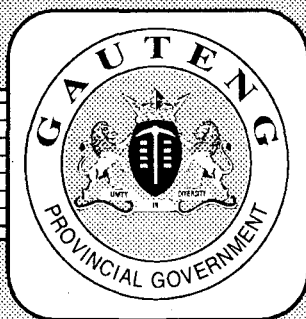


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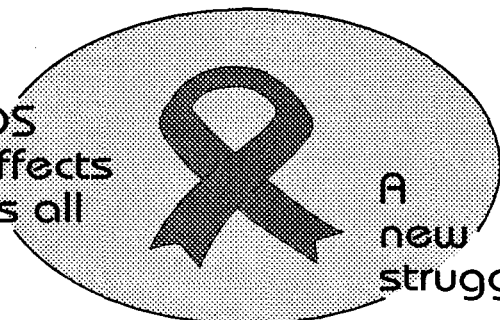
Vol. 9

PRETORIA, 15 AUGUST
AUGUSTUS 2003

No. 334

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CONTENTS • INHOUD

| <i>No.</i> | <i>Page No.</i> | <i>Gazette No.</i> |
|--|---------------------|------------------------|
| LOCAL AUTHORITY NOTICES | | |
| 1593 Town-planning and Townships Ordinance (15/1986): Declaration as an approved township: Witkoppen Extension 105 | 3 | 334 |
| 1594 do.: Amendment Scheme 02-1101..... | 6 | 334 |

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1593

DECLARATION AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Johannesburg Metropolitan Municipality declares **Witkoppen Extension 105** 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 MUSBURY CROFT CC (HEREINAFTER REFERRED TO AS THE APPLICANT/ TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 314 (A PORTION OF PORTION 172) OF THE FARM WITKOPPEN 194 IQ HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) Name

The name of the township shall be Witkoppen Extension 105.

(2) Design

The township shall consist of erven as indicated on General Plan S.G. No. 9179/2002.

(3) 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, to the satisfaction of the local authority.

(4) 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 arrangements in this regard with ESKOM, the licensed supplier of electricity in the township.

(b) The local authority shall be notified 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 ESKOM;
- (2) A certificate by the licensed supplier of electricity that acceptable financial arrangements with regard to (1) above have been made by the township owner.

(5) Removal or replacement of services

Should it, by reason of the township establishment become necessary to remove or replace any existing municipal, TELKOM or ESKOM services, such removal and/or replacement shall be done at the cost of 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:

- (a) *The sewer servitude vide diagram S.G. No A 1944/77 registered in terms of Notarial Deed of Servitude No. K 1057/1978S which affects only Erven 1342, 1344, 1345, 1352, 1353, 1355 and 1356;*
- (b) *The sewer servitude vide diagram S.G. No. 1535/1976 registered in terms of Notarial Deed of Servitude No. K 1058/1978S which affects only Erven 1341, 1342 and 1356.*

(7) Demolition of buildings and structures

The township owner shall at his own costs 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) Restriction on the transfer of an erf

Erf 1355 shall be transferred only to Montepulciano Home Owners Association which Association shall have full responsibility for the functioning and proper maintenance of the said erf and the essential services in or on the said erf.

(9) Erf for municipal purposes

Erf 1356 shall, at the cost of the township owner and prior to or simultaneously with registration of transfer of the first erf/unit in the township, be transferred to the local authority.

(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 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.

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 (except erf 1355)

(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

(2) Erf 1355

(a) The entire erf is subject to a servitude for municipal purposes in favour of the local authority as indicated on the General Plan.

(b) The erf shall not be alienated or transferred into the name of any purchaser, except the Montepulciano Home Owners Association without the written consent of the local authority first having been obtained.

P. Moloj, City Manager

(Notice No.551/2003)

August 2003

PLAASLIKE BESTUURSKENNISGEWING 1593**VERKLARING TOT 'N GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg Metropolitaanse Munisipaliteit hiermee die dorp **Witkoppes Uitbreiding 105** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR MUSBURY CROFT BK (HIERNA DIE AANSOEKDOENER/ DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 314 ('N GEDEELTE VAN GEDEELTE 172) VAN DIE PLAAS WITKOPPEN 194 IQ TOEGESTAAN IS

1. STIGTINGSVOORWAARDES**(1) Naam**

Die naam van die dorp is Witkoppes Uitbreiding 105.

