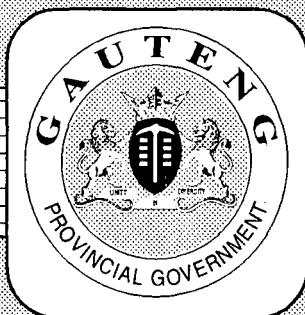


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

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

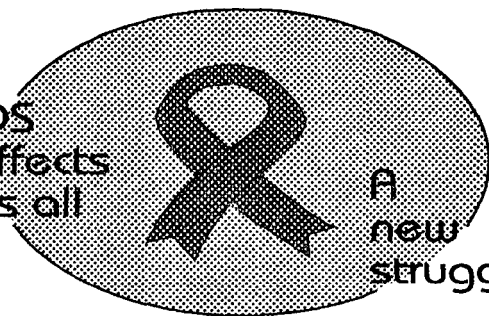
Vol. 10

**PRETORIA, 1 DECEMBER
DESEMBER 2004**

No. 543

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



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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2746

LOCAL AUTHORITY NOTICE 1103 OF 2004

GAUTENG DEVELOPMENT TRIBUNAL

NOTICE IN TERMS OF SECTION 33(4) OF THE DEVELOPMENT FACILITATION ACT,
1995

It is hereby notified in terms of Section 33(4) of the Development Facilitation Act (No. 67 of 1995) that the Gauteng Development Tribunal has approved the land Development Application in respect of Portion 523 (a portion of Portion 172) of the farm Witkoppen No. 194 IQ, subject to the conditions set out in the Schedule hereto.

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY PORTION 1 OF HOLDINGS 30 CRAIGAVON cc (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 523 (A PORTION OF PORTION 172) OF THE FARM WITKOPPEN No. 194 IQ, GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME:

The name of the township shall be **Witkoppen Extension 108**.

1.2 LAYOUT:

The township shall consist of erven indicated on the township General Plan S.G. No. 7483/2004.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the rights to minerals, as contained in Deed of Transfer No. T 141339/2003, but excluding:

(a) the following condition which does not affect the township area:

A. The aforesaid Portion 172 (whereof Holding No. 30 hereby transferred forms a Portion) is subject to and entitled to the following condition:

The rights of the Governor-General described in Section 34 of the Land Settlement Act, 1912.

1.4 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.

1.5 ACCESS

The Township Owner shall, at its own expense, make arrangements to the satisfaction of the local authority for the construction of a vehicular access to the township, which shall be contained in the Servitude of Right of Way as shown on SG diagram No. 8733/2002.

1.6 PROVISION OF ENGINEERING SERVICES

- 1.6.1 The Township Owner shall be responsible for the provision of all necessary link engineering services to the boundary of the township as provided for in the Services Agreement approved by the Tribunal.
- 1.6.2 The Township Owner shall be responsible for the provision of the necessary reticulation of engineering services within the township area and to the erven in the township as provided for in the Services Agreement approved by the Tribunal, provided that the private road and stormwater drainage in the township area shall not be taken over or operated by the local authority.
- 1.6.3 The Township Owner shall pay the agreed contributions for external engineering services to the local authority.

1.7 OWNERSHIP

- 1.7.1 The Township Owner shall, prior to the transfer of any erven in the township, establish a company (to be known as "Lake Sorrento Development (Association Incorporated Under Section 21)") in terms of Section 21 of the Companies Act, 1973 ("the Section 21 Company"), for the purposes of maintaining Erf 1549 in the township.
- 1.7.2 The main purpose of the proposed Section 21 Company shall include, but not be limited to, the owning of Erf 1549 in the township, the maintenance of the roads and stormwater, and related functions.
- 1.7.3 A copy of the registered Memorandum of Association and Statutes of the Company shall be submitted to the Registrar of the Tribunal as well as to the local authority who shall verify compliance of condition 1.7.2 above.

1.8 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

Should it become necessary to move or replace any existing municipal services as a result of the establishment of the township, the cost thereof shall be borne by the Township Owner.

