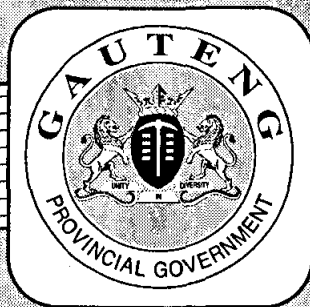


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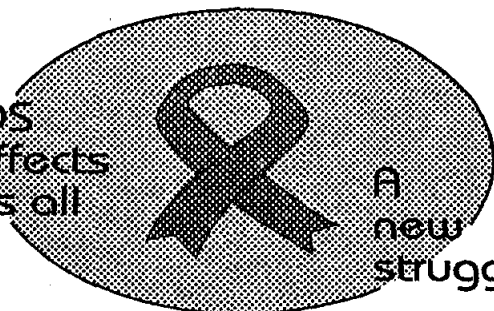
Vol. 11

PRETORIA, 31 OCTOBER 2005  
OKTOBER

No. 466

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## LOCAL AUTHORITY NOTICES

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### PLAASLIKE BESTUURSKENNISGEWING 2741

#### MUNISIPALE KENNISGEWING 1101 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 Johannesburg Stad, Metropolitaanse Munisipaliteit hierby Nietgedacht tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

#### BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR MICAWBER 395 (EDMS) BPK (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 154 ('N GEDEELTE VAN GEDEELTE 13) VAN DIE PLAAS NIETGEDACHT NO 535, REGISTRASIE AFDELING J.Q., PROVINSIE VAN GAUTENG, TOEGESTAAN IS.

#### 1. STIGTINGSVOORWAARDES

(1) **Naam**

Die naam van die dorp is Nietgedacht.

(2) **Ontwerp**

Die dorp sal bestaan uit erwe en strate soos aangedui op Algemene Plan No. 2049/2005.

(3) **Ingenieursdienste**

3.1.1 Die dorpseienaar is verantwoordelik vir die installering en voorsiening van interne ingenieursdienste ingesluit stormwater en dreinerings sowel as eksterne verbindingdienste en 'n bydrae vir eksterne dienste; en

3.1.2 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:

3.3.3 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 in ooreenstemming met die riglyne; en

3.3.4 alle interne ingenieursdienste en noodsaaklike dienste en eksterne verbindingdienste 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.

(4) **Beskikking oor bestaande titelvoorwaardes**

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

(5) **Sloping van geboue en strukture**

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

**(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.

**(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.

**(8) Verskuiwing van kraglyne**

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

**(9) Elektrisiteit**

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

(b) Die plaaslike bestuur moet skriftelik in kennis gestel word dat bevredigende reëlings getref is met betrekking tot die voorsiening van elektrisiteit vir die dorp en die eienaar moet die volgende by die plaaslike bestuur indien:

(i) 'n Gesertifiseerde afskrif van die ooreenkoms wat aangegaan is met ESKOM met betrekking tot die voorsiening van elektrisiteit.

(ii) 'n Sertifikaat van die gelisensiëerde voorsiener van elektrisiteit waarin bevestig word dat bevredigende finansiële reëlings getref is deur die dorpseienaar aangaande (i) hierbo.

(c) Alle voorwaardes gestipuleer deur Eskom sal aan voldoen word insluitend die registrasie van servitute.

**(10) Toegang**

Ingang tot en uitgang vanaf die dorp sal voorsien word tot bevrediging van die plaaslike bestuur en die Departement van Openbare Vervoer, Paaie en Werke (Gauteng Provinsiale Owerheid).

**(11) Ontvangs en beskikking van stormwater**

In terme van die "Gauteng Transport Infrastructure Act", Wet Nr. 8 van 2001, sal die applikant / plaaslike bestuur die dreinerings van die dorp so reël dat dit inpas by die dreinerings van Pad P158-2, met inagneming van die kapasiteit van die sisteem, asook die ontvangs en beskikking van alle stormwater wat afloot vanaf die pad of wat weggekeer is vanaf die pad, onderworpe aan die vereistes van die Departement van Openbare Vervoer, Paaie en Werke (Gauteng Provinsiale Owerheid).

**(12) Finale Goedgekeurde plan moet ontvang word binne 10 Jaar.**

Die finale goedgekeurde plan wat die uitleg aantoon moet voorsien word aan die Departement van Openbare Vervoer, Paaie en Werke (Gauteng Provinsiale Owerheid) binne 10 jaar vanaf die datum van aanvaarding van die Departement se voorwaardes deur die applicant, andersins moet die aansoek ingedien word by die Departement van Openbare Vervoer, Paaie en Werke vir heroorweging van die voorwaardes en veranderings soos hy nodig mag ag.

**(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 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 ten gunste van die plaaslike bestuur langs enige twee grense, uitgesluit '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 aanlê, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke wat hy volgens goeddunke 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 aanlê, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke veroorsaak word.

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**LOCAL AUTHORITY NOTICE 2741**

**MUNICIPAL NOTICE 1101 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, Metropolitan Municipality hereby declares Nietgedacht 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 MICAWBER 395 (PTY) LIMITED (HEREIN AFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF SECTION 98(1) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 154 (A PORTION OF PORTION 13) OF THE FARM NIETGEDACHT NO 535 – JQ, PROVINCE OF GAUTENG, HAS BEEN GRANTED**

**1. CONDITIONS OF ESTABLISHMENT****(1) Name**

The name of the township shall be Nietgedacht.

**(2) Design**

The township shall consist of erven and streets as indicated on General Plan No. 2049/2005.

