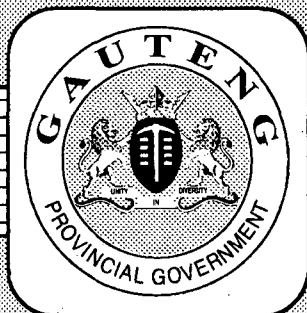


X

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

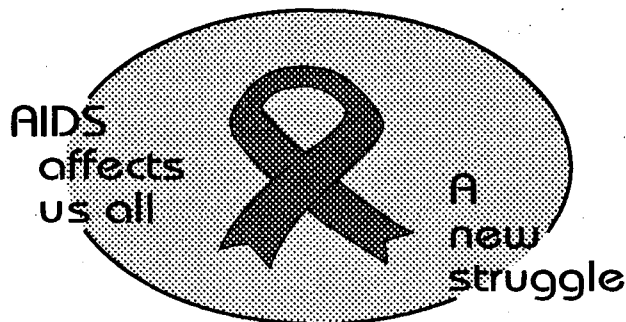
Selling price • Verkoopprys: **R2,50**  
Other countries • Buitelands: **R3,25**

Vol. 7

PRETORIA, 25 APRIL 2001

No. 64

**We all have the power to prevent AIDS**



**Prevention is the cure**

**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH

---

**CONTENTS**

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
<b>GENERAL NOTICES</b>			
2488	Town-planning and Townships Ordinance (15/1986): Declaration as approved township: Maroeladal Extension 11 ..	3	64
2489	do.: Randburg Amendment Scheme 893N.....	5	64
2490	do.: Declaration as approved township: Witkoppen Extension 77 .....	6	64
2491	do.: Randburg Amendment Scheme 446N.....	8	64
<b>ALGEMENE KENNISGEWINGS</b>			
2488	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Verklaring tot goedgekeurde dorp: Maroeladal-uitbreiding 11 .....	3	64
2489	do.: Randburg-wysigingskema 893N.....	5	64
2490	do.: Verklaring tot goedgekeurde dorp: Witkoppen-uitbreiding 77 .....	6	64
2491	do.: Randburg-wysigingskema 446N.....	8	64

---

## GENERAL NOTICES • ALGEMENE KENNISGEWINGS

### NOTICE 2488 OF 2001

#### DECLARATION AS APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Northern Metropolitan Local Council of the Greater Johannesburg Metropolitan Council declares **Maroeladal Extension 11** to be an approved township subject to the conditions set out in the Schedule hereto.

#### SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY CEDAR LAKES COUNTRY ESTATES (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 319 (A PORTION OF PORTION 11) OF THE FARM WITKOPPEN 194 IQ HAS BEEN GRANTED

#### 1. CONDITIONS OF ESTABLISHMENT

##### (1) NAME

The name of the township shall be **Maroeladal Extension 11**.

##### (2) DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No. 5217/2000.

##### (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.

(b) The scheme referred to in (a) shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

(c) The township owner shall, when required by the local authority to do so, carry out the approved scheme at his own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.

(d) 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 sub-clause (c).

(e) Should the township owner fail to comply with the provisions of sub-clauses (a), (b), (c) or (d) hereof, the local authority shall be entitled to do the work at the cost of the township owner.

##### (4) WATER AND SEWERAGE

The township owner shall appoint an approved professional engineer who shall be responsible for the design and construction of the water supply and sewerage reticulation systems in accordance with the following documents:

(a) The Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

(b) "Guidelines for the Provision of Engineering Services in Residential Townships (Department of Community Development, 1983)", as revised from time to time.

### KENNISGEWING 2488 VAN 2001

#### VERKLARING TÓT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Noordelike Metropolitaanse Plaaslike Raad van die Groter Johannesburg Metropolitaanse Raad hiermee die dorp **Maroeladal Uitbreiding 11** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

#### BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR CEDAR LAKES COUNTRY ESTATES (EDMS) BPK (HIERNA DIE AANSOEKDOENER/DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 319 ('N GEDEELTE VAN GEDEELTE 11) VAN DIE PLAAS WITKOPPEN 194 IQ TOEGESTAAN IS.

#### 1. STIGTINGSVOORWAARDES

##### (1) NAAM

Die naam van die dorp is **Maroeladal Uitbreiding 11**.

