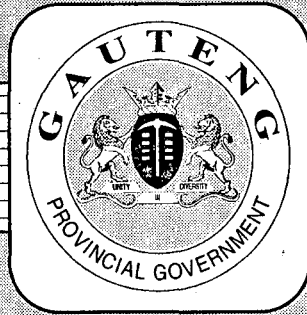


**THE PROVINCE OF
GAUTENG**



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Buitengewone Provinsiale Koerant**

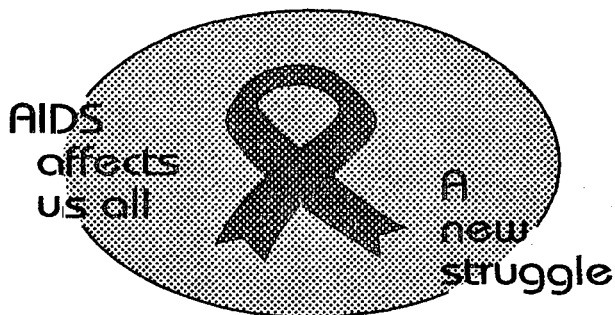
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Vol. 10

PRETORIA, 11 NOVEMBER 2004

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PLAASLIKE BESTUURSKENNISGEWING 2460

PLAASLIKE BESTUURSKENNISGEWING 1189 VAN 2004

JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT

(GEWESE MIDRAND METROPOLITAANSE PLAASLIKE RAAD)

VERKLARING TOT 'N GOEDGEKEURDE DORP

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar Johannesburg Stad, Summerset uitbreiding 20 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR CAPE DEVCO GAUTENG (EIENDOMS) BEPERK NO. 2002/017268/07 (HIERNA DIE AANSOEKDOENER GENOEM) INGEVOLGE DIE BEPALINGS VAN ARTIKEL 98(1) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 587 VAN DIE PLAAS WITPOORT 406, REGISTRASIE AFDELING J.R., PROVINSIE VAN GAUTENG, TOEGESTAAN IS.

1. Stigtingsvoorwaardes

1.1 Naam

Die naam van die dorp is Summerset Uitbreiding 20.

1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 6216/2004.

1.3 Ingenieursdienste

1.3.1 Die dorpseienaar is verantwoordelik vir die installing en voorsiening van ingenieursdienste ingesluit strate en stormwater dreinerings en 'n bydrae vir eksterne ingenieursdienste; en

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

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

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

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

1.4 Beskikking oor bestaande titel voorwaardes

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

- 1.4.1 die Reg van Weg serwituut ten gunste van die Algemene Publiek wat geregistreer is in terme van Notariële Akte van Serwituut No. 339/1955-S wat aangedui word op Algemene Plan S.G. No A4398/61 wat slegs Erf 856, Mimosa- en Gardenstrate in die dorp raak.
- 1.4.2 die Reg van Weg serwituut ten gunste van die Algemene Publiek wat geregistreer is in terme van Notariële Akte van Serwituut No. 339/1955-S wat aangedui word op Algemene Plan S.G. No A4398/51 wat Erwe 857, 865, Tambotie- en Gardenstrate in die dorp raak.

1.5 Provinsiale Regering

- (a) Die dorpseienaar moet die voorwaardes van die Departement van Vervoer en Publieke Werke (Gauteng Provinsiale Regering) nakom tot bevrediging van die plaaslike bestuur.
- (b) Indien die omstandighede sodanig verander dat die paaie en/of PWV roetes onder die beheer van Premier-in-Uitvoerende Raad geaffekteer word deur die voorgestelde uitleg van die dorp, moet die applikant die aansoek her indien vir die doeleindes van die nakoming van die vereistes van die beherende autoriteit in terme van die voorsiening van Gedeelte 11 van Wet 21 van 1940.

1.6 Verantwoordelikheid ten opsigte van dienste en beperking op die vervreemding van erwe.

Die dorpseienaar sal binne sodanige periode as wat die plaaslike bestuur mag bepaal, sy verantwoordelikheid nakom met betrekking tot die voorsiening van water en riooldienste sowel as vir die konstruksie van paaie en stormwater dreinerings en die installering daarvan, soos wat daar vooraf tussen die eienaar en die plaaslike bestuur ooreengekom is. Erwe mag nie vervreem of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur gesertifiseer het dat voldoende waarborge/kontant bydraes aan die plaaslike bestuur betaal is in verband met die voorsiening van dienste aan die dorpseienaar.

