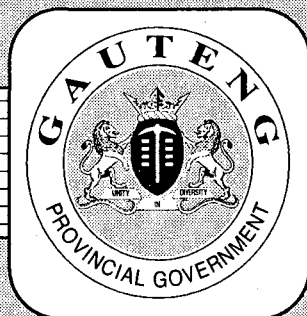


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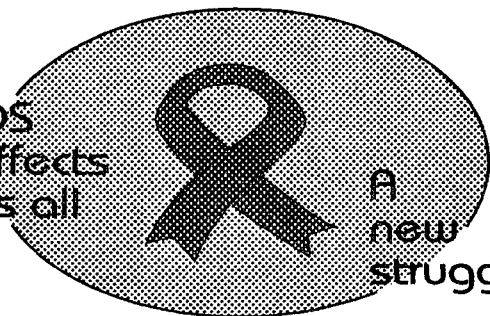
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PRETORIA, 10 JUNE 2005
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LOCAL AUTHORITY NOTICES

PLAASLIKE BESTUURSKENNISGEWING 1315

PLAASLIKE BESTUURSKENNISGEWING VAN 559 VAN 2005

JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT

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 Witkoppen Uitbreiding 124 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR DIE TRUSTEES FOR THE TIME BEING THE ZELPY 2089 (PTY) LTD (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 522 (GEDEELTE VAN GEDEELTE 172) VAN DIE PLAAS WITKOPPEN NO.194IQ, PROVINSIE VAN GAUTENG, TOEGESTAAN IS.

1. Stigtingsvoorwaardes

1.1 Naam

Die naam van die dorp is Witkoppen Uitbreiding 124.

1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 9999/2004.

1.3 Ingenieursdienste

1.3.1 Die dorpsenaar sal die nodige reelings terf met die plaaslike bestuur; en

1.3.2 vir die installering van water en riool sowel as die konstruksie van paaie en stormwater dreinerings in die dorp, tot bevrediging van plaaslike bestuur.

1.4 Elektrisiteit

Die Plaaslike bestuur is nie die hoofvoorsiener van elektrisiteit in die dorp nie. Die dorpsenaar moet in terme van Atrikel 11(2)(b) van die Dorpsbeplanning en Dorp Ordonnansie, 1986 (Ordonnansie 15 van 1986) 'n ooreenkoms met ESKOM aangaan wat die gelesensieerde voorsiener van elektrisiteit vir die dorp is.

Die plaaslike bestuur moet skriftelik in kennis gestel word dat bevredigende reelings 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 reelings getref is met die aangaan van 'n ooreenkoms in (1) hierbo.

1.5 Begiftiging

Die dorpseienaar moet kragtens die bepalings van artikel 98(2) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 aan die Plaaslike bestuur as begiftiging 'n globale bedrag van R16 991,24 vir parke doeleindes betaal.

1.6 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.

1.7 Sloping van geboue en strukture

Die dorpseienaar moet op eie koste all bestaande geboue en strukture 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.

1.8 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.

1.9 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.

1.10 Verskuiwing van kraglyne

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

1.11 Ontvangs en versorging van stormwater

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

1.12 Beperking op die vervreemding van erwe 1562 en 1598

Erwe 1562 en 1598 mag slegs aan die huiseienaars van die dorp oorgedra word en die huiseienaarsvereniging sal volle verantwoordelikheid neem vir die funksionering en onderhoud van die genoemde erf cir die noodsaaklike dienste op die erf.

1.13 Samestelling en pligte van die Huiseienaars Assosiasie

1.13.1 Die applicant sal 'n Huiseienaars Assosiasie, oordentlik en wettig saamstel tot bevrediging van die plaaslike bestuur, voor of gelyktudig met die verkoop van die eerste erf in die dorp.

1.13.2 Erf 1562 (Privaat Oop Ruimte) sowel as Erf 1568 (toegang) moet in die naam vandie Huiseienaars Assosiasie geregistreer word.

1.13.3 Een en elke eienaar van die erwe 1550 tot 1561 en 1563 tot 1597, moet lid word van die Huiseienaars Assosiasie op oordrag van alle erwe. Hierdie huiseienaars Assosiasie sal volle verantwoordelikheid van alle essensiele dienste (uitgesluit die dienste wat deur die Raad oorgeneem word), wat binne 1556 tot 1561 en 1563 tot 1597 gelee is oorneem.

