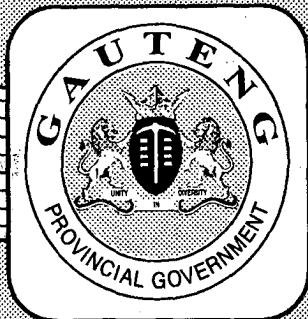


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

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

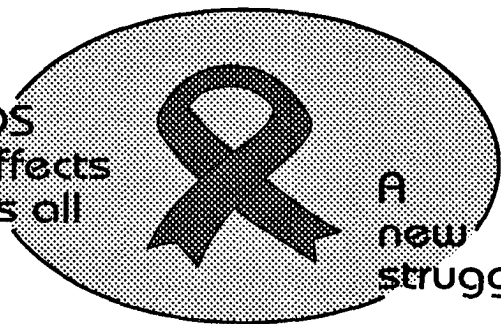
Vol. 9

**PRETORIA, 28 FEBRUARY
FEBRUARIE 2003**

No. 70

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH



CONTENTS

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
GENERAL NOTICES			
656	Development Facilitation Act (67/1995): Gauteng Development Tribunal: Establishment of a land development area: Portion 994, farm Doornfontein 92 IR.....	3	70
657	do.: do.: Johannesburg Amendment Scheme 1346E.....	4	70
658	do.: do.: Establishment of a land development area: Portion 997, farm Doornfontein 92 IR.....	7	70
659	do.: do.: Johannesburg Amendment Scheme 1418E.....	9	70
660	do.: do.: Establishment of a land development area: Portion 998, farm Doornfontein 92 IR.....	11	70
661	do.: do.: Johannesburg Amendment Scheme 1347E.....	14	70
LOCAL AUTHORITY NOTICE			
366	Town-planning and Townships Ordinance (15/1986): City of Johannesburg: Amendment Scheme 02-0048.....	17	70

GENERAL NOTICES

NOTICE 656 OF 2003

**DEVELOPMENT FACILITATION ACT, 1995
GAUTENG DEVELOPMENT TRIBUNAL
NOTICE OF CONDITIONS OF ESTABLISHMENT**

In terms of Section 33 (4) of the Development Facilitation Act (Act 67 of 1995) the Designated Officer: City of Johannesburg Metropolitan Municipality hereby gives notice of the Conditions of Establishment in respect of Kensington Extension 4, as approved by the Gauteng Development Tribunal (Case No. GDT / LDA / GJMC / 2212 / 98 / 004), as set out in the Schedule below.

SCHEDULE

STATEMENT OF CONDITIONS OF ESTABLISHMENT IN RESPECT OF THE LAND DEVELOPMENT APPLICATION MADE BY KENSINGTON GOLF COURSE (PTY) LTD (HEREINAFTER REFERRED TO AS "THE LAND DEVELOPMENT APPLICANT") IN TERMS OF SECTION 31 OF THE DEVELOPMENT FACILITATION ACT (HEREINAFTER REFERRED TO AS "THE ACT") FOR PERMISSION TO ESTABLISH A LAND DEVELOPMENT AREA ON PORTION 994 (A PORTION OF PORTION 168) OF THE FARM DOORNFONTEIN 92 - I.R.

1. GENERAL CONDITIONS OF ESTABLISHMENT

- (1) **Name.** The name of the Land Development Area shall be KENSINGTON EXTENSION 4.
- (2) **Design.** The land development area shall consist of erven and streets as indicated on the General Plan SG No. 140/2000.
- (3) **Provision and installation of services.** The land development applicant / owner and the relevant local authority shall provide and install the services in the land development area, as provided for in the services agreements referred to in paragraph V of the final order and the relevant Conditions of Establishment issued by the Gauteng Development Tribunal.
No erven may be alienated or transferred in the name of a purchaser prior to the relevant local authority having confirmed that sufficient guarantees / cash contributions have been furnished in respect of the provision of services by the land development applicant / owner to the local authority.
- (4) **Open space endowment.** No open space endowment shall be payable.
- (5) **Provision of streets, parks and other open spaces.** The land development applicant shall provide the land to be used as streets, parks or other open spaces as indicated on the General Plan.
- (6) **Application for zoning scheme and other measures.** The following zoning scheme and regulations shall apply to the land development area: - Johannesburg Town Planning Scheme, 1979; Provided that the provisions of the Sandton Town Planning Scheme, 1980, shall apply. National Building Regulations and Building Standards Act, 1977.
- (7) **Environmental conservation.** The land development applicant shall prepare and Environmental Management Plan for approval by the Gauteng Department of Agriculture, Conservation and the Environment before the initial commencement of construction on the first portion of the land development area and constitute and Environmental Liaison committee as provided for in condition 2(7) of the Final Order of the Gauteng Development Tribunal, dated 21 September 1999.
- (8) **Disposal of Existing Conditions of Title.** All erven shall be made subject to existing conditions and servitudes, if any, including the rights to mineral but excluding the following conditions and servitudes which do not affect the erven in the township:
 - (a) Notarial Deed of Servitude No. K257/1903S referred to in condition A(a) in Deed of Transfer T28557/1998.
 - (b) Notarial Deed of Servitude No. K258/1903S referred to in condition A(b) in Deed of Transfer T28557/1998.
 - (c) Notarial Deed of Servitude No. K126/1959S referred to in condition A(n) in Deed of Transfer T28557/1998.
 - (d) Notarial Deed of Servitude No. K694/2001S registered in favour of the Eastern Metropolitan Substructure of the Greater Johannesburg Transitional Metropolitan Substructure for road-widening purposes as indicated on Diagram S.G. No. 128/2000
 - (e) Notarial deed of servitude No K4097/2001S registered in favour of the City of Johannesburg Metropolitan Municipality for road-widening and other municipal purposes as indicated on Diagram S.G. No. 132/2000; and excluding the servitude registered in our favour of the City of Johannesburg Metropolitan Municipality for municipal purposes as indicated on Diagram S.G. No. 2663/2001 which servitude is only applicable in respect of Erf 8142 Kensington Extension 4.

- (9) **General.** (a) The applicant shall consolidate or notarially tie Erven 8142 and 8143 in Kensington Extension 4 which erf or erven shall be notarially tied with the erven in Kensington Extension 7 and 8. (b) One or more Property Owners Associations shall be established for the Land Development Areas of Kensington Extensions 4 to 8. It shall be made a condition of title of each of the erven or portions thereof that the owner of such erf or portion shall be obliged to become a member of the relevant association.

2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions, as indicated, imposed by the Final Order of the Gauteng Development Tribunal in terms of the provisions of the Development Facilitation Act, 1995.

- (1) **Erven 8142 and 8143.** The owner of the erf shall become a member of a Property Owners Association and such Association shall be entitled to raise levies for the maintenance of parks, roads, landscaping and security controls and for such other purposes as it may deem necessary and the owner shall be bound by the decisions and regulations of the Association.
- (2) **Erven 8142 and 8143.** The erf lies in an area where soil conditions can cause serious damage to the buildings and structures. In order to limit such damage, foundation and other structural elements of buildings and structures must be designed by a competent professional engineer, unless it can be proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means.
- (3) **All Erven.** (a) The erf is subject to a servitude, 2 metres wide in favour of the Council for sewerage and other municipal purposes, along any two boundaries other than street a 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 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 2 metres 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.

N. LE ROUX, DESIGNATED OFFICER, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY Metropolitan Centre, 158 Loveday Street, A Block, 9th Floor

NOTICE 657 OF 2003

DEVELOPMENT FACILITATION ACT, 1995
GAUTENG DEVELOPMENT TRIBUNAL
CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY – AMENDMENT SCHEME 1346E

It is hereby notified in terms of Section 33 (4) of the Development Facilitation Act, 1995 that approval has been granted in respect of an amendment scheme, being an amendment of the Johannesburg Town Planning Scheme, 1979, comprising the same land as included in the land development area of Kensington Extension 4.