1.7 Grond vir munisipale doeleindes.

Erf 865 sal aan die plaaslike bestuur oorgedra word deur en op koste van die dorpseienaar, as Publieke Oop Ruimte.

1.8 Toegang

Geen ingang van Pad K72 tot die dorp en geen uitgang tot Pad K72 uit die dorp sal toegelaat word nie

1.9 Ontvangs en versorging van stormwater

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van Pad K72 en moet die stormwater wat van die pad afloop of afgelei word, ontvang en versorg.

1.10 Oprigting van heining of ander fisiese versperring

Die dorpseienaar moet op eie koste 'n heining of ander fisiese versperring oprig tot bevrediging van die Gauteng Provinsiale Regering: Departement van Vervoer en Publieke Werke soos en wanneer deur hom verlang word om dit te doen, en die versperring in 'n goeie toestand hou tot tyd en wyl hierdie verantwoordelikheid deur die plaaslike bestuur oorgeneem word: met dien verstande dat die dorpseienaar se verantwoordelikheid vir die instandhouding van die strate in die dorp oorgeneem word

1.11 Sloping van geboue en structure

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

1.12 Verwydering van rommel

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

1.13 Verskuiwing of vervanging van munisipale dienste

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

1.14 Samestelling en pligte van die Huiseienaars Assosiasie

- 1.14.1 Die applikant sal 'n Huiseienaars Assosiasie, oordentlik en wettig saamstel tot bevrediging van die plaaslike bestuur, voor of gelyktydig met die verkoop van die eerste erf in die dorp.
- 1.14.2 Erwe 858 – 864 (Privaat Oop Ruimte) sowel as Erwe 852 - 854 (Toegang) moet in die naam van die Huiseienaars Assosiasie geregistreer word.
- 1.14.3 Een en elke eienaar van erwe 694 – 724, 768 – 770, 790, 794, 798 – 838, 725 – 767, 771 – 789, 795 – 797 en 850 – 851 moet lid word van die Huiseienaars Assosiasie op oordrag van die erwe. Hierdie huiseienaars Assosiasie sal volle verantwoordelikheid van alle essensiele dienste (uitgesluit die dienste wat deur die Raad oorgeneem word) wat binne Erwe 852 - 854 geleë is oorneem.
- 1.14.4 Die Huiseienaars Assosiasie sal volle wetlike mag hê om van een en elke lid die koste te verhaal wat nodig is om sy werk te verrig en sal wetlike regte hê om sodanige kostes van enige lid te verhaal indien die lid nie sy verantwoordelikhede nakom nie.
- 1.14.5 Die plaaslike bestuur kan nie verantwoordelik gehou word indien die oppervlakte van die toegangs erf onklaar raak nie en/of enige ander dienste, met die uitsondering van dienste wat deur die Raad oorgeneem is.
- 1.14.6 Toegang van erwe 694 – 724, 768 – 770, 790, 794, 798 – 838, 725 – 767, 771 – 789, 795 – 797 en 850 – 851 na 'n publieke straat moet oor Erwe 852 - 854 geskied.
- 1.14.7 Die plaaslike bestuur moet ten alle tye tot onbepaalde toegang oor Erwe 852 - 854 beskik.

2. TITELVOORWAARDES

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

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui:

- 2.1.1 Die erwe is onderworpe aan 'n serwituut 2 meter breed vir riolerings- en ander munisipale doeleindes en ten gunste van die plaaslike bestuur langs enige twee grense, uitgesonderd 'n straatgrens en in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 meter breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur : Met dien verstande dat die plaaslike bestuur van sodanige serwituut mag afsien.
- 2.1.2 Geen geboue of ander strukture mag binne die voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige

serwituut of binne 'n afstand van 2 (two) meter daarvan geplant word nie.

2.1.3 Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke wat hy volgens goeë dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voorgenoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpyleidings en ander werke veroorsaak word.

