wat slegs Erf 243 affekteer.

1.4 SLOPING VAN GEBOUE EN STRUKTURE

Die dorps-eienaar moet op sy eie onkoste die sloping van alle bestaande geboue en strukture binne die boulyn-reserwes, of oor gemeenskaplike grense heen bewerkstellig tot die Raad se bevrediging, wanneer dit deur die Raad vereis word om dit te doen.

1.5 VERWYDERING EN VERVANGING VAN MUNISIPALE DIENSTE

Indien, op grond van die dorpsstigting, dit nodig wou word om enige bestaande munisipale dienste te verwyder of te vervang, moet die koste daarvan deur die dorps-eienaar gedra word.

1.6 AANNAME EN VERWYDERING VAN STORMWATER

Die dorps-eienaar moet die nodige reëlings met die Raad tref vir die voorbereiding en indiening vir goedkeuring van 'n stormwater-beheerplan, vir die aanname en verwydering daarvan.

1.7 VERVANGING VAN STROOMKRINGE/-LYNE

Indien, op grond van die dorpsstigting, dit nodig wou word om enige bestaande stroomkringe/-lyne van Eskom of Telkom te vervang, moet die koste daarvan deur die Dorpsaansoeker gedra word.

1.8 VOORWAARDES VOORGESKRYF DEUR DIE GAUTENGSE DEPARTEMENT VAN LANDBOU, BEWARING, OMGEWINGS- EN GRONDAANGELEENTHEDE.

Die vereistes/~~voorwaardes~~ van die Gautengse Departement van Landbou, ~~Bewaring~~, Omgewings- en Grondaangeleenthede moet nagekom word.

1.9 VOORWAARDES VOORGESKRYF DEUR DIE DEPARTEMENT VAN WATERAANGELEENTHEDE EN BOSBOU

Die vereistes/~~voorwaardes~~ van die Departement van Wateraangeleenthede en Bosbou moet nagekom word.

2. VERPLIGTINGS TEN OPSIGTE VAN DIENSTE EN BEPERKINGS TEN OPSIGTE VAN DIE VERVREEMDING VAN ERWE

- (e) Die aansoeker moet, kragtens 'n voorafgaande ooreenkoms met die Raad, sy verpligtings ten opsigte van die voorsiening van ingenieursdienste in en vir die dorp kragtens Hoofstuk 5 van die Ordonnansie ten uitvoer bring.
- (f) Geen bydraes sal tot die voorsiening van eksteme ingenieursdienste, massa-riolering en begiftiging in die plek van parkegebied kragtens die Ordonnansie betaalbaar wees nie.
- (g) Geen erwe mag vervreem of in die naam van enige persoon oorgedra word voordat die Raad bevestig het dat voorsiening gemaak is vir voldoende waarborge / kontantbydrae / begiftigings, of voordat die Raad tevrede is dat die vereistes ten opsigte van dienstelewering deur die dorpselenaar nagekom is nie.
- (h) Gedeeltelike en/of gefaseerde Sertifikate ooreenkomstig Artikel 92 van die Stadsbeplannings- en Dorpe-ordonnansie 1986 (Ordonnansie 15 van 1986) kan deur die Raad uitgereik word.

3. VOORWAARDES DEUR GAUTRANS VOORGESKRYF

Geen ingang tot en uitgang van die dorp sal toegelaat word vanaf die pad P156-2 nie, langs die geen-toegangslyn, wat aangrensend aan die oostelike grens loop wat deur die lyn B C op die Algemene Plan SG Nr. 875/2008 aangedui word.

Die aansoeker/Plaaslike Owerheid moet nie met enige werk binne-in die padreserwe begin voordat hy skriftelike goedkeuring van die Departement van Openbare Vervoer, Paaie en Werke verkry het om dit te doen nie.

Die vereistes/~~voorwaardes~~ van Gautrans moet nagekom word.

4. TITELVOORWAARDES

Voorwaardes deur die Plaaslike Owerheid voorgeskryf kragtens die bepalings van die Stadsbeplannings- en Dorpe-ordonnansie, 1986 (Ordonnansie 15 van 1986).

