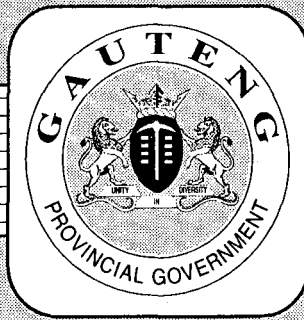


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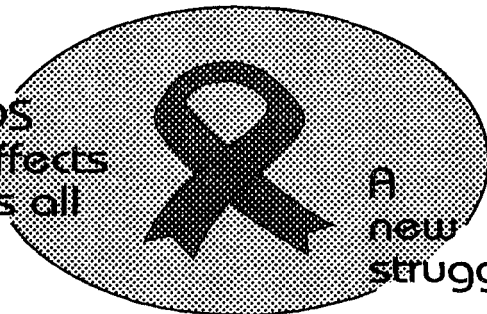
Vol. 11

PRETORIA, 29 APRIL 2005

No. 180

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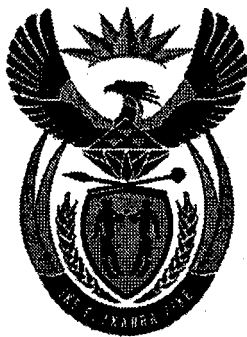


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LOCAL AUTHORITY NOTICES

PLAASLIKE BESTUURSKENNISGEWING 904

MUNISIPALE KENNISGEWING 201 VAN 2005

JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT

(GEWESE OOSTELIKE METROPOLITAANSE PLAASLIKE RAAD)

VERKLARING TOT 'N GOEDGEKEURDE DORP

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Johannesburg Stad, (vroëer Oostelike Metropolitaanse Plaaslike Raad) hierby Witkoppens Uitbreiding 109 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR MONTAGU HOMEBUILDERS (RANDBURG)(PROPRIETARY) LIMITED NO. 1983/006931/07 (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 501 ('N GEDEELTE VAN GEDEELTE 173) VAN DIE PLAAS WITKOPPEN 194, REGISTRASIE AFDELING I.Q., PROVINSIE VAN GAUTENG, TOEGESTAAN IS.

1. Stigtingsvoorwaardes

1.1 Naam

Die naam van die dorp is Witkoppens Uitbreiding 109.

1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 2937/2004.

1.3 Ingenieursdienste

1.3.1 Die dorpseienaar is verantwoordelik vir die installering en voorsiening van ingenieursdienste insluitende strate en stormwater dreinerings soewel as 'n bydra vir eksterne dienste; 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:

1.3.3 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 Elektrisiteit

Die plaaslike bestuur is nie die hoofvoorsiener van elektrisiteit in die dorp nie. Die dorpseienaar moet in terme van Artikel 118(2)(b) van die Dorpsbeplanning en Dorpe

Ordonnansie, 1986 (Ordonnansie 15 van 1986) 'n ooreenkoms met ESKOM aangaan wat die gelisensiëerde voorsiener van elektrisiteit vir die dorp is.

Die plaaslike bestuur moet skriftelik in kennis gestel word dat bevredigende reëlings gemaak is met betrekking tot die voorsiening van elektrisiteit vir die dorp en die eienaar moet die volgende aan die plaaslike bestuur voorsien:

- (1) 'n Gesertifiseerde afskrif van die ooreenkoms wat aangegaan is met ESKOM met betrekking tot die voorsiening van elektrisiteit.
- (2) 'n Sertifikaat van ESKOM waarin bevestig word dat bevredigende finansiële reëlings getref is met die aangaan van 'n ooreenkoms in (1) hierbo.

1.5 Beskikking oor bestaande titelvoorwaardes

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

1.6 Sloping van geboue en strukture

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

1.7 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.

1.8 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.

1.9 Verskuiwing van kraglyne

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

1.10 Beperking op die vervreemding van erwe 1484 - 1488.

Erwe 1484 - 1488 mag nie oorgedra word sonder die toestemming van die plaaslike bestuur aan enige entiteit behalwe die huiseienaarsvereniging van 'n deeltitel skema en die huiseienaarsvereniging sal volle verantwoordelikheid neem vir die funksionering en onderhoud van die noodsaaklike dienste binne die genoemde erwe.