##### (2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Agelemene Plan LG Nr. 5217/2000.

##### (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 goedgekeuring voorlê.

(b) Die skema vermeld in (a) hierbo, moet die roete en helling aandui deur middel waarvan elke erf toegang tot die aangrensende straat verkry.

(c) 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.

(d) Die dorpseienaar is verantwoordelik vir die instandhouding van die strate tot bevrediging van die plaaslike bestuur totdat die strate ooreenkomstig sub-klausule (c) gebou is.

(e) Indien die dorpseienaar versuim om aan die bepalings van sub-klausules (a), (b), (c) of (d) te voldoen, is die plaaslike bestuur geregtig om die werk op koste van die dorpseienaar te doen.

##### (4) WATER EN RIOOL

Die dorpseienaar sal 'n goedgekeurde professionele ingenieur aanstel wie verantwoordelik sal wees vir die ontwerp en konstruksie van die watervoorsiening en rioleringsstelsels in ooreenstemming met die volgende dokumente:

(a) Die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).

(b) "Riglyne vir die Voorsiening van Ingenieursdienste in Residensiële Dorpsgebiede (Departement van Gemeenskapsontwikkeling, 1983)", soos van tyd tot tyd gewysig.

(c) Former Randburg Council Resolution No A10023 dated 30 April 1986.

(5) ELECTRICITY

Where private contractors do the electrical installation, the developer shall appoint a professional engineer who shall be responsible for the design and construction of the electricity distribution and reticulation system once the power connection exceeds 800 kVA or where a medium voltage installation forms part of the reticulation system. The electrical installation shall be done in accordance with the following:

- (a) The Town-planning and Townships Ordinance, 1986.
- (b) SABS 0142 as revised from time to time.
- (c) "Guidelines for the Provisions of Engineering Services in Residential Townships (Department of Community Development, 1983)", as revised from time to time.

(6) 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:

- (i) Servitudes which only affect Erf 529:

"Subject to servitudes in favour of the Electricity Supply Commission as per Notarial Deeds of Servitude K480/1961S and K993/1978S."

- (ii) Servitudes which only affect the township:

"a The owner of this portion, measuring 25,6960 hectares is entitled at all times to a Right of way over the Remaining Extent of the portion of said farm, measuring as such 58,2442 Hectares 3726 square metres, held under Deed of Transfer No 20/1905, it being also agreed that if the old Road appearing on the Diagram of the Portion of the aforesaid farm, held under Deed of Transfer No 20/1905 is a Public Road, then such Road shall be located on and pass over the said Remaining Extent and not over the said Portion, measuring 25,6960 Hectares."

"(b) Certain Portion of Portion of the same farm, measuring 8,5653 Hectares, held under this Deed of Transfer, is ENTITLED to a right-of-making furrows, laying down pipes and erecting and using pumping stations and sites for machinery in such positions as the Owner thereof, of his Assigns, may find suitable, over and upon the aforesaid Remaining extent for the purposes of bring water from Klein Jukskei River to and over said Portion, measuring 8,5653 hectares for agricultural and other purposes of the said Portion and this Portion measuring 25,6960 Hectares."

(7) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at his 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) PROVISION AND INSTALLATION OF SERVICES

The township owner shall make the necessary arrangements with the local authority for the provision and installation of water, electricity and sanitation as well as the construction of roads and stormwater drainage in the township.

(9) OBLIGATIONS WITH REGARD TO SERVICES AND RESTRICTION REGARDING THE ALIENATION OF ERVEN

The township owner shall within such period as the local authority may determine, fulfil his obligations in respect of the provisions of water, electricity and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefore as previously agreed upon between the township owner and the local authority. Erven may not be alienated or be transferred into the name of a purchaser prior to the local authority certifying that sufficient guarantees/cash contributions in respect of the supply of services by the township owner have been submitted or paid to the said local authority.

(c) Voormalige Randburg Raadsbesluit Nr A10023 gedateer 30 April 1986.

