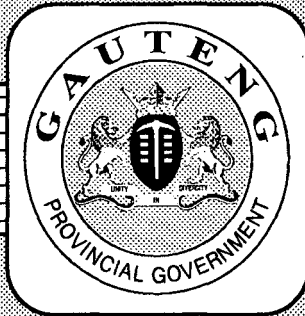


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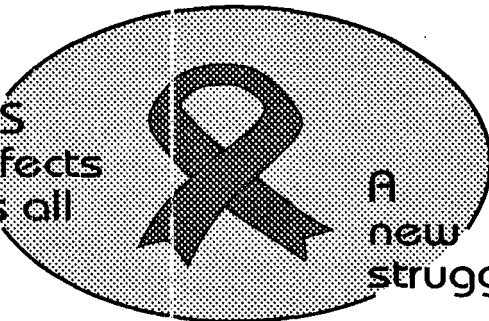
Vol. 9

**FRETORIA, 10 JANUARY 2003
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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 56

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 declares Witkoppen Extension 96 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 EQUISTOCK PROPERTIES 60 (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 484 OF THE FARM WITKOPPEN 194 IQ HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Witkoppen Extension 96.

(2) DESIGN

The township shall consist of erven as indicated on General Plan S.G. No. 5532/2002.

(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.

(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 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 ESKOM;
 - (2) A certificate issued by ESKOM that acceptable financial arrangements with regard to (1) above have been made by the township owner.

(5) ACCESS

- (a) Access to or egress from the township shall be obtained via Remainder of Portion 123 of the farm Witkoppen 194 IQ (the proposed Witkoppen Extension 95), to the satisfaction of the local authority and the Johannesburg Roads Agency.
- (b) No direct access to or egress from erven in the township shall be permitted along Granite Road/Fourways Boulevard.

(6) PROVINCIAL GOVERNMENT

- (a) Should the development of the township not been completed within 10 years from 6 October 1998, the application shall be resubmitted to the Department of Transport and Public Works (Gauteng Provincial Government) for reconsideration.

- (b) If however, before the expiry date of the mentioned period, circumstances change in such a way that roads and/or PWV routes under the control of the said Department are affected by the proposed layout of the township, the applicant shall resubmit the application for the purpose of fulfilment of the requirements of the controlling authority in terms of the provisions of Section 11 of Act 21 of 1940, as amended.

(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) 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, save for the following:

- A. The servitude of right of way 9,45 metres wide in favour of Portion 112 (a portion of Portion 116) and Remaining Extent of Portion 116 of the farm Witkoppen 36, as more fully set out in Conditions A.(a) and (b) in Deed of Transfer T48311/91, which servitude does not affect the township.
- B. The following right which shall not be carried forward to the individual erven in the township (Conditions (a) to (d) on page 3 in Deed of Transfer T48311/91):

AND ENTITLED to a right of way 9,45 metres wide over:

- (a) *Portion 124 (a Portion of Portion 116) of the said farm measuring 8,6510 Hectares as held under Deed of Transfer T.706/1948 dated 10th January 1948;*
- (b) *Portion 121 (a Portion of Portion 116) of the said farm measuring 8,5653 Hectares as held under Deed of Transfer No. 15022/1948 dated 10th May 1948;*
- (c) *Portion 122 (a Portion of Portion 116) of the said farm measuring 8,6510 Hectares as held under Deed of Transfer T.13444/1960 dated 17th July 1950; and*
- (d) *The remaining extent of the said portion 116 of the said farm measuring 9,4301 hectares, as held under the said Deed of Transfer T.20406/1945 dated 21st August 1945.*

- C. The following condition which does not affect the erven in the township:

In terms of Administrator's Notice 67 dated 29th April 1992, a public road with a total area of 1,2182 hectares was declared over the within-mentioned property.