- 1.13.4 Die huiseienaars Assosiasie sal volle wetlike mag he om van een en elke lid die koste te verhaal wat nodig om sy werk te verrig wn sal wetlike regte he om sodaninge kostes van enige lid te verhall indien die lid nie sy verantwoordelikhede nakom nie.
- 1.13.5 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 diesnte wat deur die Raad oorgeneem is.
- 1.13.6 Toegang van erwe 1550 tot 1561 en 1563 tot 1597, na 'n publieke straat moet oor Erf 1598 geskied.
- 1.13.7 Die plaaslike bestuur moet ten alle tye tot onbeperkte toegang oor erwe 1562 en 1568 beskik.
- 1.13.8 Erwe 1562 en 1598 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

1.14 Verantwoodelikheid ten opsigte van dienste en beperking op die vervreemding van erwe.

Die dorpseienaar sal binne sodaninge 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 endie 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.

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 rioolhoofpypleidings 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 rioolhoofpypleidings en ander werke veroorsaak word.
- 2.1.4 Erf 1598

Die totale erf is onderworpe aan 'n reg van weg en munisipale serwituut ten gunste van die Plaaslike owerheid, soos aangewys op die Algemene Plan.

2.1.5 Erf 1562

2.1.5.1 Die erf onderworpe aan 'n 2 meter wyd stormwater serwituut ten gunste van die Plaaslike Owerheid, soos aangewys op die Algemene Plan.

2.1.5.2 Die erf onderworpe aan 'n 2 meter wyd riool serwituut ten gunste van die Plaaslike Owerheid, soos aangewys op die Algemene Plan.

LOCAL AUTHORITY NOTICE 1315**LOCAL AUTHORITY NOTICE 559 OF 2005****CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY****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 Witkoppen Extension 124 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 THE TRUSTEES FOR THE TIME BEING THE ZEPLY 2089 (Pty) LTD (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 522(PORION OF PORTION 172) OF THE FARM WITKOPPEN NO. 194IQ, 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 124.

1.2 Design

The township shall consist of erven and streets as indicated on General plan SG. 9999/2004.

1.3 Engineering services

The township owner shall make the necessary arrangements with the local authority and installation of water and sanitation as well as the construction of roads and stormwater drainage in the township, to the satisfaction of the local authority

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 Endowment

The township owner shall in terms of section 98(2) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) read with regulation 43 of the Town planning and Townships Regulations, 1986, pay the local authority a lump sum endowment for the provision of land for park (public open space). Such endowment shall be payable as determined by the local authority, in terms of section 81 of the said Ordinance.

1.6 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

1.7 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.

1.8 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.

1.9 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.

1.10 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.

1.11 Acceptance and disposal of stormwater

The township owner shall arrange for the drainage of the township to fit in with that of the adjacent roads and for all stormwater running off or being diverted from the road to be received and disposed of

1.12 Restriction on the transfer of erven 1562 and 1598.

Erven 1562 and 1598 shall be transferred only to the Residents or Homeowners Association established in respect of the township, which Association shall have full

responsibility for the functioning and proper maintenance of the said erven and the essential services in or on the said erven.

1.13 Formation and duties of Resident's Association

- 1.13.1 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
- 1.13.2 Erf 1562 (Private Open Space) as well as erf 1598 (Access) shall be registered in the name of the Resident's Association
- 1.13.3 Each and every owner of Erven 1550 to 1561 and 1563 to 1597 shall become a member of the Resident's Association upon transfer of the erf. Such Association shall have full responsibility for Erf 1562 and in the case of Erven 1550 to 1561 and 1563 to 1597, for the essential services (excluding services taken over by the local authority) contained herein.
- 1.13.4 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.
- 1.13.5 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.
- 1.13.6 Access from Erven 1550 to 1561 and 1563 to 1597, to a public road shall be across Erf 1598.
- 1.13.7 The local authority shall have unrestricted access to Erven 1562 and 1598 at all times.
- 1.13.8 Erven 1562 and 1598 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.

1.14 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.

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

- 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 1598

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

2.1.5 Erf 1562

2.5.1 The erf is subject to a 2 metre wide stormwater servitude in favour of the local authority as indicated on the General Plan.

2.5.2 The erf is subject to a 2 metre wide sewer servitude in favour of the local authority as indicated on the General Plan.

LOCAL AUTHORITY NOTICE 1316**SANDTON PLANNING SCHEME, 1980: AMENDMENT SCHEME 02-2236**

The City of Johannesburg, 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 124, 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 10 June 2005.

This amendment is known as the Sandton Amendment Scheme 02-2236.