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

The amendment scheme is known as Johannesburg Amendment Scheme 1346E.

N. LE ROUX, DESIGNATED OFFICER, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY Metropolitan Centre, 158 Loveday Street, A Block, 9th Floor

KENNISGEWING 656 VAN 2003

WET OP ONTWIKKELINGSFASILITERING, 1995
GAUTENG ONTWIKKELINGSTRIBUNAAL – KENNISGEWING VAN STIGTINGSVOORWAARDES

Ingevolge Artikel 33(4) van die Wet op Ontwikkelingsfasilitering (Wet 67 van 1995) gee die Aangewese Beampte: Stad van Johannesburg Metropolitaanse Munisipaliteit hiermee kennis van die

Stigtingsvoorwaardes vir Kensington Uitbreiding 4 soos goedgekeur deur die Gauteng Ontwikkelingstribunaal (Saak No. GDT / LDA / GJMC / 2212 / 98 / 004), soos uiteengesit in die skedule hieronder.

SKEDULE

STAAT VAN STIGTINGSVOORWAARDES TEN OPSIGTE VAN DIE GRONDONTWIKKELINGSAAANSOEK GEDOEN DEUR KENSINGTON GOLF COURSE (EDMS) BPK (HIERNA VERWYS NA AS "DIE GRONDONTWIKKELINGSAPPLIKANT") INGEVOLGE ARTIKEL 31 VAN DIE WET OP ONTWIKKELINGSFASILITERING (HIERNA VERWYS NA AS "DIE WET") VIR TOESTEMMING OM 'N GRONDONTWIKKELINGSGBIED OP GEDEELTE 994 ('N GEDEELTE VAN GEDEELTE 168) VAN DIE PLAAS DOORNFONTEIN 92 - I.R., TE STIG

1. ALGEMENE STIGTINGSVOORWAARDES

- (1) **Naam.** Die naam van die Grondontwikkelingsgebied is **KENSINGTON UITBREIDING 4**
- (2) **Ontwerp.** Die Grondontwikkelingsgebied bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No 140/2000.
- (3) **Voorsiening en installering van dienste.** Die Grondontwikkelingsapplikant / eienaar en die betrokke plaaslike bestuur moet die dienste in die grondontwikkelingsgebied verskaf en installeer soos voorsien in die diensteooreenkomste waarna verwys word in paragraaf V van die finale bevel en die betrokke stigtingsvoorwaardes wat deur die Gauteng Ontwikkelingstribunaal uitgereik is. Geen erwe mag verveem of oorgedra word in die naam van 'n koper alvorens die betrokke plaaslike owerheid nie bevestig het dat bevredigende waarborge / kontant bydraes gelewer is ten opsigte van die voorsiening van dienste deur die grondontwikkelingsapplikant / eienaar aan die plaaslike owerheid nie.
- (4) **Oopruimte begiftiging.** Geen oopruimte begiftiging is betaalbaar nie.
- (5) **Voorsiening van strate, parke en ander oopruimtes.** Die grondontwikkelingsapplikant moet die grond wat as strate, parke of ander oopruimtes gebruik moet word, voorsien soos aangetoon op die Algemene Plan.
- (6) **Aansoek vir soneringskema en ander maatreëls.** Die volgende soneringskema en regulasies moet op die grondontwikkelingsgebied van toepassing wees: Johannesburg Dorpsbeplanningskema, 1979; Met dien verstande dat die bepalinge van die Sandton Dorpsbeplanningskema, 1980 van toepassing is. Die Nasionale Bouregulasies en Boustandaarde Wet, 1977.
- (7) **Omgewingsbewing.** Die grondontwikkelingsapplikant moet 'n Omgewingsbestuursplan voorberei vir goedkeuring deur die Gauteng Departement van Landbou, Natuurbewaring, Omgewingsake en Landsake voor die aanvanklike aanvang van bouwerk op die eerste gedeelte van die grondontwikkelingsgebied en 'n Omgewingskakeelkomitee konstitueer soos bepaal word in voorwaarde 2(7) van die Finale Bevel van die Gauteng Ontwikkelingstribunaal, gedateer 21 September 1999.
- (8) **Beskikking oor bestaande Titelvoorwaardes.** Alle erwe moet onderhewig gemaak word aan bestaande voorwaardes en serwitute, indien enige, insluitende minerale regte maar uitsluitende die volgende voorwaardes en serwitute wat nie die erwe in die dorpsgebied raak nie:
 - (a) Notariële serwituutakte No. K257/1903S waarna verwys word in voorwaarde A(a) in Akte van Transport T28557/1998;
 - (b) Notariële serwituutakte No. K258/1903S waarna verwys word in voorwaarde A(b) in Akte van Transport T28557/1998;
 - (c) Notariële serwituutakte No. K126/1959S waarna verwys word in voorwaarde A(n) in Akte van transport T28557/1998;
 - (d) Notariële serwituutakte No. K694/2001S geregistreer ten gunste van die Oostelike Metropolitaanse Substruktuur van die Groter Johannesburg Metropolitaanse Oorgangsubstruktuur vir padverbredingsdoeleindes soos aangetoon op Diagram L.G. No. 128/2000.
 - (e) Notariële serwituutakte No. K4097/2001S, geregistreer ten gunste van die Stad van Johannesburg Metropolitaanse Munisipaliteit vir padverbredings en ander munisipale doeleindes soos aangetoon op Diagram LG No. 132/2000;

en uitgesluit die serwituut wat geregistreer is ten gunste van die Stad van Johannesburg Metropolitaanse Munisipaliteit vir munisipale doeleindes soos aangetoon op Diagram LG No. 2663/2001 welke serwituut slegs van toepassing is ten opsigte van Erf 8142 Kensington Uitbreiding 4.

- (9) **Algemeen**
- (a) Die applikant moet Erwe 8142 en 8143 in Kensington Uitbreiding 4 konsolideer of notarieel verbind welke erf of erwe met die erwe in Kensington Uitbreiding 7 en 8 notarieel verbind moet word.
- (b) Een of meer Eiendomseienaarsverenigings moet vir die Grondontwikkelingsgebiede van Kensington Uitbreiding 4 tot 8 gestig word. Dit moet 'n titelvoorwaarde ten opsigte van elk van die erwe of gedeeltes daarvan wees dat die eienaar van sodanige erf of gedeeltes verplig is om 'n lid van die betrokke vereniging te word.
2. **TITELVOORWAARDES** Die erwe hieronder vermeld moet onderhewig wees aan die voorwaardes, soos aangetoon, opgelê in die Finale Bevel deur die Gauteng Ontwikkelingstribunaal ingevolge die bepalings van die Wet op Ontwikkelingsfasilitering, 1995.
- (1) **Erwe 8142 en 8143.** Die eienaar van die erf moet 'n lid van 'n Eiendomseienaarsvereniging word en sodanige Vereniging is geregtig om heffings op te lê vir die onderhoud van parke, paaie, landskappering en veiligheidsmaatreëls en vir sodanige ander doeleindes wat noodsaaklik geag mag word en die eienaar is gebonde aan die besluite en regulasies van die Vereniging.
- (2) **Erwe 8142 en 8143.** Die erf is geleë in 'n gebied waar grondtoestande ernstige skade aan geboue en strukture kan aanrig. Ten einde sodanige skade te beperk moet fondasies en ander strukturele elemente van geboue en strukture deur 'n bevoegde professionele ingenieur ontwerp word, tensy bewyse aan die plaaslike bestuur voorgelê word dat sodanige maatreëls onnodig is of dat dieselfde doelwit op 'n ander meer effektiewe wyse bereik kan word.
- (3) **Alle Erwe**
- (a) Die erf is onderworpe aan 'n serwituut, 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 goeie oordeel noodsaaklik ag, tydelik te 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 riool-hoofpypleidings en ander werke veroorsaak word.