(2) Ontwerp

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 9179/2002.

(3) 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.

(4) Elektrisiteit

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

(b) Die plaaslike bestuur moet skriftelik verwittig word dat bevredigende reëlings met betrekking tot die voorsiening van elektrisiteit aan die dorp, 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 ESKOM rakende die voorsiening van elektrisiteit;

(2) 'n sertifikaat van ESKOM dat aanvaarbare finansiële reëlings met betrekking tot (1) hierbo, deur die dorpstigter getref is.

(5) Verwydering of vervanging van bestaande dienste

Indien dit, as gevolg van die stigting van die dorp, nodig word dat bestaande munisipale, ESKOM of TELKOM dienste verskuif of vervang moet word, sal die koste daarvan deur die dorpseienaar gedra word.

(6) Beskikking oor bestaande titelvoorwaardes

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

(a) *Die rioolserwituut vide diagram L.G. Nr A 1944/77 geregistreer ingevolge Notariële Akte van Serwituut Nr K 1057/1978S wat slegs Erwe 1342, 1344, 1345, 1352, 1353, 1355 en 1356 raak;*

(b) *Die rioolserwituut vide diagram L.G. Nr 1535/1976 geregistreer ingevolge Notariële Akte van Serwituut Nr K 1058/1978S wat slegs Erwe 1341, 1342 en 1356 raak;*

(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 bestuur dit vereis.

(8) Beperking op die oordrag van 'n erf

Erf 1355 mag slegs aan Montepulciano Huiseienaarsvereniging oorgedra word, welke Vereniging volle verantwoordelikheid sal dra vir die funksionering en behoorlike instandhouding van die erf en die noodsaaklike dienste in of op die gemelde erf.

(9) Erf vir munisipale doeleindes

Erf 1356 moet, op koste van die dorpseienaar, voor of gelyktydig met registrasie van die eerste erf/eenheid in die dorp, aan die plaaslike bestuur oorgedra word vir parkdoeleindes.

(10) 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 en sanitêre dienste asook die konstruksie van paaie en stormwaterdreinerings en die installering van die stelsels daarvoor, soos vooraf ooreengekóm tussen die dorpseienaar en die plaaslike bestuur, nakom. Erwe mag nie 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. TITELVOORWAARDES

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

(1) Alle erwe (behalwe erf 1355)

- (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 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 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.

(2) Erf 1355

- (a) Die hele erf is onderworpe aan 'n serwituut vir munisiplae doeleindes ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.
- (b) Die erf mag nie vervreem of oorgedra word in die naam van enige koper behalwe aan Montepulciano Huiseienaarsvereniging, sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie.

P. Moloi, Stadsbestuurder

(Kennisgewing 551/2003)

Augustus 2003.

LOCAL AUTHORITY NOTICE 1594

AMENDMENT SCHEME 02-1101

The City of Johannesburg 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 Sandton Town Planning Scheme, 1980, comprising the same land as included in the township of **Witkoppen Extension 105**. Map 3 and the scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning: Transportation and Environment: City of Johannesburg and are open for inspection at all reasonable times.

This amendment is known as Amendment Scheme 02-1101.

P. Moloi, City Manager

(Notice No. 552/2003).

August 2003

PLAASLIKE BESTUURSKENNISGEWING 1594

WYSIGINGSKEMA 02-1101

Die Stad van Johannesburg 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 Sandton Dorpsbeplanningskema, 1980, wat uit dieselfde grond as die dorp **Witkoppen Uitbreiding 105** bestaan, goedgekeur het. Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning, Vervoer en Omgewing: Stad van Johannesburg en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema 02-1101.

P. Moloi, Stadsbestuurder

(Kennisgewing 552/2003).

Augustus 2003

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Physical address:

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Postal address:

Private Bag X85
 Pretoria
 0001

New contact persons: Awie van Zyl Tel.: (012) 334-4523
 Mrs H. Wolmarans Tel.: (012) 334-4591

Fax number: (012) 323-8805

E-mail address: awvanzyl@print.pwv.gov.za

Contact persons for subscribers:

Mrs S. M. Milanzi Tel.: (012) 334-4734
 Mrs J. Wehmeyer Tel.: (012) 334-4753
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HENNIE MALAN

Director: Financial Management
 Office of the Premier (Gauteng)