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

PLAASLIKE BESTUURSKENNISGEWING 1316**SANDTON DORPSBEPLANNINGSKEMA, 1980: WYSIGINGSKEMA 02-2236**

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 Sandton Dorpsbeplanningskema, 1980, wat uit die selfde grond as die dorp Witkoppen Uitbreiding 124 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 10 Junie 2005.

Hierdie wysiging staan bekend as die Sandton Wysigingskema 02-2236.

**A NAIR: UITVOERENDE DIREKTEUR
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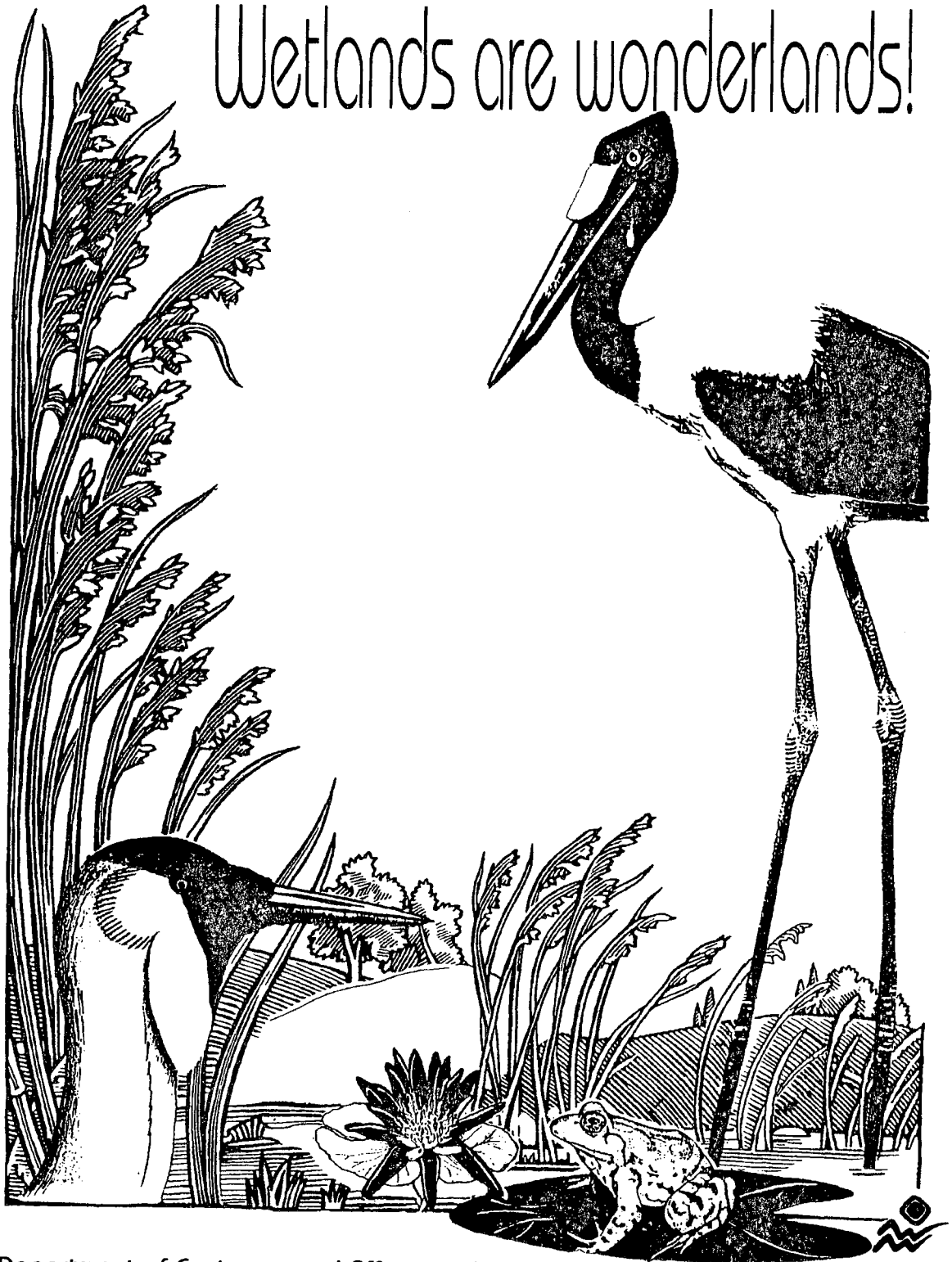
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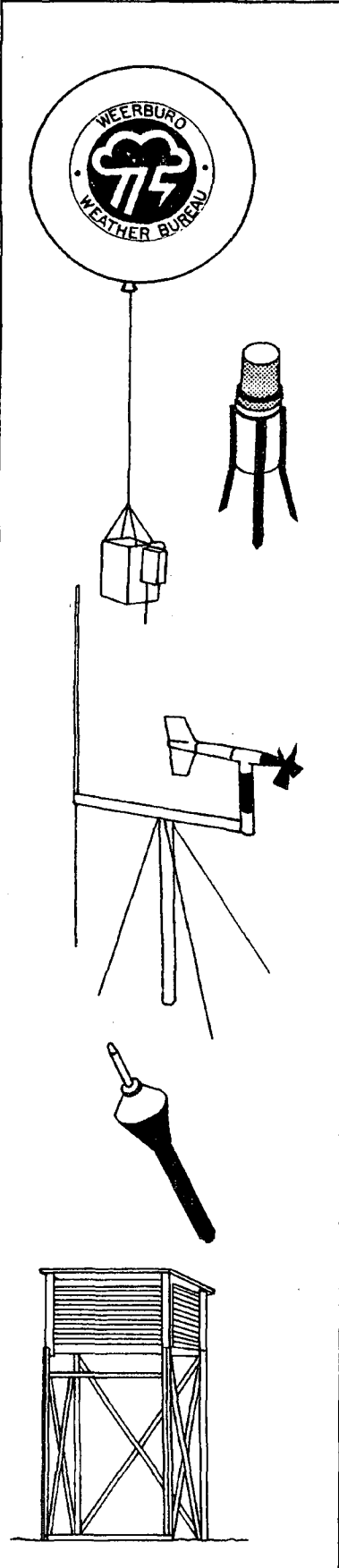
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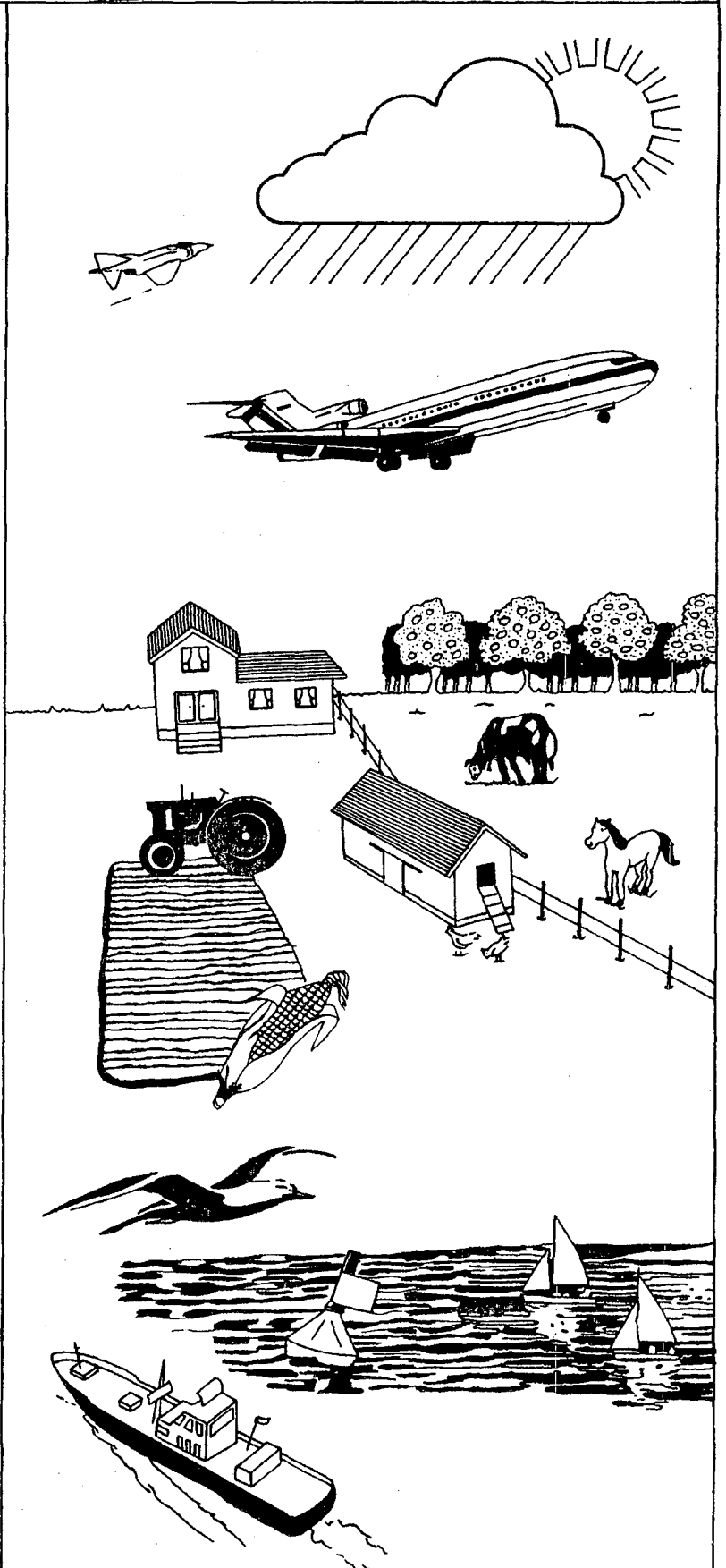