1.11 Pligte van die eienaar van Erwe 1484 - 1488

- 1.11.1 Erwe 1481 - 1488 (Privaat Oop Ruimte) moet in die naam van die Huiseienaarsvereniging geregistreer word soos uitgesit in voorwaarde 1.10.
- 1.11.2 Die Huiseienaarsvereniging 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.
- 1.11.3 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.
- 1.11.4 Erwe 1484 - 1488 kan nie verkoop word aan enige persoon behalwe aan die

Huiseienaars Assosiasie en die erwe mag nie gehersoneer word tensy die plaaslike bestuur se toestemming verkry is nie.

1.12 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.

1.13 Notariële verbinding van alle erwe

Erwe 1483 – 1488 moet notarieel verbind word en mag nie ontbind word nie sonder die toestemming van die plaaslike bestuur.

2. TITELVOORWAARDES

2.1 Die erwe hieronder genoem is onderworpe aan die voorwaardes, soos aangedui, opgelê deur die Plaaslike Bestuur kragtens die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

Alle 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 rioolhoofpypleidings en ander werke wat hy volgens goeie doedunke 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 1483

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

2.1.5 Erf 1483

Die erf is onderworpe aan 'n serwituut vir reg van weg en munisipale doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

LOCAL AUTHORITY NOTICE 904**MUNICIPAL NOTICE 201 OF 2005
CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY
(FORMER EASTERN 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 Eastern Metropolitan Local Council) hereby declares Witkoppen Extension 109 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 MONTAGU HOMEBUILDERS (RANDBURG)(PROPRIETARY) LIMITED NO. 1983/006931/07 (HEREINAFTER 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 501 (A PORTION OF PORTION 173) OF THE FARM WITKOPPEN 194, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG HAS BEEN GRANTED.

1 Conditions of establishment**1.1 Name**

The name of the township shall be Witkoppen Extension 109.

1.2 Design

The township shall consist of erven and streets as indicated on General Plan S.G. No.2937/2004.

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 Electricity

The local authority is not the bulk supplier of electricity in the township. The township

owner shall in terms of Section 118(2)(b) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) make arrangements in this regard with ESCOM, the licensed supplier of electricity in the township.

The local authority shall be notified in writing that satisfactory arrangements have been made in respect of the supply of electricity to the township and in this connection, the township owner shall submit the following to the local authority:

- (1) A certified copy of the agreement in respect of the supply of electricity entered into with ESKOM;
- (2) A certificate by ESKOM that acceptable financial arrangements with regard to (1) above have been made by the township owner.

1.5 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.

1.6 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.

1.7 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.

1.8 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.

1.9 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.

1.10 Restriction on the transfer of erven 1484 - 1488

Erven 1484 - 1488 shall not be transferred without the consent of the local authority to any other entity except the body corporate of a sectional title scheme, which body corporate shall have full responsibility for the functioning and proper maintenance of the said erven and the essential services with the said erven.

1.11 Duties of the owner of the Erven 1484 - 1488

- 1.11.1 Erven 1484 - 1488(Private Open Space) shall be registered in the name of the Body Corporate contemplated in condition 2.10.
- 1.11.2 The Body Corporate 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.
- 1.11.3 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.
1.11.4 Erven 1484 - 1488 cannot be sold to any person except the body corporate and the erven may not be rezoned unless the consent from the local authority has been obtained.

1.12 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.

1.13 Notarial tying of all erven

Erven 1483 - 1488 must be notarially tied and shall not be untied without the consent of the local authority.

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:

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 1483

The erf is subject to a servitude for transformer/ substation purposes in favour of the local authority, as indicated on the general plan.

2.1.5 Erf 1483

The erf is subject to a servitude of right of way and municipal purposes in favour of the local authority as indicated on the General Plan.

LOCAL AUTHORITY NOTICE 905

MUNICIPAL NOTICE 201 OF 2005

SANDTON AMENDMENT SCHEME 02-2943

The City of Johannesburg, (former Eastern Metropolitan Local Council), hereby 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 township of Witkoppen Extension 109, 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, Room 8100, 8th Floor, A-Block, Metropolitan Centre, Braamfontein and are open for inspection at all reasonable times.