(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 provision of water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, 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

- (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 1330

- (a) The erf is subject to a servitude of right of way in favour of the local authority as indicated on the General Plan.
- (b) The erf is entitled to a servitude of right of way for access purposes, over the Remainder of Portion 123 of the farm Witkoppen 194 IQ (the proposed Witkoppen Extension 95).
- (c) The registered owner of the erf, shall, at his own costs, before or during development of the erf, erect a physical barrier which is in compliance with the requirements of the Department of Transport and Public Works (Gauteng Provincial Government), along the erf boundary abutting Granite Road/Fourways Boulevard. The erection and maintenance of such barrier shall be done to the satisfaction of the local authority.

(3) ERF 1331

- (a) The erf is entitled to a servitude of right of way for access purposes, over the Remainder of Portion 123 of the farm Witkoppen 194 IQ (the proposed Witkoppen Extension 95).
- (b) The registered owner of the erf, shall, at his own costs, before or during development of the erf, erect a physical barrier which is in compliance with the requirements of the Department of Transport and Public Works (Gauteng Provincial Government), along the erf boundary abutting Granite Road/Fourways Boulevard. The erection and maintenance of such barrier shall be done to the satisfaction of the local authority.

P. Moloi
City Manager
Notice 1057/02
December 2002

PLAASLIKE BESTUURSKENNISGEWING 56**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 hiermee die dorp Witkoppes Uitbreiding 96 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR EQUISTOCK PROPERTIES 60 (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 484 VAN DIE PLAAS WITKOPPEN 194 IQ TOEGESTAAN IS

1. STIGTINGSVOORWAARDES**(1) NAAM**

Die naam van die dorp is Witkoppes Uitbreiding 96.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG Nr 5532/2002.

(3) VOORSIENING EN INSTALLERING VAN DIENSTE

Die dorpsseienaar 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, tot bevrediging van die plaaslike bestuur.

(4) ELEKTRISITEIT

(a) Die plaaslike bestuur is nie die grootmaat verskaffer van elektrisiteit aan die dorp nie. Die dorpsseienaar moet ingevolge Artikel 118(2)(b) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, die nodige reëlings tref met ESKOM, die gelisensieerde 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 dorpsseienaar 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 uitgereik deur ESKOM dat aanvaarbare finansiële reëlings met betrekking tot (1) hierbo, deur die dorpstigter getref is.

(5) TOEGANG

(a) Toegang tot of uitgang vanuit die dorp sal verkry word via die Restant van Gedeelte 123 van die plaas Witkoppes 194 IQ (die voorgestelde Witkoppes Uitbreiding 95) tot tevredenheid van die plaaslike bestuur en die Johannesburg Roads Agency.

(b) Geen direkte toegang tot of uitgang vanuit die dorp sal langs Graniteweg/Fourways Boulevard toegelaat word nie.

(6) PROVINSIALE REGERING

- (a) Indien die ontwikkeling van die dorp nie binne 10 jaar vanaf 6 Oktober 1998 voltooi word nie, moet die aansoek heringedien word by die Departement van Vervoer en Publieke Werke (Gauteng Provinsiale Regering) vir heroorweging.
- (b) Indien omstandighede egter, voor die verstryking van die gemelde periode, tot so 'n mate verander dat paaie en/of PWV roetes onder die beheer van die betrokke Departement deur die beoogde uitleg van die dorp geraak word, moet die applikant die aansoek herindien vir doeleindes van die nakoming van die vereistes van die beherende liggaam in gevolge die bepalings van Artikel 11 van Wet 21 van 1940, soos gewysig.