2.1.4 Erwe 852 - 854

Die totale erwe is onderworpe aan reg van weg en munisipale doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

2.1.5 Erwe 701 en 702

Die erwe is onderworpe aan 'n 3m stormwater serwituut ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

2.1.6 Erwe 702 - 709, 711, 713 - 721, 729 - 732

Die erwe is onderworpe aan 'n 3m serwituut ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

2.1.7 Erwe 703, 729, 730 en 732

Die erwe is onderworpe aan 'n 2m serwituut ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

LOCAL AUTHORITY NOTICE 2460

LOCAL AUTHORITY NOTICE 1189 OF 2004

CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY

(FORMER MIDRAND METROPOLITAN LOCAL COUNCIL)

DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) the City of Johannesburg, (Former Midrand Metropolitan Local Council) hereby declares Summerset Extension 20 Township to be an approved township subject to the conditions set out in the schedule hereto.

ANNEXURE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY CAPE DEVCO GAUTENG (PROPRIETARY) LIMITED NO. 2002/017268/07 (HEREIN AFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF SECTION 98(1) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 587 OF THE FARM WITPOORT 406, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG HAS BEEN GRANTED.

1 Conditions of establishment

1.1 Name

The name of the township shall be Summerset Extension 20.

1.2 Design

The township shall consist of erven and streets as indicated on General Plan S.G. No. 6216/2004.

1.3 Engineering services

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

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

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

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

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

1.4 Disposal of existing conditions of title

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, but excluding:

1.4.1 the right of way servitude in favour of the General Public registered in terms of Notarial Deed of Servitude No. 339/1955 S and indicated on General Plan S.G. No A4398/51 which affects Erf 865, Mimosa- and Garden Roads in the township only.

1.4.2 the right of way servitude in favour of the General Public registered in terms of Notarial Deed of Servitude No. 339/1955 S and indicated on General Plan S.G. No A4398/51 which affects Erven 857 and 865, Tambotie- and Garden Roads in the township only.

1.5 Provincial Government

(a) The township owner shall comply with the conditions of the Department of Transport and Public Works (Gauteng Provincial Government) to the satisfaction of the local authority.

(b) If however circumstances change in such a way that roads and/or PWV routes under the control of the Premier-in-Executive Council 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.

1.6 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 provisions of water and sanitary services as well as the construction of roads and storm-water 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.

1.7 Land for municipal purposes

Erf 865 shall be passed on to the local authority by and at the expense of the township owner as Public Open Space.

1.8 Access

No ingress from Road K72 to the township and no egress to Road K72 from the township shall be allowed.

1.9 Acceptance and disposal of storm water

The township owner shall arrange for the drainage of the township to fit in with that of K 72 and for all storm water running off or being diverted from the road to be received or disposed of.

1.10 Erection of fence or other physical barrier

The township owner shall at his own expense erect a fence or other physical barrier to the satisfaction of the Gauteng Provincial Government: Department of Transport and Public Works as and when required by him to do so and the township owner shall maintain such fence or physical barrier in good order and repair until such time as this responsibility is taken over by the local authority: Provided that the township owner responsibility for the maintenance thereof shall cease when the local authority takes over responsibility for the maintenance of the street in the township.

1.11 Demolition of buildings and structures

The township owner shall at his own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority when required by the local authority to do so.

1.12 Removal of litter

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

1.13 Removal or replacement of municipal services

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owner.

1.14 Formation and duties of Resident's Association

1.14.1 The applicant shall properly and legally constitute a Resident's association to the satisfaction of the local authority prior to or simultaneous with the sale of the first erf in the township.

1.14.2 Erven 858 - 864(Private Open Space) as well as erven 852 - 854 (Access) shall be

registered in the name of the Resident's Association.

- 1.14.3 Each and every owner of Erven 694 – 724, 768 – 770, 790, 794, 798 – 838, 725 – 767, 771 – 789, 795 – 797, 850 - 851 shall become a member of the Resident's Association upon transfer of the erf. Such Association shall have full responsibility for Erven 858 - 864 and in the case of Erven 852 - 854 for the essential services (excluding services taken over by the local authority) contained herein.
- 1.14.4 The Resident's Association shall have full legal power to levy from each and every member the costs incurred in fulfilling its function and shall have legal recourse to recover such fees in the event of a default by any member.
- 1.14.5 The local authority shall not be liable for the malfunction of the surfacing of the access way and/or any services with the exception of services taken over by the local authority.
- 1.14.6 Access from Erven 694 – 724, 768 – 770, 790, 794, 798 – 838, 725 – 767, 771 – 789, 795 – 797, 850 - 851 to a public road shall be across Erven 852 - 854.
- 1.14.7 The local authority shall have unrestricted access to Erven 852 - 854 at all times.