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui:-

4.1 ALLE ERWE

- 4.1.1 Die erf is onderworpe aan 'n serwituut, twee meter breed, ten gunste van die Plaaslike Owerheid vir riolering en ander munisipale doeleindes, aan enige twee grense buiten 'n straatgrens en in die geval van 'n smalstrook-erf, 'n addisionele serwituut vir munisipale doeleindes, twee (2) meter breed ~~dwarsoor~~ die toegangsgedeelte van die erf, indien en wanneer dit deur die Plaaslike Owerheid vereis word: Onder voorbehoud dat die Plaaslike Owerheid van enige sodanige serwituut mag afsien.
- 4.1.2 Geen geboue of ander strukture mag binne die voormelde serwituutgebied opgerig word nie en geen bome met groot wortelstelsels mag binne sodanige serwituutgebied of minder as twee (2) meter ~~daarvandaan~~ geplant word nie.
- 4.1.3 Die Plaaslike Owerheid sal die reg hê om sodanige materiaal wat tydens die verloop van die konstruksie opgegrawe mag word tydelik op grond wat grens aan die voornoemde serwituut te stort, onderhoud of verwydering van sodanige hoofrioolpype en ander werke, wat hy na sy goëddunke nodig ag, te onderneem en sal verder die reg van redelike toegang tot genoemde grond vir die voornoemde doeleinde hê, onderworpe daaraan dat enige skade wat veroorsaak word gedurende die konstruksieproses, onderhoud of verwydering van sodanige hoofrioolpype, deur die Plaaslike Owerheid vergoed word.