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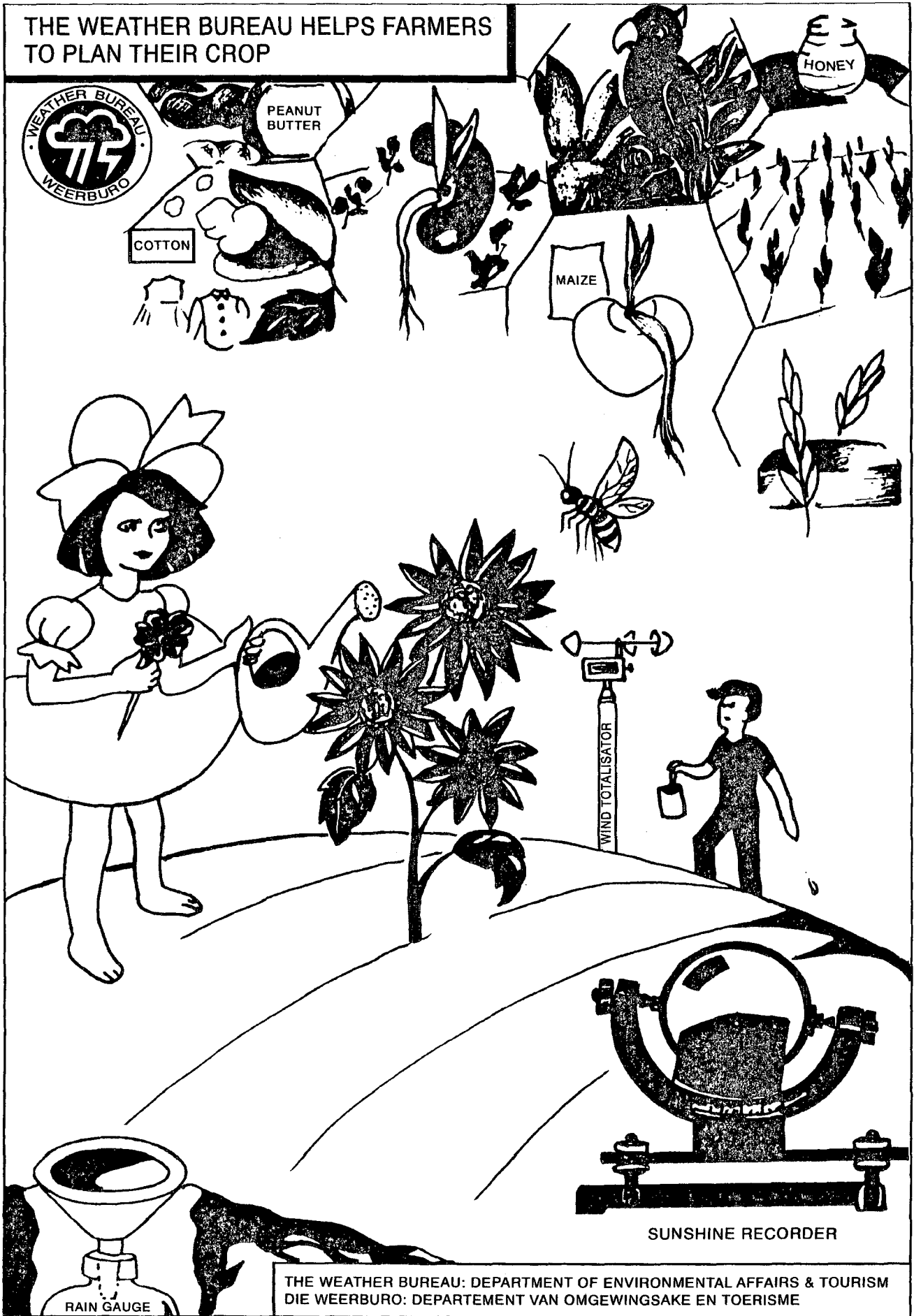
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