(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) 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 uitgesonderd die volgende:

- A. Die servituut van reg-van-weg 9,45 meter breed ten gunste van Gedeelte 112 ('n gedeelte van Gedeelte 116) en die Resterende Gedeelte van Gedeelte 116 van die plaas Witkoppen 36, soos meer volledig uiteengesit in Voorwaardes A.(a) en (b) in Akte van Transport T48311/91, welke servituut nie die dorp affekteer nie.
- B. Die volgende reg wat nie oorgedra sal word na die individuele erwe in die dorp nie (Voorwaardes (a) tot (d) op bladsy 3 in Akte van Transport T48311/91):

AND ENTITLED to a right of way 9,45 metres wide over:

- (a) *Portion 124 (a Portion of Portion 116) of the said farm measuring 8,6510 Hectares as held under Deed of Transfer T.706/1948 dated 10th January 1948;*
- (b) *Portion 121 (a Portion of Portion 116) of the said farm measuring 8,5653 Hectares as held under Deed of Transfer No. 15022/1948 dated 10th May 1948;*
- (c) *Portion 122 (a Portion of Portion 116) of the said farm measuring 8,6510 Hectares as held under Deed of Transfer T.13444/1960 dated 17th July 1950; and*
- (d) *The remaining extent of the said portion 116 of the said farm measuring 9,4301 hectares, as held under the said Deed of Transfer T.20406/1945 dated 21st August 1945.*

- C. Die volgende voorwaarde wat nie die erwe in die dorp affekteer nie:

In terms of Administrator's Notice 67 dated 29th April 1992, a public road with a total area of 1,2182 hectares was declared over the within-mentioned property.

(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 en sanitêre dienste asook die

konstruksie van paaie en stormwaterdreinerings en die installering van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorps-eienaar 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 waarborg/kontantbydraes ten opsigte van die voorsiening van dienste deur die dorps-eienaar 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 bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

(1) ALLE ERWE

- (a) Elke erf is onderworpe aan 'n servituut 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 servituut 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 servituut mag afsien.
- (b) Geen gebou of ander struktuur mag binne die voornoemde servituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige servituut 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 goeie dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde servituut 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 1330

- (a) Die erf is onderworpe aan 'n servituut van reg-van-weg ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.
- (b) Die erf is geregtig op 'n servituut van reg-van-weg vir toegangsdoeleindes, oor die Restant van Gedeelte 123 van die plaas Witkoppen 194 IQ (die voorgestelde Witkoppen Uitbreiding 95).
- (c) Die geregistreerde eienaar van die erf moet voor of gedurende die ontwikkeling van die erf, op sy eie koste, 'n fisiese versperring wat aan die vereistes van die Departement van Publieke Werke en Vervoer (Gauteng Provinsiale Regering) voldoen, langs die erf-grens aangrensend aan Graniteweg/Fourways Boulevard, oprig. Die oprigting en instandhouding van sodanige versperring, moet tot tevreedenheid van die plaaslike bestuur gedoen word.

(3) ERF 1331

- (a) Die erf is geregtig op 'n servituut van reg-van-weg vir toegangsdoeleindes, oor die Restant van Gedeelte 123 van die plaas Witkoppen 194 IQ (die voorgestelde Witkoppen Uitbreiding 95).
- (b) Die geregistreerde eienaar van die erf moet voor of gedurende die ontwikkeling van die erf, op sy eie koste, 'n fisiese versperring wat aan die vereistes van die Departement van Publieke Werke en Vervoer (Gauteng Provinsiale Regering) voldoen, langs die erf-grens aangrensend aan Graniteweg/Fourways Boulevard, oprig. Die oprigting en instandhouding van sodanige versperring, moet tot tevreedenheid van die plaaslike bestuur gedoen word.

P. Moloi

Stadsbestuurder

Kennisgewing 1057/02 Desember 2002.

LOCAL AUTHORITY NOTICE 57

AMENDMENT SCHEME 02-0908

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 96.

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 02-0908.

P. Moloi
City Manager
Notice 1058/02
December 2002.

PLAASLIKE BESTUURSKENNISGEWING 57

WYSIGINGSKEMA 02-0908

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 Dorpsbeplanning Skema, 1980, wat uit dieselfde grond as die dorp Witkoppen Uitbreiding 96 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 02-0908.