4.2 ERF 243

- 4.2.1 Die eienaar van die erf moet die fisiese versperring wat langs die grenslyn van die pad P156-2 opgerig is in stand hou tot bevrediging van die Departement van Publieke Vervoer, Paaie en Werke (Gautengse Provinsiale Regering) en/of die plaaslike owerheid.
- 4.2.2 Geen geboue of strukture mag binne die boubepkering van 20 meter vanaf die reserwegrenslyn van pad P156-2 vir enkelverdieping residensiële en ander gebruike opgerig word nie.
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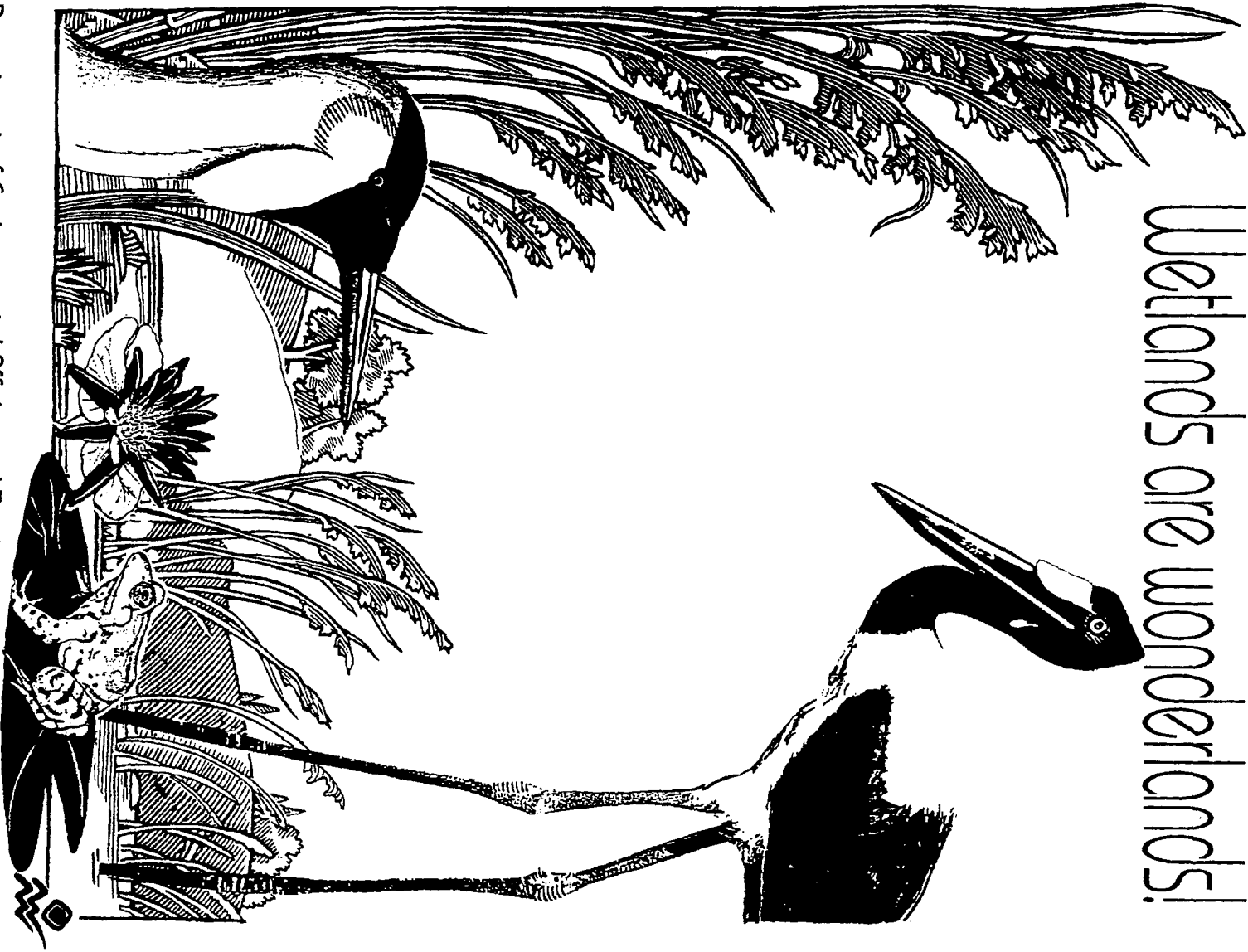
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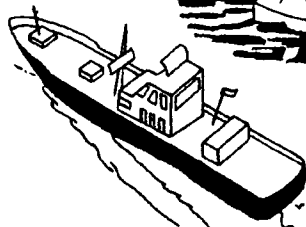
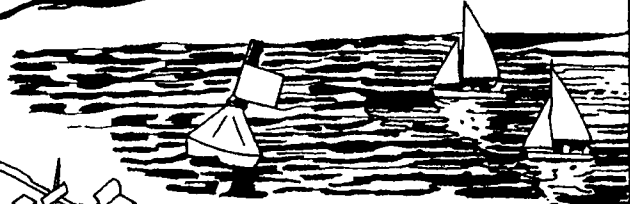
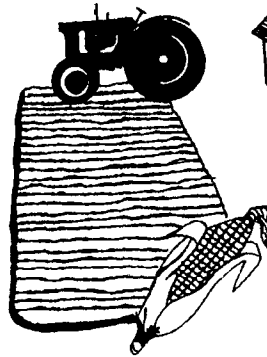
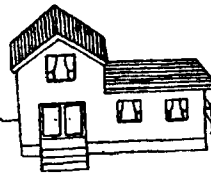
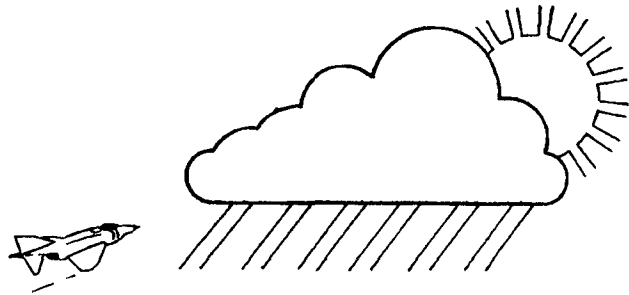
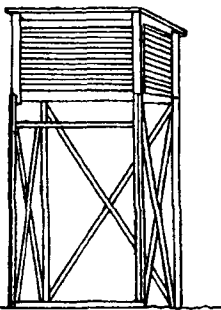
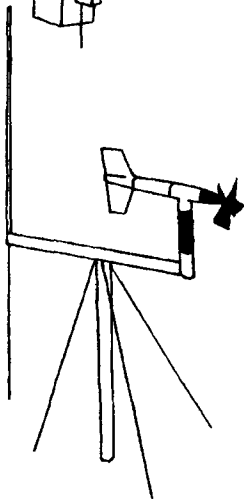
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