**N. LE ROUX, Aangewese Beampte: Stad van Johannesburg Metropolitaanse Munisipaliteit
Metropolitaanse Sentrum, Lovedaystraat 158, A Blok, 9de Vloer.**

KENNISGEWING 657 VAN 2003

**WET OP ONTWIKKELINGSFASILITERING, 1995
GAUTENG ONTWIKKELINGSTRIBUNAAL
STAD VAN JOHANNESBURG METROPOLITAANSE MUNISIPALITEIT – WYSIGINGSKEMA 1346E**

Hiermee word bekend gemaak ingevolge Artikel 33(4) van die Wet op Ontwikkelingsfasilitering, 1995 dat goedkeuring verleen is ten opsigte van 'n Wysigingskema, te wete 'n wysiging van die Johannesburg Dorpsbeplanningskema, 1979, bestaande uit dieselfde grond waarop die grondontwikkelingsgebied van Kensington Uitbreiding 4 geleë is.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning, Vervoer en die Omgewing, Stad van Johannesburg Metropolitaanse Munisipaliteit, Lovedaystraat 158, Braamfontein en is beskikbaar vir inspeksie te alle redelike tye.

Die wysigingskema staan bekend as Johannesburg Wysigingskema 1346E.

**N. LE ROUX, Aangewese Beampte, Stad van Johannesburg Metropolitaanse Munisipaliteit
Metropolitaanse Sentrum, Loveday Straat 158, A Blok, 9deVloer**

NOTICE 658 OF 2003

DEVELOPMENT FACILITATION ACT, 1995 GAUTENG DEVELOPMENT TRIBUNAL NOTICE OF CONDITIONS OF ESTABLISHMENT

In terms of Section 33 (4) of the Development Facilitation Act (Act 67 of 1995) the Designated Officer: City of Johannesburg Metropolitan Municipality hereby gives notice of the Conditions of Establishment in respect of Kensington Extension 7, as approved by the Gauteng Development Tribunal (Case No. GDT / LDA / GJMC / 2212 / 98 / 004), as set out in the Schedule below.

SCHEDULE

STATEMENT OF CONDITIONS OF ESTABLISHMENT IN RESPECT OF THE LAND DEVELOPMENT APPLICATION MADE BY KENSINGTON GOLF COURSE (PTY) LTD (HEREINAFTER REFERRED TO AS "THE LAND DEVELOPMENT APPLICANT") IN TERMS OF SECTION 31 OF THE DEVELOPMENT FACILITATION ACT (HEREINAFTER REFERRED TO AS "THE ACT") FOR PERMISSION TO ESTABLISH A LAND DEVELOPMENT AREA ON PORTION 997 (A PORTION OF PORTION 168) OF THE FARM DOORNFONTEIN 92 - I.R.

1. GENERAL CONDITIONS OF ESTABLISHMENT

- (1) **Name.** The name of the Land Development Area shall be KENSINGTON EXTENSION 7.
- (2) **Design.** The land development area shall consist of erven as indicated on the General Plan SG No. 143/2000.
- (3) **Provision and installation of services.** The land development applicant / owner and the relevant local authority shall provide and install the services in the land development area, as provided for in the services agreements referred to in paragraph V of the final order and the relevant Conditions of Establishment issued by the Gauteng Development Tribunal.
No erven may be alienated or transferred in the name of a purchaser prior to the relevant local authority having confirmed that sufficient guarantees/cash contributions have been furnished in respect of the provision of services by the land development applicant / owner to the local authority.
- (4) **Open space endowment.** No open space endowment shall be payable.
- (5) **Provision of streets, parks and other open spaces.** The land development applicant shall provide the land to be used as streets, parks or other open spaces as indicated on the General Plan.
- (6) **Application for zoning scheme and other measures.** The following zoning scheme and regulations shall apply to the land development area:- Johannesburg Town Planning Scheme, 1979; Provided that the provisions of the Sandton Town Planning Scheme, 1980, shall apply.
National Building Regulations and Building Standards Act, 1977.
- (7) **Environmental conservation.** The land development applicant shall prepare an Environmental Management Plan for approval by the Gauteng Department of Agriculture, Conservation and the Environment before the initial commencement of construction on the first portion of the land development area and constitute an Environmental Liaison committee as provided for in condition 2(7) of the Final Order of the Gauteng Development Tribunal, dated 21 September 1999.

- (8) **Disposal of Existing Conditions of Title.** All erven shall be made subject to existing conditions and servitudes, if any, including the rights to minerals but excluding the following conditions and servitudes which do not affect the erven in the township:
- (a) Notarial deed of Servitude No K257/1903S referred to in condition A(a) in Deed of Transfer T28557/1998.
 - (b) Notarial Deed of Servitude No K258/1903S referred to in condition A(b) in Deed of Transfer T28557/1998.
 - (c) Notarial Deed of Servitude No K126/1959S referred to in condition A(n) in Deed of Transfer T28557/1998.
 - (d) Notarial Deed of Servitude No. K694/2001S registered in favour of the Eastern Metropolitan Substructure of the Greater Johannesburg Transitional Metropolitan Substructure for road-widening purposes as indicated on Diagram SG NO. 128/2000.
 - (e) Notarial Deed of Servitude No. K4097/2001S registered in favour of the City of Johannesburg for road-widening and other municipal purposes as indicated on Diagram SG No. 132/2000;
 - (f) The servitude registered in favour of the City of Johannesburg Metropolitan Municipality for municipal purposes as indicated on Diagram S.G. No. 2663/2001.
 - (g) The servitude registered in favour of Kensington Green Belt Property Owners Association (Association incorporated under Section 21), No. 2001 / 024698/08 for private open space purposes as indicated on Diagram S.G. No. 2662/2001.

(9) **General**

- (a) The applicant will procure that a servitude for municipal purposes is registered in favour of the City of Johannesburg Metropolitan Municipality over a portion of Erf 8149 Kensington Extension 7 as indicated on servitude Diagram S.G. No. 6494/2001 as soon as possible after the proclamation of the conditions of establishment in terms of the provisions of Section 33(4) of the Act.
- (b) The applicant shall consolidate or notorially tie Erven 8149 and 8150 in Kensington Extension 7 which erf or erven shall be notorially tied with the erven in Kensington Extension 4 and 8.
- (c) One or more property Owners Associations shall be established for the Land Development Areas of Kensington Extensions 4 to 8. It shall be made a condition of title of each of the erven or portions thereof within the Land Development Areas that the owner of such erf or portion shall be obliged to become a member of the relevant association.

3. **CONDITIONS OF TITLE.** The erven mentioned hereunder shall be subject to the conditions, as indicated, imposed by the Final Order of the Gauteng Development Tribunal in terms of the provisions of the Development Facilitation Act, 1995.

- (1) **Erven 8149 and 8150.** The owner of the erf shall become a member of a Property Owners Association and such Association shall be entitled to raise levies for the maintenance of parks, roads, landscaping and security controls and for such other purposes as it may deem necessary and the owner shall be bound by the decisions and regulations of the Association.
- (2) **Erven 8149 and 8150.** The erf lies in an area with soil conditions that can cause serious damage to the buildings and structures. In order to limit such damage, foundations and other structural elements of buildings and structures must be designed by a competent professional engineer unless it can be proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means.
- (3) **All Erven**
 - (a) The erf is subject to a servitude, 2 metres 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, 2 metres 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 2 metres 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.

N. LE ROUX, DESIGNATED OFFICER, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY Metropolitan Centre, 158 Loveday Street, A Block, 9th Floor

NOTICE 659 OF 2003

**DEVELOPMENT FACILITATION ACT, 1995
GAUTENG DEVELOPMENT TRIBUNAL
CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY – AMENDMENT SCHEME 1418E**

It is hereby notified in terms of Section 33(4) of the Development Facilitation Act, 1995 that approval has been granted in respect of an amendment scheme, being an amendment of the Johannesburg Town Planning Scheme, 1979, comprising the same land as included in the land development area of Kensington Extension 7.

