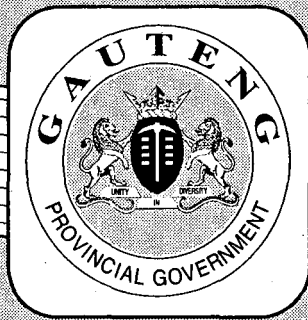


**THE PROVINCE OF  
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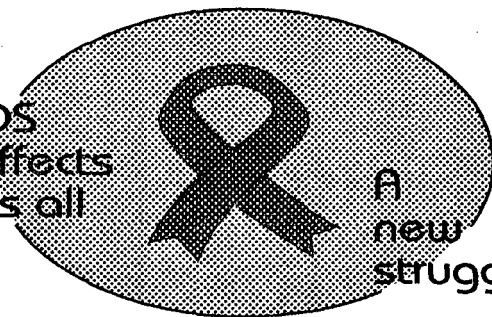
Vol. 11

PRETORIA, 18 MARCH  
MAART 2005

**No. 117**

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## LOCAL AUTHORITY NOTICES

### PLAASLIKE BESTUURSKENNISGEWING 625

### PLAASLIKE BESTUURSKENNISGEWING 235 VAN 2005

### 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, Metropolitaanse Munisipaliteit Sagewood uitbreiding 13 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

#### BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR JR 209 INVESTMENTS (EIENDOMS) BEPERK 2000/020447/07 (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 957 ('N GEDEELTE VAN GEDEELTE 916) VAN DIE PLAAS RANDJESFONTEIN 405, REGISTRASIE AFDELING J.R., PROVINSIE VAN GAUTENG, TOEGESTAAN IS.

#### 1. Stigtingsvoorwaardes

##### 1.1 Naam

Die naam van die dorp is Sagewood uitbreiding 13.

##### 1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 433/2005.

##### 1.3 Ingenieursdienste

1.3.1 Die dorpseienaar is verantwoordelik vir die installering 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 installering en voorsiening van eksterne ingenieursdienste.

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

1.3.2 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

1.3.3 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 Besikking 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 serwituut ten gunste van Eskom om elektrisiteit te gelei, wat geregistreer is in terme van Notariële Akte van Serwituut No. K648/1982 s waarvan die roete van die serwituut omskryf word in Akte van Serwituut K2766/1983 S, en aangedui word op Diagram S.G. No. 1517/1982 wat nie die dorp raak nie.
- 1.4.2 die serwituut vir elektriese doeleindes ten gunste van die plaaslike bestuur, wat geregistreer is in terme van Notariële Akte van Serwituut No. K3059/1993 S en aangedui word op Diagram S.G. No. 10297/1991 wat nie die dorp raak nie.
- 1.4.3 Die serwituut vir reg van weg ten gunste van die Stad van Joahannesburg Metropolitaanse Munisipaliteit, geregistreer in terme van Notariële Akte van Serwituut No. K 3750/2004 S en aangedui word deur die figuur a b c d V W X e a op Diagram S.G. No. 9660/2003 wat slegs Sicklebushweg in die dorp raak;
- 1.4.4 die volgende voorwaardes wat nie aan die erwe in die dorp oorgedra moet word nie:

Titel Akte T 67797/04 voorwaardes:

"C. The former remaining extent of Portion 17 of the said farm RANDJESFONTEIN 405, in extent 182,4571 hectares (a portion whereof is hereby transferred) is subject to the following:

1. Additional conditions imposed by the Town Council of Midrand by virtue of K 4779/1991 S:
  - (a) The portion is subject to servitudes, for municipal purposes, in favour of the local authority, 2 (two) metres wide, along one boundary and 5 metres wide along any other boundary. These servitudes shall be positioned on boundaries other than road boundaries as determined 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 (two) metres 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 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.

- 1.4.5 die serwituut vir riool doeleindes ten gunste van die plaaslike bestuur, geregistreer in terme van Notariële Akte van Serwituut No. K 3751/2004 S en aangedui word deur die lyne f g h j k l m n p q r en s t u op Diagram S.G. No. 9660/2003 wat slegs Erwe 1317, 1318 en Sicklebushweg in die dorp raak.

#### 1.5 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.

#### 1.6 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.

**1.7 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.

**1.8 Verskuiwing van kraglyne**

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande kraglyne of lyne van ESKOM of Telkom te verskuif, moet die koste daarvan deur die dorpseienaar gedra word.

**1.9 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.

**1.10 Notariële verbinding van Erf 1316 Sagewood uitbreiding 14 en Erf 1317 Sagewood uitbreiding 13**

Die dorpseienaar sal op sy eie koste Erf 1316 Sagewood uitbreiding 14 en Erf 1317 Sagewood uitbreiding 13 notarieel verbind.

**2. TITELVOORWAARDES**

**2.1 Die erwe hieronder genoem is onderworpe aan die voorwaardes opgelê kragtens die bepalinge van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986)**

**Alle erwe behalwe erwe 1318 en 1319 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 goeie goeie 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 rioolhoofpypleidings en ander werke veroorsaak word.

