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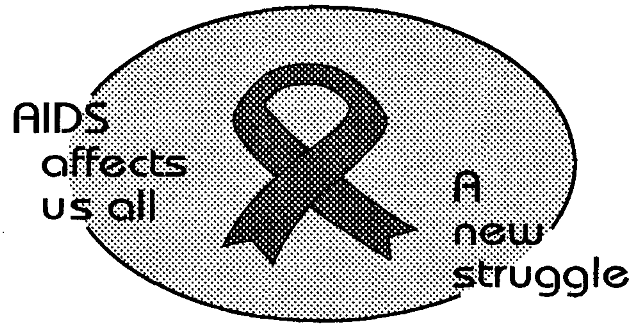

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1790

CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY

(FORMER WESTERN METROPOLITAN LOCAL COUNCIL)

DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) the City of Johannesburg, (Former Western Metropolitan Local Council) hereby declares Wilropark Extension 27 Township to be an approved township subject to the conditions set out in the schedule hereto.

ANNEXURE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE TRUSTEES FOR THE TIME BEING THE BELVEDERE TRUST NO. IT7382/1999 (HEREIN AFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF SECTION 98(1) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 32 OF THE FARM BREAU NO. 184, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG HAS BEEN GRANTED.

1 Conditions of establishment

1.1 Name

The name of the township shall be Wilropark Extension 27.

1.2 Design

The township shall consist of erven as indicated on General Plan S.G. No. 9415/2001.

1.3 Engineering services

1.3.1 The township owner shall be responsible for the installation and provision of internal engineering services including streets and storm-water drainage and a contribution towards bulk sewerage services; and

1.3.2 the local authority concerned shall be responsible for the installation and provision of external engineering services.

The township owner shall when he intends to provide the township with engineering and essential services:

1.3.3 by agreement with the local authority classify every engineering service to be provided for the township in terms of section 116 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) as an internal or external engineering service and in accordance with the guidelines; and

1.3.4 install or provide all internal and essential services to the satisfaction of the local authority and for this purpose shall lodge reports, diagrams and specifications as the local authority may require.

1.4 Endowment

The township shall in terms of section 98(2) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) pay a lump sum endowment of R16 991,24 to the local authority for the provision of land for a park (public open space).

1.5 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:

1.5.1 the right-of-way servitude/s to which the land is entitled, indicated by the figure JabcdMLK on Diagram SG A.4665/58 and indicated by the figure efghjklmVUTSRQPO on Diagram SG A. 4665/58, which does not affect the township.

1.6 **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.

1.7 **Removal of litter**

The township owner shall at his own expense cause all litter within the township area to be removed to the satisfaction of the local authority when required by the local authority to do so.

1.8 **Removal or 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.

1.9 **Restriction on the disposal and development of Erven 2603 en 2604**

The township owner shall not dispose of erven 2603 and 2604 and transfer of the erven shall not be permitted until the local authority has been satisfied that access to and egress from the erven to a public road system has been provided.

2. Conditions of title

2.1 Conditions imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)

All erven shall be subject to the conditions as indicated:

2.1.1 The erven are subject to a servitude 2 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 2 metres wide across the access portion of the erf, if an when required by the local authority: Provided that the local authority may dispense with any such servitude.

2.1.2 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 (two) metres thereof.

2.1.3 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 work 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 1790

JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT

(GEWESE WESTELIKE METROPOLITAANSE PLAASLIKE RAAD)

VERKLARING TOT 'N GOEDGEKEURDE DORP

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Johannesburg Stad, (vroeër Westelike Metropolitaanse Plaaslike Raad) hierby Wilropark Uitbreiding 27 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR DIE TRUSTEES FOR THE TIME BEING THE BELVEDERE TRUST NO IT8382/1999 BEPERK (HIERNA DIE AANSOEKDOENER GENOEM) INGEVOLGE DIE BEPALINGS VAN ARTIKEL 98(1) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 32 VAN DIE PLAAS BREAU NO 184, REGISTRASIE AFDELING I.Q., PROVINSIE VAN GAUTENG, TOEGESTAAN IS.

1. **Stigtingsvoorwaardes**

1.1 **Naam**

Die naam van die dorp is Wilropark Uitbreiding **27.**

1.2 **Ontwerp**

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 9415/2001.

1.3 **Ingenieursdienste**

1.3.1 Die dorpseienaar is verantwoordelik vir die installering en voorsiening van ingenieursdienste insluitende strate en stormwater dreinering en om 'n bydrae vir eksterne riooldienste te betaal; en

1.3.2 die plaaslike bestuur is verantwoordelik vir die installering en voorsiening van eksterne ingenieursdienste.