(5) ELEKTRISITEIT

Waar privaat kontrakteurs die elektrisiteitsinstallasie doen, moet die ontwikkelaar 'n professionele ingenieur aanstel wat verantwoordelik sal wees vir die ontwerp en konstruksie van die elektrisiteitsverspreiding- en retikulasiestelsel sodra die krag aansluiting 800 kVA oorskry of waar 'n medium spanning installasie deel vorm van die retikulasiestelsel. Die elektrisiteitsinstallasie moet in ooreenstemming met die volgende gedoen word:

- (a) Die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).
- (b) SABS kode 0142 soos van tyd tot tyd gewysig.
- (c) "Riglyne vir die Voorsiening van Ingenieursdienste in Residensiële Dorpsgebiede (Departement van Gemeenskapontwikkeling, 1983)" soos van tyd tot tyd gewysig.

(6) BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale maar uitgesluit die volgende:

- (i) Servitute wat slegs Erf 529 raak:

"Subject to servitudes in favour of the Electricity Supply Commission as per Notarial Deeds of Servitude K480/1961S and K993/1978S."

- (ii) Servitute wat nie meer die dorpsgebied raak nie:

"a The owner of this portion, measuring 25,6960 hectares is entitled at all times to a Right of way over the Remaining Extent of the portion of said farm, measuring as such 58,2442 Hectares 3726 square metres, held under Deed of Transfer No 20/1905, it being also agreed that if the old Road appearing on the Diagram of the Portion of the aforesaid farm, held under Deed of Transfer No 20/1905 is a Public Road, then such Road shall be located on and pass over the said Remaining Extent and not over the said Portion, measuring 25,6960 Hectares."

"(b) Certain Portion of Portion of the same farm, measuring 8,5653 Hectares, held under this Deed of Transfer, is ENTITLED to a right-of-making furrows, laying down pipes and erecting and using pumping stations and sites for machinery in such positions as the Owner thereof, of his Assigns, may find suitable, over and upon the aforesaid Remaining extent for the purposes of bring water from Klein Jukskei River to and over said Portion, measuring 8,5653 hectares for agricultural and other purposes of the said Portion and this Portion measuring 25,6960 Hectares."

(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 betuur dit vereis.

(8) VOORSIENING EN INSTALLERING VAN DIENSTE

Die dorpseienaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering van water en sanitêre dienste asook die konstruksie van strate en stormwaterdreinerings in die dorp.

(9) VERPLIGTINGE TEN OPSIGTE VAN DIENSTE EN BEPERKING BETREFFENDE DIE VERVREEMDING VAN ERWE

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 asook die konstruksie van paaie en stormwaterdreinerings en die installering van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom. Geen erwe mag vervreem of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur bevestig het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van dienste deur die dorpseienaar aan die plaaslike bestuur gelewer of betaal is nie.

**2. CONDITIONS OF TITLE**

The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the local authority in terms of the provisions of the Town-planning and Townships Ordinance, 1986:

**(1) ALL ERVEN**

- (a) Each 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 2m 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 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 520**

The erf is subject to a 2 m wide servitude for sewerage purposes in favour of the local authority as indicated on the general plan.

**(3) ERF 529**

The erf is subject to—

- (a) a 2 m wide servitude for sewerage purposes in favour of the local authority as indicated on the general plan;
- (b) a 3 m wide servitude for municipal purposes in favour of the local authority as indicated on the general plan.
- (c) a 2 m wide servitude for municipal purposes in favour of the local authority as indicated on the general plan.

**(4) ERVEN 541 AND 542**

The erven are subject to servitudes for electrical purposes in favour of the local authority as indicated on the general plan.

**(5) ERF 585**

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

**P LEPHUNYA, Acting Chief Executive Officer**

April 2001

**NOTICE 2489 OF 2001**

**RANDBURG AMENDMENT SCHEME 893N**

The Northern Metropolitan Local Council of the Greater Johannesburg Metropolitan Council herewith in terms of the provisions of section 125 (1) (a) of the Town Planning and Townships Ordinance No. 15 of 1986, declares that he has approved an amendment scheme being an amendment of the Randburg Town Planning Scheme, 1976, comprising the same land as included in the township of Maroeladal Extension 11.

**2. TITELVOORWAARDES**

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

**(1) ALLE ERWE**

- (a) Elke erf is onderworpe aan 'n serwituut 2 m breed, ten gunste van die plaaslike bestuur, vir riolerings- en ander munisipale doeleindes, 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 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 goed-dunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts sal die plaaslike bestuur geregtig wees 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 rioolhoofpyleiding en ander werke veroorsaak word.