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

The amendment scheme is known as Johannesburg Amendment Scheme 1418E.

N. LE ROUX, DESIGNATED OFFICER, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY Metropolitan Centre, 158 Loveday Street, A Block, 9th Floor

KENNISGEWING 658 VAN 2003

**WET OP ONTWIKKELINGSFASILITERING, 1995
GAUTENG ONTWIKKELINGSTRIBUNAAL
KENNISGEWING VAN STIGTINGSVOORWAARDES**

Ingevolge Artikel 33(4) van die Wet op Ontwikkelingsfasilitering (Wet 67 van 1995) gee die Aangewese Beampte: Stad van Johannesburg Metropolitaanse Munisipaliteit hiermee kennis van die Stigtingsvoorwaardes vir Kensington Uitbreiding 7 soos goedgekeur deur die Gauteng Ontwikkelingstribunaal (Saak No. GDT / LDA / GJMC / 2212 / 98 / 004), soos uiteengesit in die skedule hieronder.

SKEDULE

STAAT VAN STIGTINGSVOORWAARDES TEN OPSIGTE VAN DIE GRONDONTWIKKELINGSAANSOEK GEDOEN DEUR KENSINGTON GOLF COURSE (EDMS) BPK (HIERNA VERWYS NA AS "DIE GRONDONTWIKKELINGSAPPLIKANT") INGEVOLGE ARTIKEL 31 VAN DIE WET OP ONTWIKKELINGSFASILITERING (HIERNA VERWYS NA AS "DIE WET") VIR TOESTEMMING OM 'N GRONDONTWIKKELINGSGBIED OP GEDEELTE 997 ('N GEDEELTE VAN GEDEELTE 168) VAN DIE PLAAS DOORNFONTEIN 92 – I.R., TE STIG

1. ALGEMENE STIGTINGSVOORWAARDES

- (1) **Naam.** Die naam van die Grondontwikkelingsgebied is **KENSINGTON UITBREIDING 7**
- (2) **Ontwerp.** Die Grondontwikkelingsgebied bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No 143/2000.
- (3) **Voorsiening en installering van dienste.** Die Grondontwikkelingsapplikant / eienaar en die betrokke plaaslike bestuur moet die dienste in die grondontwikkelingsgebied verskaf en installeer soos voorsien in die diensteooreenkomste waarna verwys word in paragraaf V van die finale bevel en die betrokke stigtingsvoorwaardes wat deur die Gauteng Ontwikkelingstribunaal uitgereik is. Geen erwe mag vervreem of oorgedra word in die naam van 'n koper alvorens die betrokke plaaslike owerheid nie bevestig het dat bevredigende waarborge / kontant bydraes gelewer is ten opsigte van die

voorsiening van dienste deur die grondontwikkelaarsapplikant / eienaar aan die plaaslike owerheid nie.

- (4) **Oopruimte begiftiging.** Geen oopruimte begiftiging is betaalbaar nie.
- (5) **Voorsiening van strate, parke en ander oopruimtes.** Die grondontwikkelaarsapplikant moet die grond wat as strate, parke of ander oopruimtes gebruik moet word, voorsien soos aangetoon op die Algemene Plan.
- (6) **Aansoek vir soneringskema en ander maatreëls.** Die volgende soneringskema en regulasies moet op die grondontwikkelaarsgebied van toepassing wees: Johannesburg Dorpsbeplanningskema, 1979; Met dien verstande dat die bepalings van die Sandton Dorpsbeplanningskema, 1980 van toepassing moet wees. Die Nasionale Bouregulasies en Boustandaarde Wet, 1977.
- (7) **Omgewingsbewaring.** Die grondontwikkelaarsapplikant moet 'n Omgewingsbestuursplan voorberei vir goedkeuring deur die Gauteng Departement van Landbou, Natuurbewaring, Omgewingsake en Landsake voor die aanvanklike aanvang van bouwerk op die eerste gedeelte van die grondontwikkelaarsgebied en 'n Omgewingskakeelkomitee konstitueer soos bepaal word in voorwaarde 2(7) van die Finale Bevel van die Gauteng Ontwikkelingstribunaal, gedateer 21 September 1999.
- (8) **Beskikking oor bestaande Titelvoorwaardes.** Alle erwe moet onderhewig gemaak word aan bestaande voorwaardes en serwitute, indien enige, insluitende minerale regte maar uitsluitende die volgende voorwaardes en serwitute wat nie die erwe in die dorpsgebied raak nie:
- (a) Notariële serwitutakte No. K257/1903S waarna verwys word in voorwaarde A(a) in Akte van Transport T28557/1998;
 - (b) Notariële serwitutakte No. K258/1903S waarna verwys word in voorwaarde A(b) in Akte van Transport T28557/1998;
 - (c) Notariële serwitutakte No. K126/1959S waarna verwys word in voorwaarde A(n) in Akte van transport T28557/1998;
 - (d) Notariële serwitutakte No. K694/2001S ten gunste van die Oostelike Metropolitaanse Substruktuur van die Groter Johannesburg Metropolitaanse Oorgangsubstruktuur vir padverbredingsdoeleindes soos aangetoon op Diagram LG No. 128/2000;
 - (e) Notariële serwitutakte No. K4097/2001S geregistreer ten gunste van die Stad van Johannesburg vir padverbredings- en ander munisipale doeleindes, soos aangetoon op Diagram LG No. 132/2000;
 - (f) Die serwitut vir munisipale doeleindes, geregistreer ten gunste van die Stad van Johannesburg Metropolitaanse Munisipaliteit soos aangetoon op Diagram LG No. 2663/2001.
 - (g) Die serwitut, geregistreer ten gunste van die Kensington Groen Gordel Eiendomseienaarsvereniging, (Vereniging ingelyf ingevolge Artikel 21) No. 2001 / 024698/08 vir private oopruimte doeleindes, soos aangetoon op Diagram L.G. No. 2662/2001.
- (9) **Algemeen**
- (a) Die applikant moet die registrasie van 'n serwitut vir Munisipale doeleindes bewerkstellig ten gunste van die Stad van Johannesburg Metropolitaanse Munisipaliteit oor 'n gedeelte van Erf 8149 Kensington Uitbreiding 7, soos aangetoon op serwitutdiagram L.G. No. 6494/2001, so spoedig moontlik na die proklamasie van die stigtingsvoorwaardes ingevolge die bepalings van Artikel 33(4) van die Wet.
 - (b) Die applikant moet Erwe 8149 en 8150 in Kensington Uitbreiding 7 konsolideer of notarieel verbind welke erf of erwe in Kensington Uitbreiding 4 en 8 notarieel verbind moet word.
 - (c) Een of meer Eiendomseienaarsverenigings moet vir die Grondontwikkelaarsgebiede van Kensington Uitbreiding 4 tot 8 gestig word. Dit moet 'n titelvoorwaarde ten opsigte van elk van die erwe of gedeeltes daarvan wees dat die eienaar van sodanige erf of gedeelte verplig is om 'n lid van die betrokke vereniging te word.
2. **TITELVOORWAARDES** Die erwe hieronder vermeld moet onderhewig wees aan die voorwaardes, soos aangetoon, opgelê in die Finale Bevel deur die Gauteng Ontwikkelingstribunaal ingevolge die bepalings van die Wet op Ontwikkelingsfasilitering, 1995.