P. Moloi
Stadsbestuurder
Kennisgewing 1058/02
Desember 2002.

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Director: Financial Management
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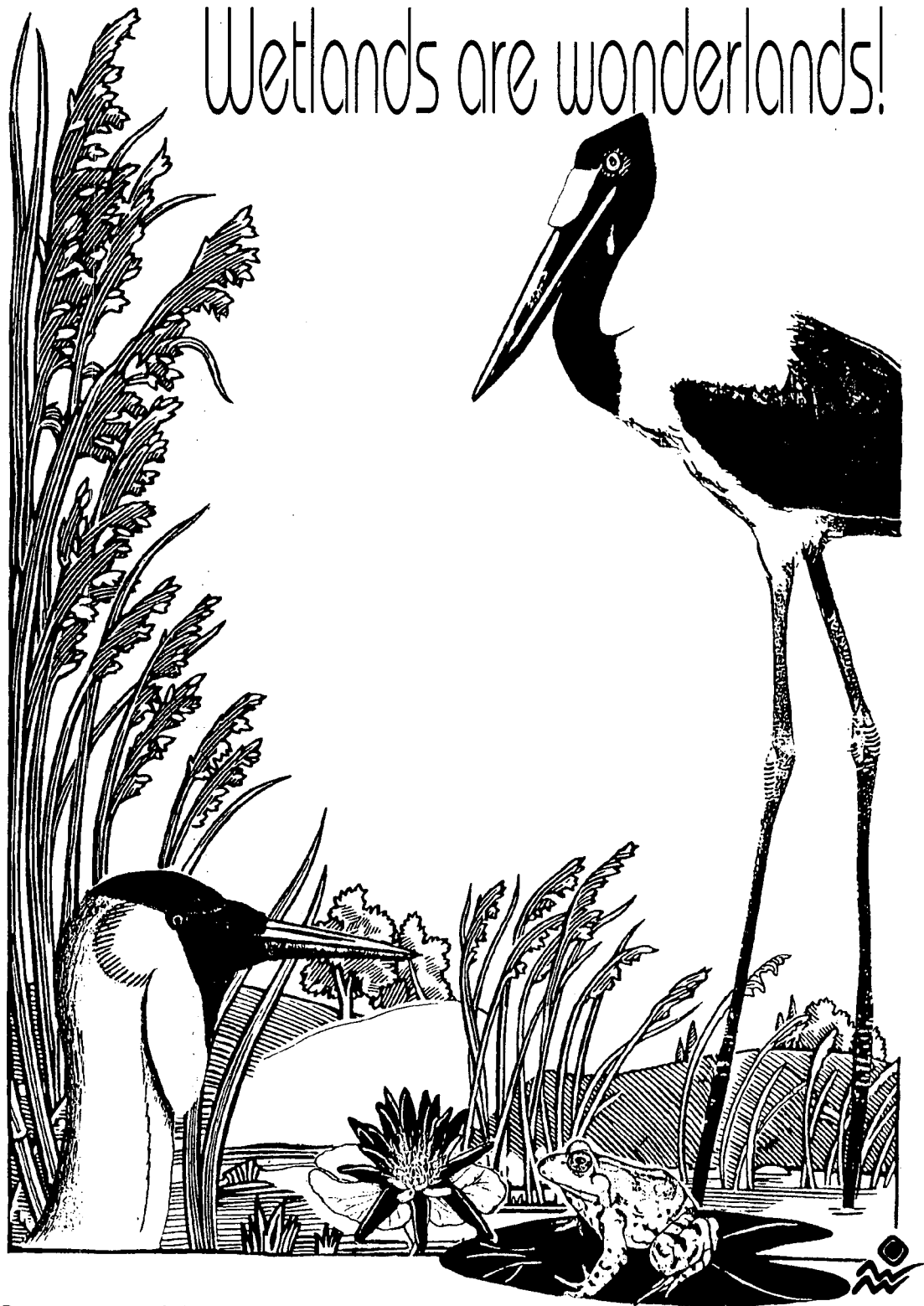
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