**(2) ERF 520**

Die Erf is onderworpe aan 'n 2 m breë serwituut vir rioleringsdoeleindes ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.

**(3) ERF 529**

Die erf is onderworpe aan—

- (a) 'n 2 m breë serwituut vir rioleringsdoeleindes ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan;
- (b) 'n 3 m breë serwituut vir munisipale doeleindes ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan; en
- (c) 'n 2 m breë serwituut vir munisipale doeleindes ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.

**(4) ERWE 541 EN 542**

Die erwe is onderworpe aan servitude vir elektrisiteitsdoeleindes ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.

**(5) ERF 585**

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

**P LEPHUNYA, Waarnemende Hoof Uitvoerende Beempte**

April 2001

**KENNISGEWING 2489 VAN 2001**

**RANDBURG WYSIGINGSKEMA 893N**

Die Noordelike Metropolitaanse Plaaslike Raad van die Groter Johannesburg Metropolitaanse Raad verklaar hiermee ingevolge die bepalings van artikel 125 (1) (a) van die Ordonnansie op Dorpsbeplanning en Dorpe Nr 15 van 1986, dat hy 'n wysigingskema synde 'n wysiging van die Randburg Dorpsbeplanningskema, 1976, wat uit dieselfde grond as die dorp Maroeladal Uitbreiding 11 bestaan, goedgekeur het.

Map 3 and the scheme clauses of the amendment scheme are filed with the Acting Chief Executive Officer: Northern Metropolitan Local Council and the Director General, Gauteng Provincial Administration, Branch: Community Development, Marshalltown, and are open for inspection at all reasonable times.

This amendment is known as Randburg Amendment Scheme 893N.

**P LEPHUNYA, Acting Chief Executive Officer**

April 2001

## NOTICE 2490 OF 2001

### DECLARATION AS APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Northern Metropolitan Local Council of the Greater Johannesburg Metropolitan Council declares Witkoppen Extension 77 Township to be an approved township subject to the conditions set out in the Schedule hereto.

### SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY ERF 861 LONEHILL EXT. 29 CC (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 355 OF THE FARM WITKOPPEN 194 IQ HAS BEEN GRANTED

#### 1. CONDITIONS OF ESTABLISHMENT

##### (1) NAME

The name of the township shall be **Witkoppen Extension 77**.

##### (2) DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No. 9148/1998.

##### (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.
- (b) The scheme referred to in (a) shall indicate the route and gradient by which each erf gains access to the street on which it abuts.
- (c) The township owner shall, when required by the local authority to do so, carry out the approved scheme at his own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.
- (d) 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 sub-clause (c).
- (e) Should the township owner fail to comply with the provisions of sub-clauses (a), (b), (c) or (d) hereof, the local authority shall be entitled to do the work at the cost of the township owner.

Kaart 3 en die skemaklousules van die wysigingskema word bewaring gehou deur die Waarnemende Hoof Uitvoerende Beampte: Noordelike Metropolitaanse Plaaslike Raad en die Direkteur-Generaal, Gauteng Provinsiale Administrasie, Ta Gemeenskapsontwikkeling, Marshalltown, en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Randburg Wysigingskema 893N.

**P LEPHUNYA, Waarnemende Hoof Uitvoerende Beampte**

April 2001

## KENNISGEWING 2490 VAN 2001

### VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Noordelike Metropolitaanse Plaaslike Raad van die Groter Johannesburg Metropolitaanse Raad hierby die dorp Witkoppen Uitbreiding 77 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesê in die bygaande Bylae.

### BYLAE

VERKLARING VAN DIE VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR ERF 861 LONEHILL EXT. 29 CC (HIERNA DIE AANSOEKDOENER/DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 355 VAN DIE PLAAS WITKOPPEN 194 IQ TOEGESTAAN IS

#### 1. STIGTINGSVOORWAARDES

##### (1) NAAM

Die naam van die dorp is **Witkoppen Uitbreiding 77**.