- (1) **Erwe 8149 en 8150:** Die eienaar van die erf moet 'n lid van 'n Eiendomseienaarsvereniging word en sodanige Vereniging is geregtig om heffings op te lê vir die onderhoud van parke, paaie, landskappering en veiligheidsmaatreëls en vir sodanige ander doeleindes wat noodsaaklik geag mag word en die eienaar is gebonde aan die besluite en regulasies van die Vereniging.
- (2) **Erwe 8149 en 8150:** Die erf is geleë in 'n gebied waar grondtoestande ernstige skade aan geboue en strukture kan aanrig. Ten einde sodanige skade te beperk moet fondasies en ander strukturele elemente van geboue en strukture deur 'n bevoegde professionele ingenieur ontwerp word, tensy bewyse aan die plaaslike bestuur voorgelê word dat sodanige maatreëls onnodig is of dat dieselfde doelwit op 'n ander meer effektiewe wyse bereik kan word.
- (3) **Alle Erwe**
- (a) Die erf is onderworpe aan 'n serwituut, 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 rioolhoofpyleidings en ander werke wat hy volgens goeë dunnke noodsaaklik ag, tydelik te 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 riool-hoofpyleidings en ander werke veroorsaak word.

**N. LE ROUX, Aangewese Beampte: Stad van Johannesburg Metropolitaanse Munisipaliteit
Metropolitaanse Sentrum, Lovedaystraat 158, A Blok, 9de Vloer.**

KENNISGEWING 659 VAN 2003

**WET OP ONTWIKKELINGSFASILITERING, 1995
GAUTENG ONTWIKKELINGSTRIBUNAAL
STAD VAN JOHANNESBURG METROPOLITAANSE MUNISIPALITEIT - WYSIGINGSKEMA 1418E**

Hiermee word bekend gemaak ingevolge Artikel 33(4) van die Wet op Ontwikkelingsfasilitering, 1995 dat goedkeuring verleen is ten opsigte van 'n Wysigingskema, te wete 'n wysiging van die Johannesburg Dorpsbeplanningskema, 1979, bestaande uit dieselfde grond waarop die grondontwikkelingsgebied van Kensington Uitbreiding 7 geleë is.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur Uitvoerende Direkteur: Ontwikkelingsbeplanning, Vervoer en die Omgewing, Stad van Johannesburg Metropolitaanse Munisipaliteit, Lovedaystraat 158, Braamfontein en is beskikbaar vir inspeksie te alle redelike tye.

Die wysigingskema staan bekend as Johannesburg Wysigingskema 1418E.

**N. LE ROUX, Aangewese Beampte, Stad van Johannesburg Metropolitaanse Munisipaliteit
Metropolitaanse Sentrum, Loveday Straat 158, A Blok, 9deVloer**

NOTICE 660 OF 2003

**DEVELOPMENT FACILITATION ACT, 1995
GAUTENG DEVELOPMENT TRIBUNAL
NOTICE OF CONDITIONS OF ESTABLISHMENT**

In terms of Section 33 (4) of the Development Facilitation Act (Act 67 of 1995) the Designated Officer: City of Johannesburg Metropolitan Municipality hereby gives notice of the Conditions of Establishment in respect of Kensington Extension 8, as approved by the Gauteng Development Tribunal (Case No. GDT / LDA / GJMC / 2212 / 98 / 004), as set out in the Schedule below.

SCHEDULE

STATEMENT OF CONDITIONS OF ESTABLISHMENT IN RESPECT OF THE LAND DEVELOPMENT APPLICATION MADE BY KENSINGTON GOLF COURSE (PTY) LTD (HEREINAFTER REFERRED TO AS "THE LAND DEVELOPMENT APPLICANT") IN TERMS OF SECTION 31 OF THE DEVELOPMENT FACILITATION ACT (HEREINAFTER REFERRED TO AS "THE ACT") FOR PERMISSION TO ESTABLISH A LAND DEVELOPMENT AREA ON PORTION 998 (A PORTION OF PORTION 168) OF THE FARM DOORNFONTEIN 92 - I.R.

1. **GENERAL CONDITIONS OF ESTABLISHMENT**

- (1) **Name.** The name of the Land Development Area shall be KENSINGTON EXTENSION 8.
- (2) **Design.** The land development area shall consist of erven as indicated on the General Plan SG No. 144/2000.
- (3) **Provision and installation of services.** The land development applicant / owner and the relevant local authority shall provide and install the services in the land development area, as provided for in the services agreements referred to in paragraph V of the final order and the relevant Conditions of Establishment issued by the Gauteng Development Tribunal.
No erven may be alienated or transferred in the name of a purchaser prior to the relevant local authority having confirmed that sufficient guarantees/cash contributions have been furnished in respect of the provision of services by the land development applicant / owner to the local authority.
- (4) **Open space endowment.** No open space endowment shall be payable.
- (5) **Provision of streets, parks and other open spaces.** The land development applicant shall provide the land to be used as streets, parks or other open spaces as indicated on the General Plan.
- (6) **Application for zoning scheme and other measures.** The following zoning scheme and regulations shall apply to the land development area:- Johannesburg Town Planning Scheme, 1979; Provided that the provisions of the Sandton Town Planning Scheme, 1980, shall apply.
National Building Regulations and Building Standards Act, 1977.
- (7) **Environmental conservation.** The land development applicant shall prepare an Environmental Management Plan for approval by the Gauteng Department of Agriculture, Conservation and the Environment before the initial commencement of construction on the first portion of the land development area and constitute an Environmental Liaison committee as provided for in condition 2(7) of the Final Order of the Gauteng Development Tribunal, dated 21 September 1999.
- (8) **Disposal of Existing Conditions of Title.** All erven shall be made subject to existing conditions and servitudes, if any, including the rights to minerals but excluding the following conditions and servitudes which do not affect the erven in the township:
 - (a) Notarial deed of Servitude No K257/1903S referred to in condition A(a) in Deed of Transfer T28557/1998.
 - (b) Notarial Deed of Servitude No K258/1903S referred to in condition A(b) in Deed of Transfer T28557/1998.
 - (c) Notarial Deed of Servitude No. K126/1959S referred to in condition A(n) in Deed of Transfer T28557/1998.
 - (d) Notarial Deed of Servitude No K694/2001S registered in favour of the Eastern Metropolitan Substructure of the Greater Johannesburg Transitional Metropolitan Substructure for road-widening purposes as indicated on Diagram S.G. No 128/2000.
 - (e) Notarial Deed of Servitude No. K695/2001S registered in favour of the Eastern Metropolitan Substructure for water, sewerage, drainage and other municipal purposes as indicated on Diagram SG No. 126/2000;

- (f) The servitude registered in favour of the City of Johannesburg Metropolitan Municipality for municipal purposes as indicated on Diagram S.G. No. 2663/2001;
- (g) The servitude registered in favour of Kensington Green Belt Property Owners Association (Association incorporated under Section 21), No. 2001 / 024698/08 for private open space purposes as indicated on Diagram S.G. No. 2662/2001.
- (h) Notarial Deed of Servitude No. K4097/2001S registered in favour of the City of Johannesburg for road widening and other municipal purposes, as indicated on Diagram SG No. 132/2000.

(9) **General**

- (a) The applicant will procure that a servitude for municipal purposes is registered in favour of the City of Johannesburg Metropolitan Municipality over a portion of Erf 8151 Kensington Extension 8 as indicated on servitude Diagram S.G. No. 6496/2001 as soon as possible after the proclamation of the conditions of establishment in terms of the provisions of Section 33(4) of the Act.
- (b) The applicant shall consolidate or notarially tie Erven 8151 and 8152 in Kensington Extension 8 which erf or erven shall be notarially tied with the erven in Kensington Extension 4 and 7.
- (c) One or more Property Owners Associations shall be established for the Land Development Areas of Kensington Extensions 4 to 8. It shall be made a condition of title of each of the erven or portions thereof within the Land Development Areas that the owner of such erf or portion shall be obliged to become a member of the relevant association.

4. **CONDITIONS OF TITLE.** The erven mentioned hereunder shall be subject to the conditions, as indicated, imposed by the Final Order of the Gauteng Development Tribunal in terms of the provisions of the Development Facilitation Act, 1995.