2 Conditions of title

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

The erven mentioned hereunder shall be subject to the conditions as indicated:

All erven except erf 852 - 854.

- 2.1.1 The erven are subject to a servitude, 2 metres wide, in favour of the local authority for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2 metres wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.
- 2.1.2 No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 (two) metres thereof.
- 2.1.3 The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other work as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.
- 2.1.4 Erven 852 - 854

The entire erven are subject to a servitude of right of way and municipal purposes in favour of the local authority as indicated on the General Plan.
- 2.1.5 Erf 701 and 702

The erf is subject to a 3m storm water servitude in favour of the local authority as indicated on the General Plan.
- 2.1.6 Erven 702 – 709, 711, 713 – 721, 729 - 732

The erven are subject to a 3m servitude in favour of the local authority as indicated on the General Plan.

2.1.7 Erven 703, 729, 730 and 732

The erven are subject to a 2m sewer servitude in favour of the local authority as indicated on the General Plan.

LOCAL AUTHORITY NOTICE 2461**LOCAL AUTHORITY NOTICE 1189 OF 2004****HALFWAY HOUSE AND CLAYVILLE TOWN PLANNING SCHEME, 1976: AMENDMENT SCHEME 07-1302**

The City of Johannesburg, hereby declares that it has approved an amendment scheme, being an amendment of the Halfway House & Clayville Town Planning Scheme, 1976, comprising the same land as included in the township of Summerset Extension 20, in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

Map 3 and scheme clauses of the amendment scheme are filed with the Deputy Director-General, Gauteng Provincial Government: Department Housing and Local Government, Marshalltown and the Assistant Director: Development Planning, Transportation and Environment, Johannesburg, 9th Floor, A-Block, Metropolitan Centre, Braamfontein and are open for inspection at all reasonable times.

The date this scheme will come into operation is 11 November 2004.

This amendment is known as the halfway House Clayville Amendment Scheme 07-1302.

A NAIR: EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING TRANSPORTATION AND ENVIRONMENT, CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY

PLAASLIKE BESTUURSKENNISGEWING 2461**PLAASLIKE BESTUURSKENNISGEWING 1189 VAN 2004****HALFWAY HOUSE EN CLAYVILLE DORPSBEPLANNINGSKEMA, 1976: WYSIGINGSKEMA 07-1302**

Johannesburg Stad, verklaar hierby ingevolge die bepalings van Artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) dat hy 'n wysigingskema synde 'n wysiging van die Halfway House & Clayville Dorpsbeplanningskema, 1976, wat uit die selfde grond as die dorp Summerset Uitbreiding 20 bestaan, goedgekeur het.

Kaart 3 en skemaklousules van die wysigingskema word in bewaring gehou deur die Adjunk-Direkteur Generaal, Departement Behuising en Plaaslike Regering, Marshalltown en is by die Assistent Direkteur: Ontwikkelingsbeplanning, Vervoer en Omgewing, Johannesburg, 9de Verdieping, A-Blok, Metropolitaanse Sentrum, Braamfontein beskikbaar vir inspeksie te alle redelike tye.

Die datum van die inwerkingtreding van die skema is 11 November 2004.

Hierdie wysiging staan bekend as die Halfway House & Clayville Wysigingskema 07-1302.

A NAIR: UITVOERENDE DIREKTEUR: ONTWIKKELINGS BEPLANNING VERVOER EN OMGEWING, JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT

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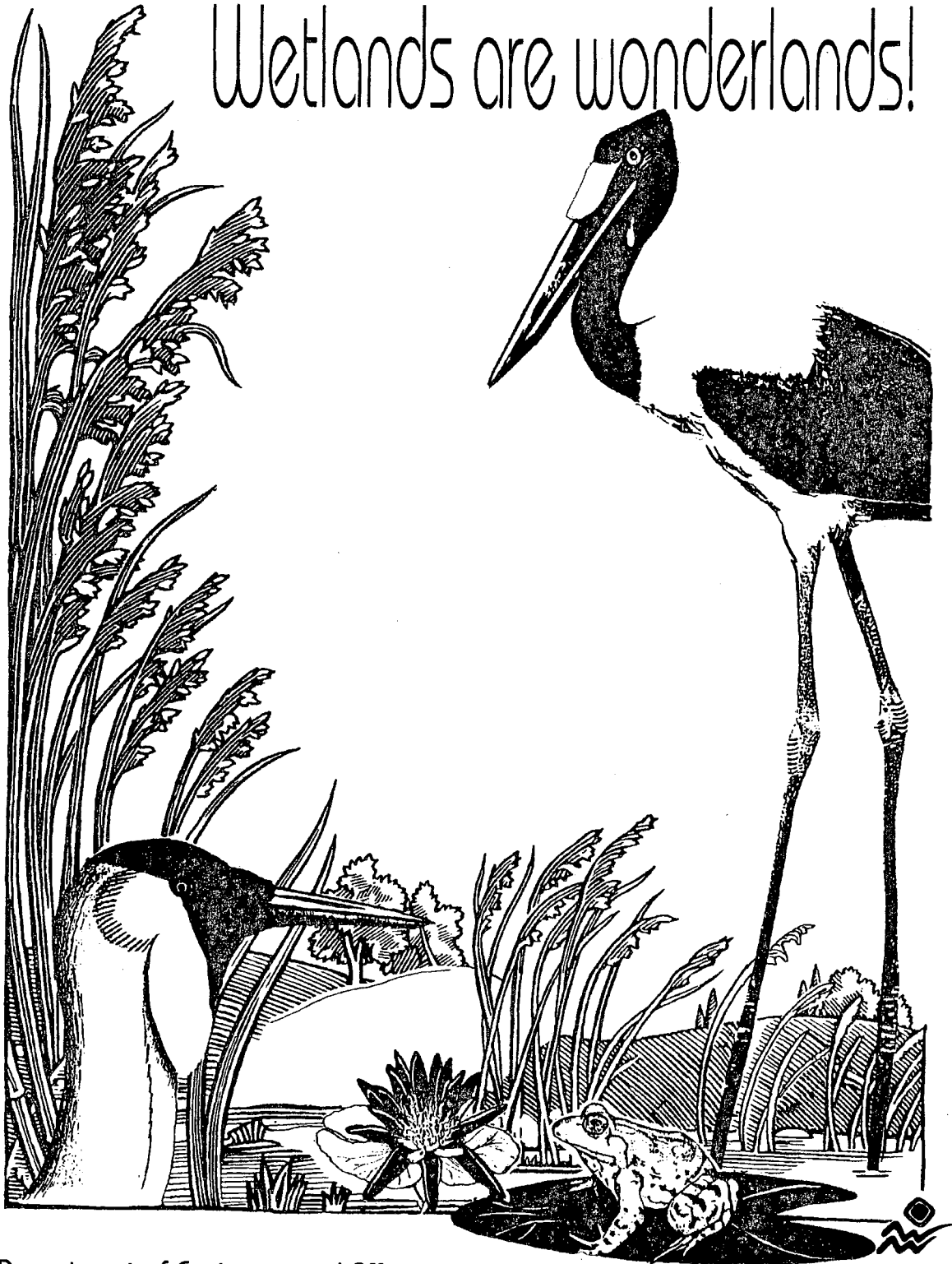
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Department of Environmental Affairs and Tourism

ATTENTION

Please take note that the
Publications Division
of the Government
Printing Works will
be closed on the 22nd
and 23rd November
2004 for stocktaking
purposes

Thank you

LODGEMENT OF NEW APPLICATIONS

In terms of the Gauteng Liquor Act (Act No. 2 of 2003) all new applications will no longer be lodged at Magistrate Offices, but will be lodged at the following Regional Liquor Licensing Offices as from Friday 3 December 2004:

JOHANNESBURG

NRB Building c/o Delters & Prichardt Streets, Johannesburg
1st Floor, Tel: (011) 225 2301/6/7

TSHWANE

GPG Building c/o Bosman & Pretorius Streets, Pretoria
Block A, Ground Floor. Tel: (012) 401 0680

EKURHULENI

Golden Heights Building, 2nd Floor, Victoria & Park Streets
Germiston, Tel: (011) 842 7450

SEDIBENG

36 Merrimen Avenue, 3rd Floor, Vereeniging
Tel: (016) 455 2652

WEST RAND

C/o Park & 6th Streets, West Rand District Municipality
Randfontein, Tel: (011) 693 2766

METSWEDING

55 Mark Street, Bronkhorstspuit
Tel: (013) 932 1599