##### (2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG Nr 9148/1998.

##### (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 skema verwys na in (a) moet die roete en helling aandui deur middel waarvan elke erf toegang tot die aangrensende straat verkry.
- (c) 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.
- (d) Die dorpseienaar is verantwoordelik vir die instandhouding van die strate tot bevrediging van die plaaslike bestuur totdat die strate ooreenkomstig subklousule (c) gebou is.
- (e) Indien die dorpseienaar versuim om aan die bepalings van subklousules (a), (b), (c) of (d) hiervan te voldoen, is die plaaslike bestuur geregtig om die werk op kos van die dorpseienaar te doen.

(4) WATER AND SEWERAGE

The township owner shall appoint an approved professional engineer who shall be responsible for the design and construction of the water supply and sewerage reticulation systems in accordance with the following documents:

- (a) The Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).
- (b) "Guidelines for the Provision of Engineering Services in Residential Townships (Department of Community Development, 1983)", as revised from time to time.
- (c) Former Randburg Council Resolution No. A10023 dated 30 April 1986.

(5) ELECTRICITY

(a) The local authority is not the bulk supplier of electricity in the township. The township owner shall in terms of Section 118 (2) (b) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) make the necessary arrangements with ESKOM, the licensed supplier of electricity in the township.

(b) The local authority shall be advised in writing that satisfactory arrangements have been made in respect of the supply of electricity to the township and in this connection, the township owner shall submit the following to the local authority:

- (1) A certified copy of the agreement in respect of the supply of electricity entered into with the licensed supplier;
- (2) a certificate issued by the licensed supplier of electricity that acceptable financial arrangements with regard to (1) above have been made by the township owner.

(6) 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 which only affects Erf 1070:

Subject to Notarial Deed of Cession of Servitude No. K.3018/77 dated the 28th September 1977 for sewer services 10 (ten) metres wide, as defined on Diagram S.G. No. A1533/76 annexed to the said Notarial Deed of Cession in favour of the CITY COUNCIL OF JOHANNESBURG as will more fully appear from the said Notarial Deed and diagram annexed thereto."

(7) ENDOWMENT

The township owner shall, in terms of the provisions of Section 98 (2) of the Town Planning and Townships Ordinance, 15 of 1986, pay a lump sum endowment to the local authority for the provision of land for a park (public open space).

(8) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at his 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.

(9) PROVISION AND INSTALLATION OF SERVICES

The township owner shall make the necessary arrangements with the local authority for the provision and installation of water and sanitation as well as the construction of roads and stormwater drainage in the township.

(10) OBLIGATIONS WITH REGARD TO SERVICES AND RESTRICTION REGARDING THE ALIENATION OF ERVEN

The township owner shall within such period as the local authority may determine, fulfil his obligations in respect of the provision of water, electricity and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefore as previously agreed upon between the township owner and the local authority. Erven may not be alienated or be transferred into the name of a purchaser prior to the local authority certifying that sufficient guarantees/cash contributions in respect of the supply of services by the township owner have been submitted or paid to the said local authority.

(4) WATER EN RIOOL

Die dorpseienaar sal 'n goedgekeurde professionele ingenieur aanstel wie verantwoordelik sal wees vir die ontwerp en konstruksie van die watervoorsiening en rioleringsstelsels met inagneming van die volgende:

- (a) Die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).
- (b) "Riglyne vir die Voorsiening van Ingenieursdienste in Residensiële Dorpsgebiede (Departement van Gemeenskapontwikkeling, 1983)", soos gewysig van tyd tot tyd.
- (c) Voormalige Randburg Raadsbesluit Nr A10023 gedateer 30 April 1986.

(5) ELEKTRISITEIT

(a) Die plaaslike bestuur is nie die grootmaat verskaffer van elektrisiteit aan die dorpsgebied nie. Die dorpseienaar moet ingevolge Artikel 118 (2) (b) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), die nodige reëlings tref met ESKOM, die gelisensieerde verskaffer van elektrisiteit in die dorpsgebied.

(b) Die plaaslike bestuur moet skriftelik verwittig word dat bevredigende reëlings met betrekking tot die voorsiening van elektrisiteit aan die dorpsgebied, getref is en in die verband moet die dorpseienaar die volgende aan die plaaslike bestuur verskaf:

- (1) 'n Gesertifiseerde afskrif van die ooreenkoms aangegaan met die gelisensieerde verskaffer rakende die voorsiening van elektrisiteit;
- (2) 'n Sertifikaat van die gelisensieerde verskaffer dat aanvaarbare finansiële reëlings met betrekking tot (1) hierbo, deur die dorpsdigter getref is.