- (1) **Erven 8151 and 8152.** The owner of the erf shall become a member of a Property Owners Association and such Association shall be entitled to raise levies for the maintenance of parks, roads, landscaping and security controls and for such other purposes as it may deem necessary and the owner shall be bound by the decisions and regulations of the Association.
- (2) **Erven 8151 and 8152.** The erf lies in an area with soil conditions that can cause serious damage to the buildings and structures. In order to limit such damage, foundations and other structural elements of buildings and structures must be designed by a competent professional engineer unless it can be proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means.
- (3) **All Erven**
 - (a) The erf is subject to a servitude, 2 metres 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, 2 metres 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 2 metres 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.

N. LE ROUX, DESIGNATED OFFICER, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY Metropolitan Centre, 158 Loveday Street, A Block, 9th Floor

NOTICE 661 OF 2003**DEVELOPMENT FACILITATION ACT, 1995****GAUTENG DEVELOPMENT TRIBUNAL****CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY – AMENDMENT SCHEME 1347E**

It is hereby notified in terms of Section 33(4) of the Development Facilitation Act, 1995 that approval has been granted in respect of an amendment scheme, being an amendment of the Johannesburg Town Planning Scheme, 1979, comprising the same land as included in the land development area of Kensington Extension 8.

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

The amendment scheme is known as Johannesburg Amendment Scheme 1347E.

N. LE ROUX, DESIGNATED OFFICER, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY
Metropolitan Centre, 158 Loveday Street, A Block, 9th Floor

KENNISGEWING 660 VAN 2003**WET OP ONTWIKKELINGSFASILITERING, 1995****GAUTENG ONTWIKKELINGSTRIBUNAAL****KENNISGEWING VAN STIGTINGSVOORWAARDES**

Ingevolge Artikel 33(4) van die Wet op Ontwikkelingsfasilitering (Wet 67 van 1995) gee die Aangewese Beampte: Stad van Johannesburg Metropolitaanse Munisipaliteit hiermee kennis van die Stigtingsvoorwaardes vir Kensington Uitbreiding 8 soos goedgekeur deur die Gauteng Ontwikkelingstribunaal (Saak No. GDT / LDA / GJMC / 2212 / 98 / 004), soos uiteengesit in die skedule hieronder.

SKEDULE

STAAT VAN STIGTINGSVOORWAARDES TEN OPSIGTE VAN DIE GRONDONTWIKKELINGSAANSOEK GEDOEN DEUR KENSINGTON GOLF COURSE (EDMS) BPK (HIERNA VERWYS NA AS "DIE GRONDONTWIKKELINGSAPPLIKANT") INGEVOLGE ARTIKEL 31 VAN DIE WET OP ONTWIKKELINGSFASILITERING (HIERNA VERWYS NA AS "DIE WET") VIR TOESTEMMING OM 'N GRONDONTWIKKELINGSGBIED OP GEDEELTE 998 ('N GEDEELTE VAN GEDEELTE 168) VAN DIE PLAAS DOORNFONTEIN 92 – I.R., TE STIG

1. ALGEMENE STIGTINGSVOORWAARDES

- (1) **Naam.** Die naam van die Grondontwikkelingsgebied is **KENSINGTON UITBREIDING 8**
- (2) **Ontwerp.** Die Grondontwikkelingsgebied bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No 144/2000.
- (3) **Voorsiening en installering van dienste.** Die Grondontwikkelingsapplikant / eienaar en die betrokke plaaslike bestuur moet die dienste in die grondontwikkelingsgebied verskaf en installeer soos voorsien in die diensteooreenkomste waarna verwys word in paragraaf V van die finale bevel en die betrokke stigtingsvoorwaardes wat deur die Gauteng Ontwikkelingstribunaal uitgereik is. Geen erwe mag vervreem of oorgedra word in die naam van 'n koper alvorens die betrokke plaaslike owerheid nie bevestig het dat bevredigende waarborge / kontant bydraes gelewer is ten opsigte van die voorsiening van dienste deur die grondontwikkelingsapplikant / eienaar aan die plaaslike owerheid nie.
- (4) **Oopruimte begiftiging.** Geen oopruimte begiftiging is betaalbaar nie.
- (5) **Voorsiening van strate, parke en ander oopruimtes.** Die grondontwikkelingsapplikant moet die grond wat as strate, parke of ander oopruimtes gebruik moet word, voorsien soos aangetoon op die Algemene Plan.
- (6) **Aansoek vir soneringskema en ander maatreëls.** Die volgende soneringskema en regulasies moet op die grondontwikkelingsgebied van toepassing wees: Johannesburg Dorpsbeplanningskema, 1979; Met dien verstande dat die bepalings van die Sandton Dorpsbeplanningskema 1980, van toepassing moet wees. Die Nasionale Bouregulasies en Boustandaarde Wet, 1977.
- (7) **Omgewingsbewing.** Die grondontwikkelingsapplikant moet 'n Omgewingsbestuursplan voorberei vir goedkeuring deur die Gauteng Departement van Landbou, Natuurbewaring, Omgewingsake en Landsake voor die aanvanklike aanvang

van bouwerk op die eerste gedeelte van die grondontwikkelingsgebied en 'n Omgewingskakelkomitee konstitueer soos bepaal word in voorwaarde 2(7) van die Finale Bevel van die Gauteng Ontwikkelingstribunaal, gedateer 21 September 1999.

- (8) **Beskikking oor bestaande Titellovoorwaardes.** Alle erwe moet onderhewig gemaak word aan bestaande voorwaardes en serwitute, indien enige, insluitende minerale regte maar uitsluitende die volgende voorwaardes en serwitute wat nie die erwe in die dorpsgebied raak nie:
- (a) Notariële serwitutakte No. K257/1903S waarna verwys word in voorwaarde A(a) in Akte van Transport T28557/1998;
 - (b) Notariële serwitutakte No. K258/1903S waarna verwys word in voorwaarde A(b) in Akte van Transport T28557/1998;
 - (c) Notariële serwitutakte No. K126/1959S waarna verwys word in voorwaarde A(n) in Akte van Transport T28557/1998;
 - (d) Notariële serwitutakte No. K694/2001S geregistreer ten gunste van die Oostelike Metropolitaanse Substruktuur van die Groter Johannesburg Metropolitaanse Oorgangsubstruktuur vir padverbredingsdoeleindes soos aangetoon op Diagram LG No. 128/2000;
 - (e) Notariële serwitutakte No. K695/2001S geregistreer ten gunste van die Oostelike Metropolitaanse Substruktuur vir water, riool, dreinerings en ander munisipale doeleindes, soos aangetoon op Diagram LG No. 126/2000;
 - (f) Die serwitut vir munisipale doeleindes, geregistreer ten gunste van die Stad van Johannesburg Metropolitaanse Munisipaliteit, soos aangetoon op Diagram LG No. 2663/2001.
 - (g) Die serwitut, geregistreer ten gunste van die Kensington Groen Gordel Eiendomseienaarsvereniging, (Vereniging ingelyf ingevolge Artikel 21) No. 2001 / 024698/08 vir private oopruimte doeleindes, soos aangetoon op Diagram L.G. No. 2662/2001.
 - (h) Notariële serwitutakte No. K4097/2001S geregistreer ten gunste van die Stad van Johannesburg vir padverbredings- en ander munisipale doeleindes soos aangetoon op Diagram LG No. 132/2000.

(9) **Algemeen**

- (a) Die applikant moet die registrasie van 'n serwitut vir Munisipale doeleindes bewerkstellig ten gunste van die Stad van Johannesburg Metropolitaanse Munisipaliteit oor 'n gedeelte van Erf 8151 Kensington Uitbreiding 8, soos aangetoon op serwitutdiagram L.G. No. 6496/2001, so spoedig moontlik na die proklamasie van die stigtingsvoorwaardes ingevolge die bepalings van Artikel 33(4) van die Wet.
- (b) Die applikant moet Erwe 8151 en 8152 in Kensington Uitbreiding 8 konsolideer of notarieel verbind welke erf of erwe met die erwe in Kensington Uitbreiding 4 en 7 notarieel verbind moet word.
- (d) Een of meer Eiendomseienaarsverenigings moet vir die Grondontwikkelingsgebiede van Kensington Uitbreidings 4 tot 8 gestig word. Dit moet 'n titellovoorwaarde ten opsigte van elk van die erwe of gedeeltes daarvan wees dat die eienaar van sodanige erf of gedeelte verplig is om 'n lid van die betrokke vereniging te word.

