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THE PROVINCE OF GAUTENG

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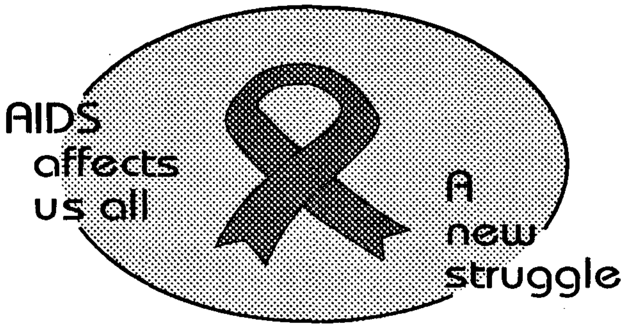

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 445

CITY OF JOHANNESBURG

DECLARATION AS APPROVED TOWNSHIP

In terms of section 103(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986) the City of Johannesburg hereby declares MAGALIESSIG EXTENSION 18 to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY PRO DIRECT INVESTMENTS 45 (PTY) LIMITED UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 1986 (ORDINANCE NO 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 447 OF THE FARM WITKOPPEN 194 IQ , PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. **CONDITIONS OF ESTABLISHMENT**

(1) Name

The name of the township shall be **MAGALIESSIG EXTENSION 18**

(2) Design

The township shall consist of erven and streets, as indicated on Plan No. SG No. 6094/2001.

(3) Obligations in regard to essential services and streets and stormwater drainage

The applicant shall install and provide all internal engineering services in and for the township at his own cost, subject to the approval of the Council.

(4) Obligations in respect of services and limitations in respect of the alienation of erven

The applicant shall, in terms of a prior agreement with the Council, fulfil its obligations with regard to the provision of water, sanitation (and if applicable), electricity and the installation of reticulation for such purposes in terms of a prior agreement between the applicant and Council. No erven may be alienated or transferred in the name of a purchaser prior to the Council having confirmed that sufficient guarantees/cash contributions have been furnished in respect of the provision of services by the township owner to the Council.

(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.

(6) Removal or replacement of Municipal Services

If, by reasons 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.

2. **CONDITIONS OF TITLE**

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

<u>All erven</u>

(a) The erf is subject to a servitude, 2m wide, in favour of the Council 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 Council: Provided that the Council 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 2m thereof.

(c) The Council 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 Council.

Executive Director: Development Planning, Transportation and Environment
11 April 2002

PLAASLIKE BESTUURSKENNISGEWING 445

STAD VAN JOHANNESBURG

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No. 15 van 1986) verklaar die Stad van Johannesburg hierby die dorp MAGALIESSIG UITBEIDING 18 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR PRO DIRECT INVESTMENTS 45(PTY) LIMITED INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986, (ORDONNANSIE NO 15 VAN 1986) OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 477 VAN DIE PLAAS WITKOPPEN 194 I.Q, PROVINSIE GAUTENG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

(1) Naam

Die naam van die dorp is **MAGALIESSIG UITBREIDING 18**

(2) Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Plan S.G. No 6094/2001.

(3) Verpligtinge ten opsigte van noodsaaklike dienste en straat- en stormwaterdreinering

Die applikant moet alle interne ingenieursdienste in die dorp installeer en voorsien op eie onkoste, onderworpe aan die goedkeuring van die Raad.

(4) Verpligtinge ten opsigte van dienste en beperkings ten opsigte van die vervreemding van erwe

Die applikant moet, soos vooraf ooreengekom met die Raad, verpligtinge met betrekking tot die voorsiening van water, sanitêre dienste (indien van toepassing), elektrisiteit en die installering van stelsels daarvoor, nakom. Geen erwe mag vervreemd word of oorgedra word in die naam van 'n koper voordat die Raad bevestig het dat voldoende waarborge/kontant bydrae gelewer is ten opsigte van die voorsiening van dienste deur die dorpseienaar aan die Raad.

(5) Beskiking oor bestaande Titelvoorwaardes

Alle erwe moet onderhewig gemaak word aan bestaande titelvoorwaardes en serwitute, indien enige, insluitende die reservering van die mineraleregte.

(6) Verskuiwing of vervanging van Munisipale 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 applikant gedra word.

2. TITELVOORWAARDES

Die erwe hieronder genoem sal onderworpe wees aan die voorwaardes soos aangedui, opgelê deur die Raad ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

ALLE ERWE

(a) Die erf is onderworpe aan 'n serwituut van 2 meter breed vir riolerings- en ander munisipale doeleindes, ten gunste van die Raad 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 Raad : Met dien verstande dat die Raad 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 meter daarvan geplant word nie.

(c) Die Raad 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 to plaas op die grond wat aan die voornoemde serwituut grens en is voorts geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Raad enige skade vergoed wat gedurende die aanleg onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

Uitvoerende Direkteur: Ontwikkelingsbeplanning, Vervoer en Omgewing
11 April 2002

LOCAL AUTHORITY NOTICE 446

CITY OF JOHANNESBURG

AMENDMENT SCHEME S0095

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 Johannesburg Town-planning Scheme 1979, comprising the same land, as included in the Township of MAGALIESSIG EXTENSION 18.

Map 3, Annexure and scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning, Transportation and Environment, 8th Floor, Metropolitan Centre, 158 Loveday Street, Braamfontein and are open for inspection at all reasonable times.

The amendment scheme is known as Johannesburg Amendment Scheme S0095.

Executive Director: Development Planning, Transportation and Environment
11 April 2002

PLAASLIKE BESTUURSKENNISGEWING 446

STAD VAN JOHANNESBURG

WYSIGINGSKEMA S0095

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 Johannesburg Dorpsbeplanningskema, 1979, wat uit dieselfde grond as die dorp MAGALIESSIG UITBREIDING 18 bestaan, goedgekeur het.

Kaart 3, Bylae en die skemaklousules van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur Ontwikkelingsbeplanning, Vervoer en Omgewing, 8ste Vloer, Metropolitaanse Sentrum, Lovedaystraat 158, Braamfontein en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Johannesburg-wysigingskema S0095.

Uitvoerende Direkteur: Ontwikkelingsbeplanning, Vervoer en Omgewing
11 April 2002

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