2.1.4 Erf 1317

Die erf is onderworpe aan 'n 5m x 2,5m serwituut vir substasie doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

2.1.5 Erf 1317

Die erf is onderworpe aan 'n 17m x 12m serwituut vir 'n satelliet elektriese substasie ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

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### LOCAL AUTHORITY NOTICE 625

#### LOCAL AUTHORITY NOTICE 235 OF 2005

#### 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, Metropolitan Municipality (Former Midrand Metropolitan Local Council) hereby declares Sagewood Extension 13 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 JR 209 INVESTMENTS (PROPRIETARY) LIMITED 2000/020447/07 (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 957 (A PORTION OF PORTION 916) OF THE FARM RANDJESFONTEIN 405, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG HAS BEEN GRANTED.

**1. Conditions of establishment**

**1.1 Name**

The name of the township shall be Sagewood Extension 13.

**1.2 Design**

The township shall consist of erven and streets as indicated on General Plan S.G. No. 433/2005.

**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 servitude in favour of ESKOM to convey electricity, registered in terms of Notarial Deed of Servitude No. K 648/1982 S of which route of servitude was defined in Deed of Servitude K2766/1983 S, and indicated on Diagram S.G. No. 1517/1982 which does not affect the township;
- 1.4.2 the servitude for electrical purposes in favour of the local authority, registered in terms of Notarial Deed of Servitude No. K 3059/1993S and indicated on Diagram S.G. No. 10297/1991 which does not affect the township;
- 1.4.3 the servitude for right of way in favour of the City of Johannesburg Metropolitan Municipality, registered in terms of Notarial Deed of Servitude No. K 3750/2004 S and indicated by the figure a b c d V W X e a on Diagram S.G. No. 9660/2003 which affects Sicklebush Road the township;
- 1.4.4 the following conditions which shall not be passed on to the erven in the township:

Title Deed T 67797/04 conditions:

"C The former remaining extent of Portion 17 of the said farm RANDJESFONTEIN 405, in extent 182,4571 hectares (a portion whereof is hereby transferred) is subject to the following:

- 1. Additional conditions imposed by the Town Council of Midrand by virtue of K 4779/1991 S:
  - (a) The portion is subject to servitudes for municipal purposes, in favour of the local authority, 2(two) metres wide, along one boundary and 5 (five) metres wide along any other boundary. These servitudes shall be positioned on boundaries other than road boundaries, as determined 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 metres 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 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 local authority.

1.4.5 the servitude for sewer purposes in favour of the local authority, registered in terms of Notarial Deed of Servitude No. K 3751/2004 S and indicated by the lines f g h j k l m n p q r and s t u on Diagram S.G. No. 9660/2003 which affects Erven 1317, 1318 and Sicklebush Road in the township only;

**1.5 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.

**1.6 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.

**1.7 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.

**1.8 Repositioning of circuits**

If, by any reason of the establishment of the township, it should become necessary to reposition any existing circuits of ESKOM or Telkom, the cost thereof shall be borne by the township owner.

**1.9 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, electricity 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 shall not be alienated or be transferred into the name of a purchaser prior to the local authority verifying 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.

**1.10 Notarial tying of Erven 1316 Sagewood Extension 14 and Erf 1317 Sagewood Extension 13**

The township owner shall at his own expense cause Erven 1316 Sagewood Extension 14 and Erf 1317 Sagewood Extension 13 to be notarially tied.

**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)**

All erven except erven 1318 and 1319 shall be subject to the conditions as indicated:

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 Erf 1317

The erf is subject to a 5m x 2.5 m servitude for electrical substation purposes in favour of the local authority, as indicated on the general plan.

2.1.5 Erf 1317

The erf is subject to a 17m x 12 m servitude for satellite electrical substation in favour of the local authority, as indicated on the general plan.

## LOCAL AUTHORITY NOTICE 626

### LOCAL AUTHORITY NOTICE 235 OF 2005

#### HALFWAY HOUSE AND CLAYVILLE TOWN PLANNING SCHEME, 1976: AMENDMENT SCHEME 07-4415

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 Sagewood Extension 13, 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 March 2005.

This amendment is known as the Halfway House Clayville Amendment Scheme 07-4415.

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

**LOCAL AUTHORITY NOTICE 626****PLAASLIKE BESTUURSKENNISGEWING 235 VAN 2005****HALFWAY HOUSE EN CLAYVILLE DORPSBEPLANNINGSKEMA, 1976: WYSIGINGSKEMA 07-4415**

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 Sagewood Uitbreiding 13 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, 9 de Verdieping, A-Blok, Metropolitaanse Sentrum, Braamfontein beskikbaar vir inspeksie te alle redelike tye.

Die datum van die inwerkingtreding van die skema is 11 Maart 2005.