2. **TITELLOVOORWAARDES** Die erwe hieronder vermeld moet onderhewig wees aan die voorwaardes, soos aangetoon, opgelê in die Finale Bevel deur die Gauteng Ontwikkelingstribunaal ingevolge die bepalings van die Wet op Ontwikkelingsfasilitering, 1995.

- (1) **Erwe 8151 en 8152.** Die eienaar van die erf moet 'n lid van 'n Eiendomseienaarsvereniging word en sodanige Vereniging is geregtig om heffings op te lê vir die onderhoud van parke, paaie, landskappering en veiligheidsmaatreëls en vir sodanige ander doeleindes wat noodsaaklik geag mag word en die eienaar is gebonde aan die besluite en regulasies van die Vereniging.
- (2) **Erwe 8151 en 8152.** Die erf is geleë in 'n gebied waar grondtoestande ernstige skade aan geboue en strukture kan aanrig. Ten einde sodanige skade te beperk moet fondasies en ander strukturele elemente van geboue en strukture deur 'n bevoegde professionele ingenieur ontwerp word, tensy bewyse aan die plaaslike bestuur voorgelê word dat sodanige maatreëls onnodig is of dat dieselfde doelwit op 'n ander meer effektiewe wyse bereik kan word.

(3) Alle Erwe

- (a) Die erf is onderworpe aan 'n servituut, 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 servituut 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 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 '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 rioolhoofpyleidings en ander werke wat hy volgens goeëdunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde servituut 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 rioolhoofpyleidings en ander werke veroorsaak word.

**N. LE ROUX, Aangewese Beampte: Stad van Johannesburg Metropolitaanse Munisipaliteit
Metropolitaanse Sentrum, Lovedaystraat 158, A Blok, 9de Vloer.**

KENNISGEWING 661 VAN 2003**WET OP ONTWIKKELINGSFASILITERING, 1995****GAUTENG ONTWIKKELINGSTRIBUNAAL****STAD VAN JOHANNESBURG METROPOLITAANSE MUNISIPALITEIT – WYSIGINGSKEMA 1347E**

Hiermee word bekend gemaak ingevolge Artikel 33(4) van die Wet op Ontwikkelingsfasilitering, 1995 dat goedkeuring verleen is ten opsigte van 'n Wysigingskema, te wete 'n wysiging van die Johannesburg Dorpsbeplanningskema, 1979, bestaande uit dieselfde grond waarop die grondontwikkelingsgebied van Kensington Uitbreiding 8 geleë is.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur Uitvoerende Direkteur: Ontwikkelingsbeplanning, Vervoer en die Omgewing, Stad van Johannesburg Metropolitaanse Munisipaliteit, Lovedaystraat 158, Braamfontein en is beskikbaar vir inspeksie te alle redelike tye.

Die wysigingskema staan bekend as Johannesburg Wysigingskema 1347E.

**N. LE ROUX, Aangewese Beampte, Stad van Johannesburg Metropolitaanse Munisipaliteit
Metropolitaanse Sentrum, Loveday Straat 158, A Bok, 9de Vloer**

LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 366

CITY OF JOHANNESBURG AMENDMENT SCHEME 02 – 0048

It is hereby notified in terms of the provisions of section 57 (1) (a) of the Town-planning and Townships Ordinance, 1986, that the City of Johannesburg approved the amendment of the Sandton Town Planning Scheme, 1980, by the rezoning of Erven 23 and 24 Morningside Manor from "Residential 1" to "Residential 1" with density of 10,1 u/ha.

Copies of the application as approved are filed with the offices of the Executive Director: Development Planning, Transportation and Environment, 8th Floor, A Block, Civic Centre, 158 Loveday Street, Braamfontein, and are open for inspection at all reasonable times.
This amendment is known as Sandton Amendment Scheme 02 – 0048 and shall come into operation on 25 April 2003.

Executive Director: Development Planning, Transportation and Environment
Date: 28 February 2003
Notice nr: 116/2003

PLAASLIKE BESTUURSKENNISGEWING 366

STAD VAN JOHANNESBURG WYSIGINGSKEMA 02 – 0048

Hierby word ooreenkomstig die bepalings van artikel 57 (1) (a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, bekendgemaak dat die Stad van Johannesburg goedgekeur het dat die Sandton-dorpsaanlegskema, 1980, gewysig word deur die hersonering van Erwe 23 en 24 Morningside Manor vanaf "Residensieel 1" na "Residensieel 1" met digtheid van 10, 1 e/ha.

Afskrifte van die aansoek soos goedgekeur word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelings Beplanning, Vervoer en Omgewing, 8ste Vloer, A Blok, Burgersentrum, Lovedaystraat 158, Braamfontein, en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Sandton Wysigingskema 02 – 0048 en tree in werking op 25 April 2003.

Uitvoerende Direkteur: Ontwikkelings Beplanning, Vervoer en Omgewing
Datum: 28 Februarie 2003
Kennisgewing Nr: 116/2003

IMPORTANT NOTICE

The
Gauteng Provincial Gazette Function
will be transferred to the
Government Printer in Pretoria
as from 2nd January 2002

NEW PARTICULARS ARE AS FOLLOWS:

Physical address:

Government Printing Works
149 Bosman Street
Pretoria

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
Fax.: (012) 323-9574

This phase-in period is to commence from **November 2001** (suggest date of advert) and notice comes into operation as from **2 January 2002**.

Subscribers and all other stakeholders are advised to send their advertisements directly to the **Government Printing Works**, two weeks before the 2nd January 2002.

*In future, adverts have to be paid in advance
before being published in the Gazette.*

HENNIE MALAN

Director: Financial Management
Office of the Premier (Gauteng)

Dog ate your Gazette? ... read it online



www.SA Gazettes.co.za
.....

A new information Portal keeping you up to date with news, legislation, the Parliamentary programme and which is the largest pool of SA Gazette information available on the Web.

- Easily accessible through the www!
 - Government Gazettes - from January 1994
 - Compilations of all Indexes pertaining to the past week's Government Gazettes
 - All Provincial Gazettes - from September 1995
 - Parliamentary Bills - as of January 1999
- Available in full-text, with keyword searching
- Sabinet Online scans, formats, edits and organize information for you. Diagrams and forms included as images.
- No stacks of printed gazettes - all on computer. Think of the storage space you save.
- Offers Bill Tracker - complementing the SA Gazettes products.

For easy electronic access to full-text gazette info, subscribe to the SA Gazettes from Sabinet Online. Please visit us at www.sagazettes.co.za

Sabinet
Online



*Looking for back copies and out of print issues of
the Government Gazette and Provincial Gazettes?*

The National Library of SA has them!

Let us make your day with the information you need ...