1.9 ERECTION OF FENCE OF OTHER PHYSICAL BARRIER

The Township Owner shall at his own expense erect a fence or other physical barrier around the township, to the satisfaction of the local authority, as and when required by him to do so, and the Township Owner shall maintain such fence or physical barrier in a good state of repair until such time as the erven in the township are transferred to ensuing land owners, after which the responsibility for the maintenance of the fence or physical barrier rests with the latter.

2. CONDITIONS OF TITLE

2.1 ALL ERVEN

- 2.1.1 The erf is subject to a servitude, 2m wide, in favour of the local authority, for sewage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.

- 2.1.2 No building or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitudes or within a distance of 2m from it.
- 2.1.3 The local authority shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude any material it excavates during the laying, maintenance or removal of such services and other work which in its discretion it regards as necessary, and furthermore the local authority shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the local authority shall make good any such damage caused during the laying, maintenance or removal of such services and other works.
- 2.2 ERF 1538:
- 2.2.1 The erf shall be subject to a 2 (two) metre wide servitude for sewer purposes, in favour of the Remaining Extent of Holding 30 Craigavon Agricultural Holdings, as shown on the General Plan of the township.
- 2.3 ERF 1536:
- 2.3.1 The erf shall be subject to a 3 (three) metre wide servitude for sewer and stormwater purposes, in favour of the Remaining Extent of Holding 30 Craigavon Agricultural Holdings, as shown on the General Plan of the township.
- 2.4 ERVEN 1532, 1533, 1534, 1535, 1536 AND 1537:
- 2.4.1 The erven shall be subject to a 3 (three) metre wide servitude for sewer and stormwater purposes, in favour of the Remaining Extent of Holding 30 Craigavon Agricultural Holdings, as shown on the General Plan of the township.
- 2.5 ERF 1532:
- 2.5.1 The erf shall be subject to a 3 (three) metre wide servitude for sewer and stormwater purposes, in favour of the Remaining Extent of Holding 30 Craigavon Agricultural Holdings and the Section 21 Company, as shown on the General Plan of the township.
- 2.6 ERVEN 1528, 1529, 1530, 1531 AND 1532:
- 2.6.1 The erven shall be subject to a 2 (two) metre wide servitude for sewer purposes, in favour of the local authority, as shown on the General Plan of the township.
- 2.6.2 The erven shall be subject to a 2 (two) metre wide servitude for stormwater purposes, in favour of the Remaining Extent of Holding 30 Craigavon Agricultural Holdings and the Section 21 Company, as shown on the General Plan of the township.
- 2.6.3 The erven shall be subject to a servitude of varying width for indigenous landscaping purposes, in favour of the Section 21 Company, as shown on the General Plan of the township.

- 2.7 ERVEN 1524, 1525, 1526, 1527, 1528 AND 1549:
- 2.7.1 The erven shall be subject to a 3 (three) metre wide servitude for stormwater purposes, in favour of the local authority, as shown on the General Plan of the township.
- 2.8 ERF 1549:
- 2.8.1 The erf shall be subject to a servitude (to the full extent of Erf 1549), as shown on the General Plan of the township, for:
- 2.8.1.1 sewer and stormwater purposes in favour of the Remaining Extent of Holding 30 Craigavon Agricultural Holdings and the Section 21 Company;
- 2.8.1.2 water, sewage and refuse removal purposes in favour of the local authority; and
- 2.8.1.3 electricity purposes in favour of ESKOM.

V Machete: Designated Officer, City of Johannesburg
Ref: GDT/LDA/CJMM/2705/03/003

LOCAL AUTHORITY NOTICE 2747

LOCAL AUTHORITY NOTICE 1104

GAUTENG DEVELOPMENT TRIBUNAL

AMENDMENT SCHEME 02-1191

The GAUTENG DEVELOPMENT TRIBUNAL hereby in terms of the provisions of Section 33(4) of the Development Facilitation Act 67 of 1995 declares that it has approved an Amendment Scheme being an amendment of the Sandton Town Planning Scheme, 1980, comprising the same land as included in the Land Development Area of Witkoppen Extension 108.

The Map 3 and 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.

The amendment is known as Johannesburg Amendment Scheme 02-1191.

V Machete: Designated Officer, City of Johannesburg
Ref: GDT/LDA/CJMM/2705/03/003