Hierdie wysiging staan bekend as die Halfway House & Clayville Wysigingskema 07-4415

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

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Director: Financial Management  
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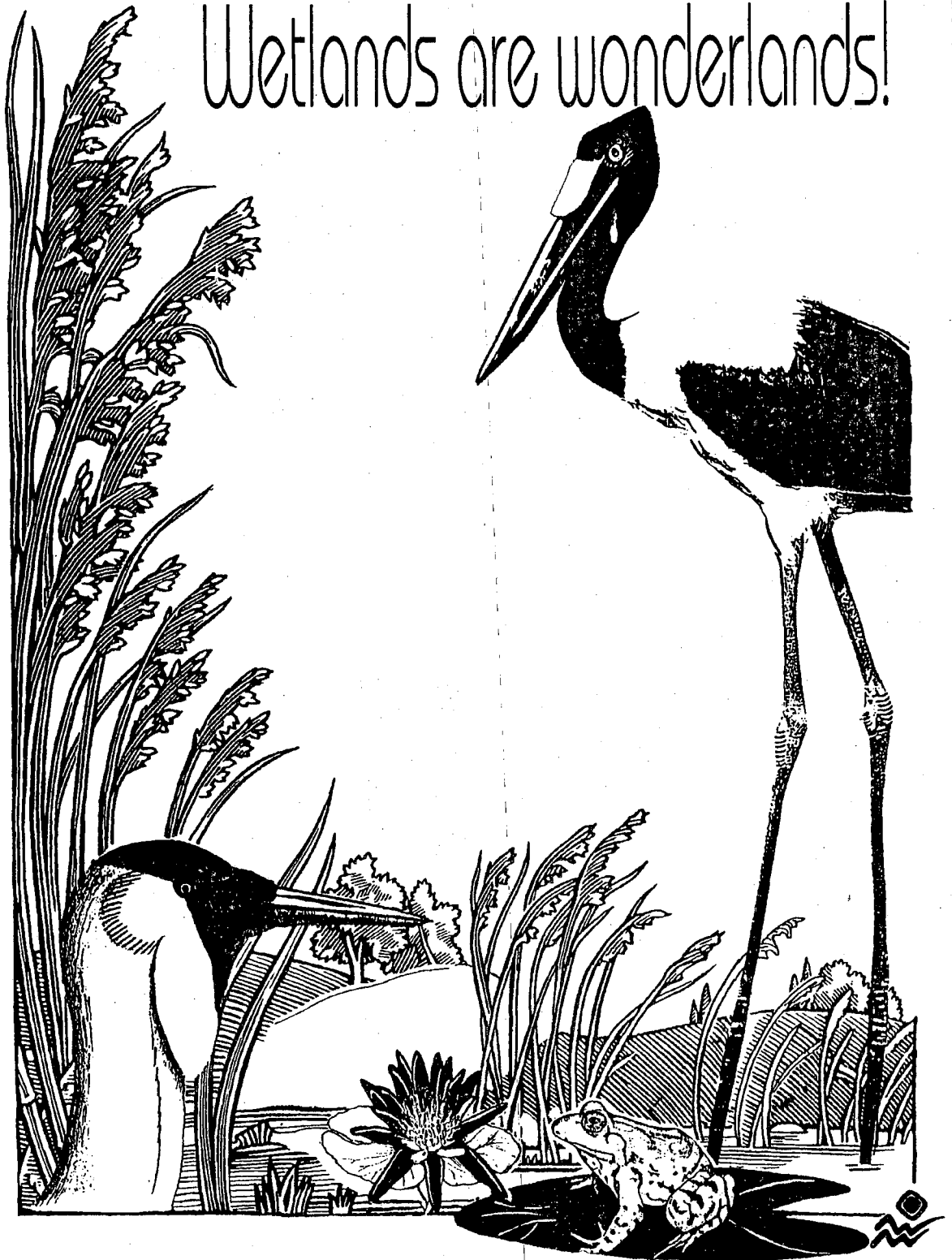
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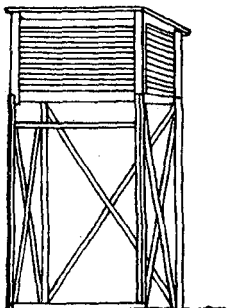
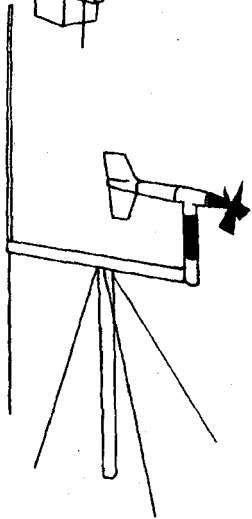
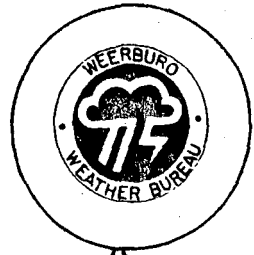
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