Die dorpseienaar sal, wanneer hy van voorneme is om die dorp van ingenieurs- en noodsaaklike dienste te voorsien :

1.3.3 elke ingenieursdiens wat vir die dorp voorsien moet word, ingevolge artikel 116 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) by ooreenkoms met die plaaslike bestuur klassifiseer as interne en eksterne ingenieursdienste; en

1.3.4 alle interne ingenieursdienste en noodsaaklike dienste installeer en voorsien tot bevrediging van die plaaslike bestuur en vir hierdie doel moet die verslae, planne en spesifikasies soos vereis deur die plaaslike owerheid ingedien word.

1.4 Begiftiging

Die dorpseienaar moet kragtens die bepalings van artikel 98(2) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 aan die Plaaslike bestuur as begiftiging 'n globale bedrag van R16 991,24 vir parke doeleindes betaal.

1.5 Beskikking oor bestaande titel voorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die regte op minerale, maar uitgesluit:

1.5.1 die reg van weg serwituut/te waarop die grond geregtig is, aangedui deur figuur JabcdMLK op Diagram SG. A 4665/58 en aangedui deur die figure efghijklmVUTSPRQPO op Diagram AG A 4665/58, wat nie die dorp raak nie.

1.6 Sloping van geboue en structure

Die dorpseienaar moet op eie koste all bestaande geboue en structure wat binne boulynreserwes, kant ruimtes en oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

1.7 Verwydering van rommel

Die dorpseienaar moet op eie koste all rommel binne die dorpsgebeid laat verwyder tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

1.8 Verskuiwing of vervanging van minisipale dienste

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale dienste te verskuif of te vervang moet die koste daarvan deur die dorpseienaar gedra word.

1.9 **Beperking op die vervreemding en ontwikkeling van erwe 2603 en 2604**

Die dorpseienaar mag nie erwe 2603 en 2604 vervreem of ontwikkelik en oordrag van die erwe word nie toegelaat totdat die plaaslike bestuur tevrede is dat toegang tot die erwe en uitgang van die erwe na 'n publieke padsisteem voorsien is nie.

2. TITELVOORWAARDES

2.1 Voorwaardes opgelê deur die Plaaslike Bestuur kragtens die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986)

Alle erwe is onderworpe aan die voorwaardes soos aangedui :

2.1.1 Die erwe is onderworpe aan 'n serwituut 2 meter breed vir riolerings- en ander munisipale doeleindes en 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 meter breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur : Met dien verstande dat die plaaslike bestuur van sodanige serwituut mag afsien.

2.1.2 Geen geboue of ander strukture mag binne die voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 (two) meter daarvan geplant word nie.

2.1.3 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 voorgenoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voorgenoemde 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.

LOCAL AUTHORITY NOTICE 1791

ROODEPOORT TOWN PLANNING SCHEME, 1987: AMENDMENT SCHEME 05-0326

The City of Johannesburg, (former Western Metropolitan Local Council), hereby declares that it has approved an amendment scheme, being an amendment of the Roodepoort Town Planning Scheme, 1987, comprising the same land as included in the township of Wilropark Extension 27, in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

Map 3 and scheme clauses of the amendment scheme are filed with the Deputy Director-General, Gauteng Provincial Government: Department Housing and Local Government, Marshalltown and the Assistant Director: Development Planning, Transportation and Environment, Johannesburg, Room 8100, 8th Floor, A-Block, Metropolitan Centre, Braamfontein and are open for inspection at all reasonable times.

The date this scheme will come into operation is 7 November 2002.

This amendment is known as the Roodepoort Amendment Scheme 05-0326.

A NAIR: EXECUTIVE DIRECTOR
DEVELOPMENT PLANNING, TRANSPORTATION AND ENVIRONMENT
CITY OF JOHANNESBRUG

PLAASLIKE BESTUURSKENNISGEWING 1791

ROODEPOORT DORPSBEPLANNINGSKEMA, 1987: WYSIGINGSKEMA 05-0326

Johannesburg Stad, (vroëer Westelike Metropolitaanse Plaalike Raad), verklaar hierby ingevolge die bepalings van Artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) dat hy 'n wysigingskema synde 'n wysiging van die Roodepoort Dorpsbeplanningskema, 1987, wat uit die selfde grond as die dorp Wilropark Uitbreiding 27 bestaan, goedgekeur het.

Kaart 3 en skemaklousules van die wysigingskema word in bewaring gehou deur die Adjunk-Direkteur Generaal, Departement Behuising en Plaaslike Regering, Marshalltown en is by die Assistent Direkteur : Ontwikkelingsbeplanning, Vervoer en Omgewing, Johannesburg, Kamer 8100, 8 ste Verdieping, A-Blok, Metropolitaanse Sentrum, Braamfontein beskikbaar vir inspeksie te alle redelike tye.

Die datum van die inwerkingtreding van die skema is 7 November 2002.

Hierdie wysiging staan bekend as die Roodepoort Wysigingskema 05-0326.

A NAIR: UITVOERENDE DIREKTEUR
ONTWIKELINGSBESTUUR, VERVOER EN OMGEWING
JOHANNESBURG STAD

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