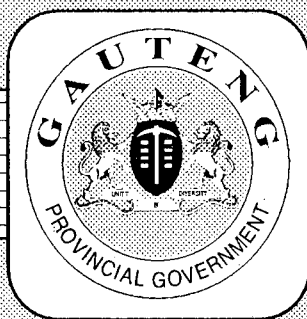


**THE PROVINCE OF
GAUTENG**



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**Provincial Gazette Extraordinary
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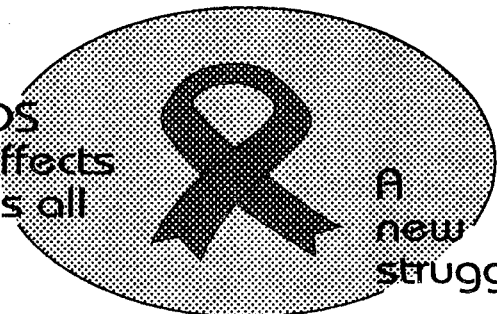
Vol. 11

PRETORIA, 1 JUNE 2005
JUNIE

No. 230

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

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CONTENTS • INHOUD

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES			
1201	Town-planning and Townships Ordinance (15/1986): City of Johannesburg Metropolitan Municipality: Declaration as an approved township: Weltevredenpark Extension 139	3	230
1202	do.: do.: Roodepoort Amendment Scheme 05-4418	7	230

LOCAL AUTHORITY NOTICES

PLAASLIKE BESTUURSKENNISGEWING 1201

PLAASLIKE BESTUURSKENNISGEWING 474 VAN 2005

JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT

(GEWESE WESTELIKE 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 Westelike Metropolitaanse Plaaslike Raad) hierby Weltevredenpark Uitbreiding 139 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR DIE TRUSTEES VAN TYD TOT TYD VAN DIE WELTEVREDEN TRUST NO 6699/94 (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 143 ('N GEDEELTE VAN GEDEELTE 8) VAN DIE PLAAS PANORAMA 200, REGISTRASIE AFDELING I.Q., PROVINSIE VAN GAUTENG, TOEGESTAAN IS.

1. Stigtingsvoorwaardes

1.1 Naam

Die naam van die dorp is Weltevredenpark Uitbreiding 139.

1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 5871/2004.

1.3 Ingenieursdienste

1.3.1 Die dorpseienaar is verantwoordelik vir die installering en voorsiening van interne ingenieursdienste insluitende strate en stormwater dreinerings en om 'n bydrae vir eksterne riooldienste te betaal; 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 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 uitgesluit:

- 1.4.1 die reg van weg serwituut ten gunste van Weltevredenpark uitbreidings 110 en 140 wat geregistreer is in terme van Notariële Akte van Serwituut No K 267/2002 S en aangedui word op Diagram S.G. No A5616/2001 wat slegs erwe 4885 en 4886 in die dorp raak;
- 1.4.2 die reg van weg serwituut ten gunste van Weltevredenpark uitbreiding 140 wat vervat is in Akte van transport T49200/2004 en aangedui word deur die figuur fghjk op Diagram S.G. No A11335/2003 wat slegs erf 4886 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.

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)

Alle erwe 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 goëddunke 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 4885 en 4886
Die erwe is onderworpe aan 'n 1,5 x 5 m serwituut vir substasie/transformer doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

LOCAL AUTHORITY NOTICE 1201

LOCAL AUTHORITY NOTICE 474 OF 2005

CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY

(FORMER WESTERN 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 Western Metropolitan Local Council) hereby declares Weltevredenpark Extension 139 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 DIE TRUSTEES VAN TYD TOT TYD VAN DIE WELTEVREDEN TRUST NO 6699/94 (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 THE REMAINDER OF PORTION 143 (A PORTION OF PORTION 8) OF THE FARM PANORAMA 200, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG HAS BEEN GRANTED.

1 Conditions of establishment

1.1 Name

The name of the township shall be Weltevredenpark Extension 139.

1.2 Design

The township shall consist of erven and streets as indicated on General Plan S.G. No. 5871/2004.

1.3 Engineering services

1.3.1 The township owner shall be responsible for the installation and provision of internal 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 a right of way servitude in favour of Weltevredenpark Extensions 110 and 140 registered in terms of Notarial Deed of Servitude No K 267/2002S and indicated on Diagram S.G. No A5616/2001 which affects erven 4885 and 4886 in the township only;
- 1.4.2 a right of way servitude in favour of Weltevredenpark Extension 140 registered in terms of Notarial Deed of Transfer T 49200/2004 and indicated by the figure fghjk on Diagram S.G. No A11335/2003 which affects erf 4886 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.

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 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.

2.1.5 Erven 4885 and 4886

The erven are subject to a 2,5 x 5 m servitude for transformer/ substation purposes in favour of the local authority, as indicated on the general plan.

2.1.6 Erven 4885 and 4886

The erven are subject to a 3 m servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

LOCAL AUTHORITY NOTICE 474 OF 2005

LOCAL AUTHORITY NOTICE 1202

ROODEPOORT TOWN PLANNING SCHEME, 1987: AMENDMENT SCHEME 05-4418

The City of Johannesburg, (former Western Metropolitan Local Council), hereby declares that it has approved an amendment scheme, being an amendment of the Roodepoort Town Planning Scheme, 1987, comprising the same land as included in the township of Weltevredenpark Extension 139, 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 2 June 2005.

This amendment is known as the Roodepoort Amendment Scheme 05-4418.

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

PLAASLIKE BESTUURSKENNISGEWING 1202

PLAASLIKE BESTUURSKENNISGEWING 474 VAN 2005

ROODEPOORT DORPSBEPLANNINGSKEMA, 1987: WYSIGINGSKEMA 05-4418

Johannesburg Stad, (vroëer Westelike Metropolitaanse Plaaslike Raad), 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 Roodepoort Dorpsbeplanningskema, 1987, wat uit die selfde grond as die dorp Weltevredenpark Uitbreiding 139 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 2 Junie 2005.

Hierdie wysiging staan bekend as die Roodepoort Wysigingskema 05-4418.

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