(6) BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesluit die volgende wat slegs Erf 1070 raak:

Subject to Notarial Deed of Cession of Servitude No. K.3018/77 dated the 28th September 1977 for sewer services 10 (ten) metres wide, as defined on Diagram S.G. No. A1533/76 annexed to the said Notarial Deed of Cession in favour of the CITY COUNCIL OF JOHANNESBURG as will more fully appear from the said Notarial Deed and diagram annexed thereto."

(7) BEGIFTIGING

Die dorpsdigter sal, ingevolge die bepalings van Artikel 98 (2) van die Dorpsbeplanning en Dorpe Ordonnansie, 1986, 'n globale bedrag as begiftiging aan die plaaslike bestuur betaal vir die voorsiening van grond vir 'n park (openbare oop ruimte).

(8) 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.

(9) VOORSIENING EN INSTALLERING VAN DIENSTE

Die dorpseienaar moet die nodige reëlings met die plaaslike bestuur tref met betrekking tot die voorsiening en installering van water en sanitêre dienste asook die bou van strate en stormwaterdreinerings in die dorp.

(10) VERPLIGTINGE TEN OPSIGTE VAN DIENSTE EN BEPERKING TEN OPSIGTE VAN DIE VERVREEMDING VAN ERWE

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 asook die konstruksie van paaie en stormwaterdreinerings en die installering van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom. Geen erwe mag vervreem of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur bevestig het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van dienste deur die dorpseienaar aan die plaaslike bestuur gelewer of betaal is nie.

**2. CONDITIONS OF TITLE**

The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the local authority in terms of the provisions of the Town-planning and Townships Ordinance, 1986:

**(1) ALL ERVEN**

- (a) Each 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 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

**P. LEPHUNYA, Acting Chief Executive Officer**

April 2001

**NOTICE 2491 OF 2001****RANDBURG AMENDMENT SCHEME 446N**

The Northern Metropolitan Local Council of the Greater Johannesburg Metropolitan Council hereby in terms of the provisions of section 125 (1) (a) of the Town Planning and Townships Ordinance No. 15 of 1986, declares that he has approved an amendment scheme being an amendment of the Randburg Town Planning Scheme, 1976, comprising the same land as included in the township of Witkoppen Extension 77.

Map 3 and the scheme clauses of the amendment scheme are filed with the Chief Executive Officer: Northern Metropolitan Local Council and the Director General, Transvaal Provincial Administration, Branch: Community Development, Marshalltown, and are open for inspection at all reasonable times.

This amendment is known as Randburg Amendment Scheme 446N.

**P. LEPHUNYA, Acting Chief Executive Officer**

April 2001

**2. TITELVOORWAARDES**

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui deur die plaaslike bestuur ingevolge die bepaling van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

**(1) ALLE ERWE**

- (a) Elke 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 geboue of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van die 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 volgevoel goeiedunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voortvloeiende sal die plaaslike bestuur geregtig wees 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 rioolhoofpypleiding en ander werke veroorsaak word.

**P. LEPHUNYA, Waarnemende Hoof Uitvoerende Beamppte**

April 2001

**KENNISGEWING 2491 VAN 2001****RANDBURG WYSIGINGSKEMA 446N**

Die Noordelike Metropolitaanse Plaaslike Raad van die Grote Johannesburg Metropolitaanse Raad verklaar hierby ingevolge die bepaling van artikel 125 (1) (a) van die Ordonnansie op Dorpsbeplanning en Dorpe No. 15 van 1986, dat hy 'n wysigingskema synde 'n wysiging van die Randburgse Dorpsbeplanning skema, 1976, wat uit dieselfde grond as die dorp Witkoppen Uitbreiding 77 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Hoof Uitvoerende Beamppte Noordelike Metropolitaanse Plaaslike Raad en die Direkteur Generaal, Transvaalse Provinsiale Administrasie, Tak Gemeenskapsontwikkeling, Marshalltown, en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Randburg Wysigingskema 446N.

**P. LEPHUNYA, Waarnemende Hoof Uitvoerende Beamppte**

April 2001