National Library of SA, Pretoria Division
PO Box 397
0001 PRETORIA
Tel.:(012) 321-8931, Fax: (012) 325-5984
E-mail: infodesk@nlsa.ac.za



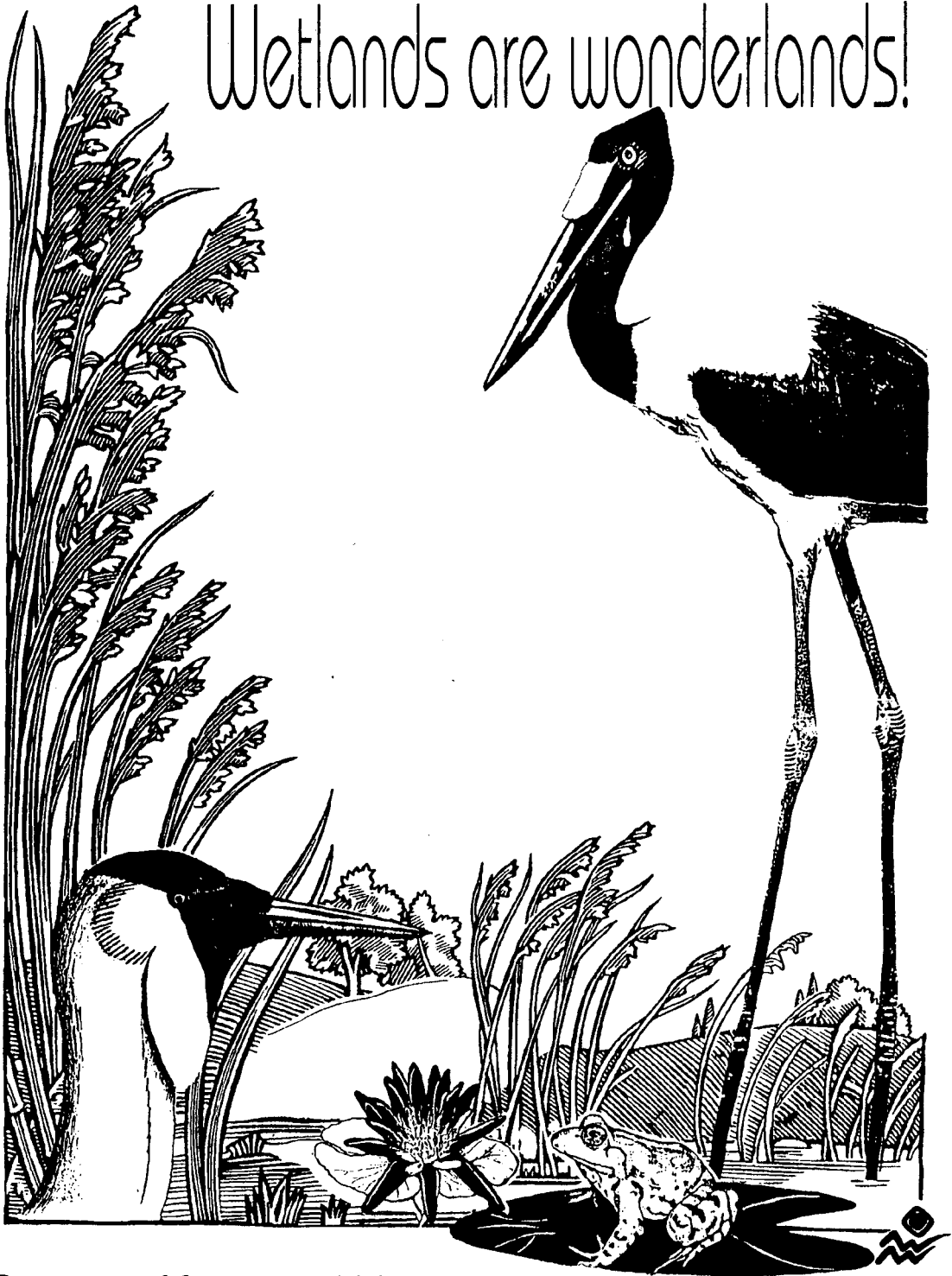
*Soek u ou kopieë en uit druk uitgawes van die
Staatskoerant en Provinsiale Koerante?*

Die Nasionale Biblioteek van SA het hulle!

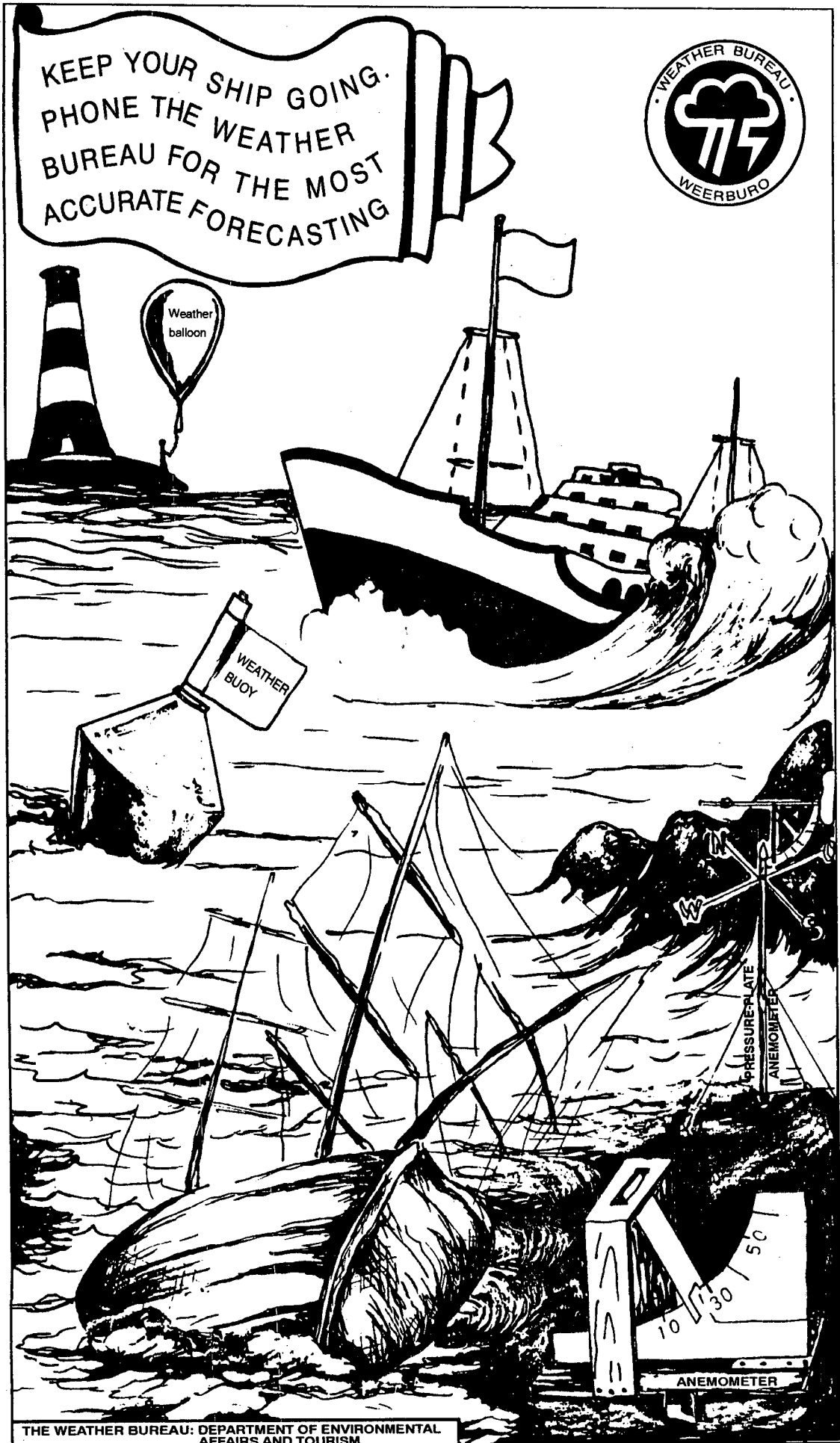
Met ons hoef u nie te sukkel om inligting te bekom nie ...

Nasionale Biblioteek van SA, Pretoria Divisie
Posbus 397
0001 PRETORIA
Tel.:(012) 321-8931, Faks: (012) 325-5984
E-pos: infodesk@nlsa.ac.za

Wetlands are wonderlands!



Department of Environmental Affairs and Tourism



THE WEATHER BUREAU: DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND TOURISM

THE WEATHER BUREAU HELPS FARMERS TO PLAN THEIR CROP



THE WEATHER BUREAU: DEPARTMENT OF ENVIRONMENTAL AFFAIRS & TOURISM
DIE WEERBURU: DEPARTEMENT VAN OMGEWINGSAKE EN TOERISME