The date this scheme will come into operation is 29 April 2005.

This amendment is known as the Sandton Amendment Scheme 02-2943.

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

PLAASLIKE BESTUURSKENNISGEWING 905

MUNISIPALE KENNISGEWING 201 VAN 2005

SANDTON WYSIGINGSKEMA 02-2943

Johannesburg Stad, (vroëer Sandton Metropolitaanse Plaalike Raad), verklaar hierby ingevolge die bepaling van Artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) dat hy 'n wysigingskema synde 'n wysiging van die Sandton Dorpsbeplanningskema, 1980, wat uit die selfde grond as die dorp Witkoppen Uitbreiding 109 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, Kamer 8100, 8 ste Verdieping, A-Blok, Metropolitaanse Sentrum, Braamfontein beskikbaar vir inspeksie te alle redelike tye.

Die datum van die inwerkingtreding van die skema is 29 April 2005.

Hierdie wysiging staan bekend as die Sandton Wysigingskema 02-2943.

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

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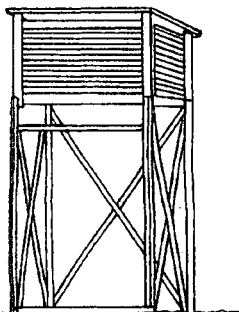
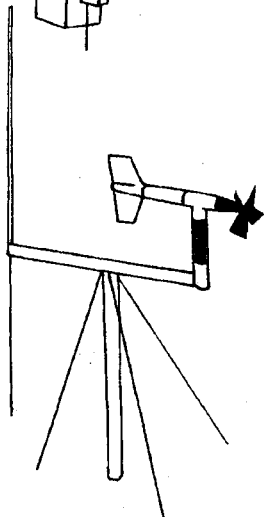
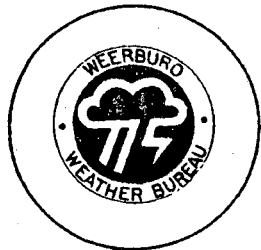
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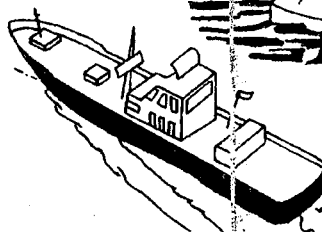
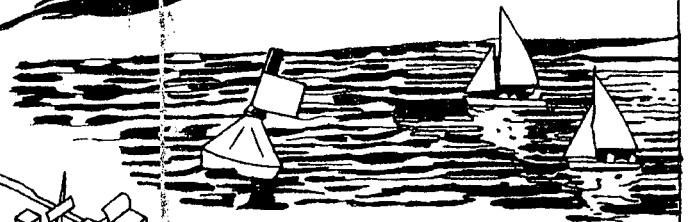
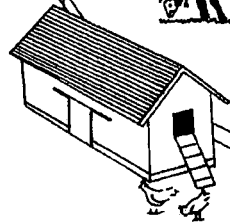
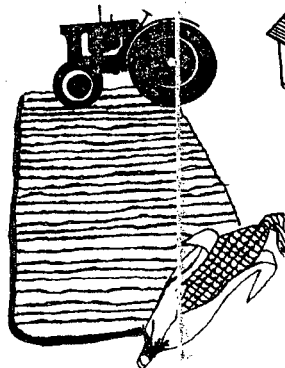
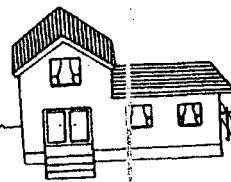
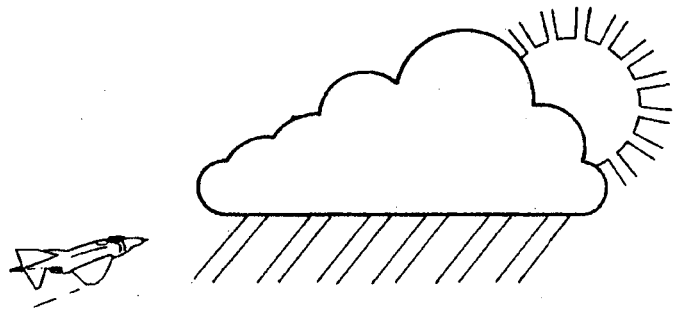
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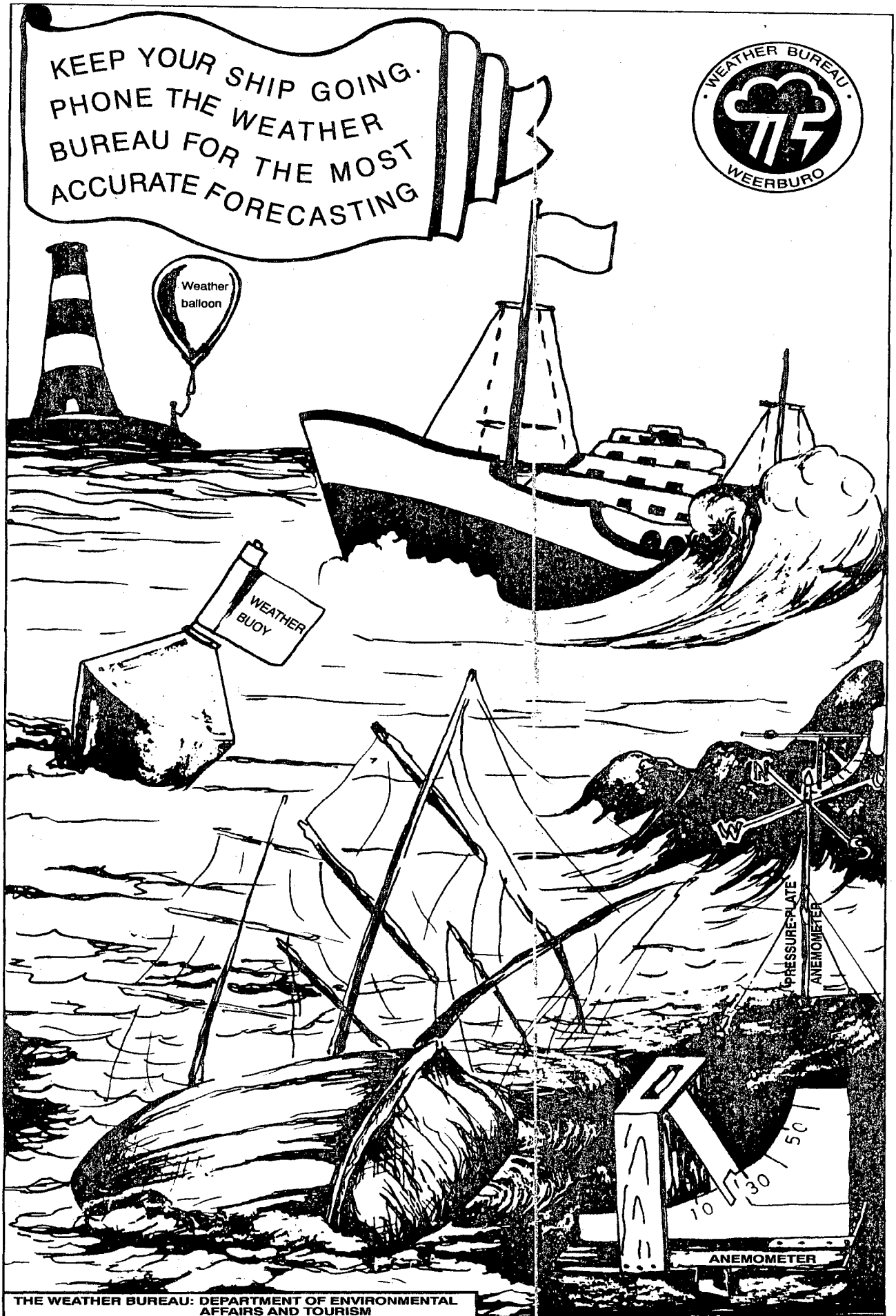
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