**(3) Engineering Services**

3.1 The township owner shall be responsible for the installation and provision of internal engineering services including storm water and drainage as well as linking external engineering services and a contribution for external services; and

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:

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

3.4 install or provide all internal and essential services and link external services to the satisfaction of the local authority and for this purpose shall lodge reports, diagrams and specifications as the local authority may require.

**(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 mineral.

**(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.

**(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.

**(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.

**(8) Repositioning of Circuits**

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

**(9) Electricity**

(a) The local authority is not the bulk supplier of electricity for 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 ESKOM, the licensed supplier of electricity in the township.

(b) 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.

(i) A certified copy of the agreement in respect of the supply of electricity entered into with ESKOM.

(ii) A certificate by the licenses supplier of the electricity that acceptable financial arrangements with regard to (i) above have been made by the township owner.

(c) All conditions stipulated by Eskom shall be adhered to including the registration of servitudes.

**(10) Access**

Ingress to and egress from the township shall be provided to the satisfaction of the local authority and the Department of Public Transport, Roads and Works. (Gauteng Provincial Government).

**(11) Acceptances and disposal of stormwater**

In terms of the Gauteng Transport Infrastructure Act, Act No 8 of 2001, the applicant / local authority shall arrange the drainage of the township in such a way that it will fit in with the drainage of Road P158-2, taking into account the capacity of the system, as well as receiving and disposing of all the stormwater running from the road or being diverted from the road, subject to the requirements of the Department of Public Transport, Roads and Works (Gauteng Provincial Government).

**(12) Final approved plan to be received within 10 years**

The final approved plan showing the layout of the township shall be supplied to the Department of Public Transport, Roads and Works (Gauteng Provincial Government) within 10 years of the date of acceptance of the Department's conditions by the applicant, otherwise the application shall be submitted to the Department of Public Transport, Roads and Works (Gauteng Provincial Government) for reconsideration and revision as he deems necessary.

**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 mentioned hereunder shall be subject to the conditions as indicated:

- (a) The erven are subject to a servitude, 2 m 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 m 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.
  - (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 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.
- 

### **LOCAL AUTHORITY NOTICE 2742**

#### **MUNICIPAL NOTICE 1101OF 2005**

#### **RANDBURG AMENDMENT SCHEME 04-0975**

The City of Johannesburg, hereby declares that it has approved an amendment scheme, being an amendment of the Randburg Scheme, 1980, comprising the same land as included in the township of Nietgedacht, 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, 8<sup>th</sup> Floor, A-Block, Metropolitan Centre, Braamfontein and are open for inspection at all reasonable times.

The date this scheme will come into operation is 31 October 2005.

This amendment is known as the Randburg Amendment Scheme 04-0975

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



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**PLAASLIKE BESTUURSKENNISGEWING 2742****MUNISIPALE KENNISGEWING 1101 VAN 2005****RANDBURG WYSIGINGSKEMA 04-0975**

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 Randburg Dorpsbeplanningskema, 1980, wat uit die selfde grond as die dorp Nietgedacht 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 31 Oktober 2005.

Hierdie wysiging staan bekend as die Randburg Wysigingskema 04-0975

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

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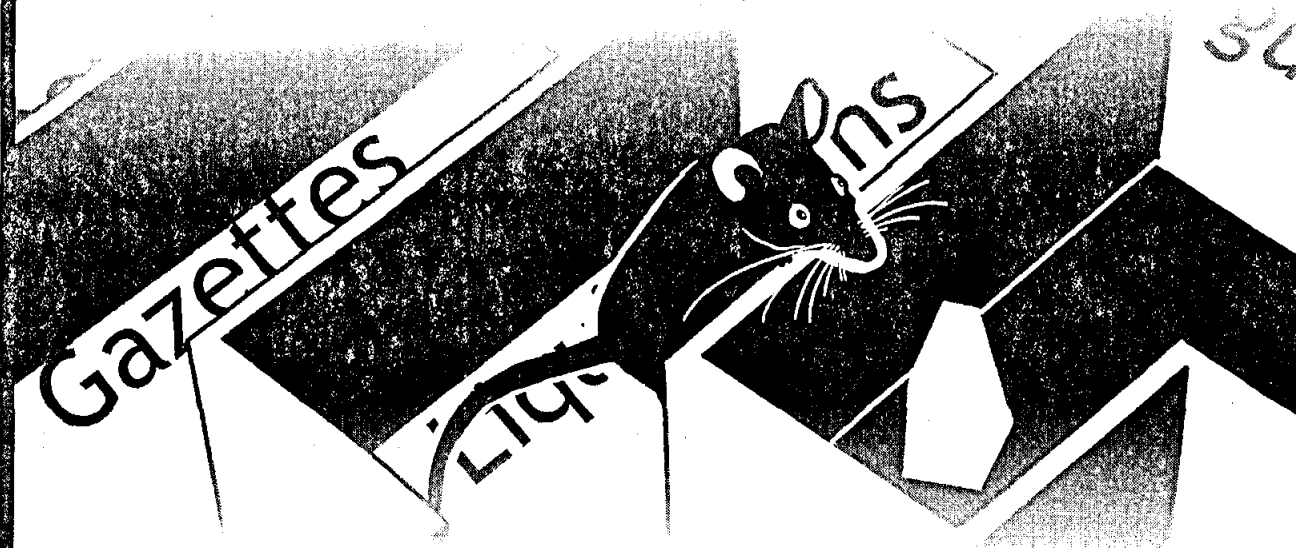
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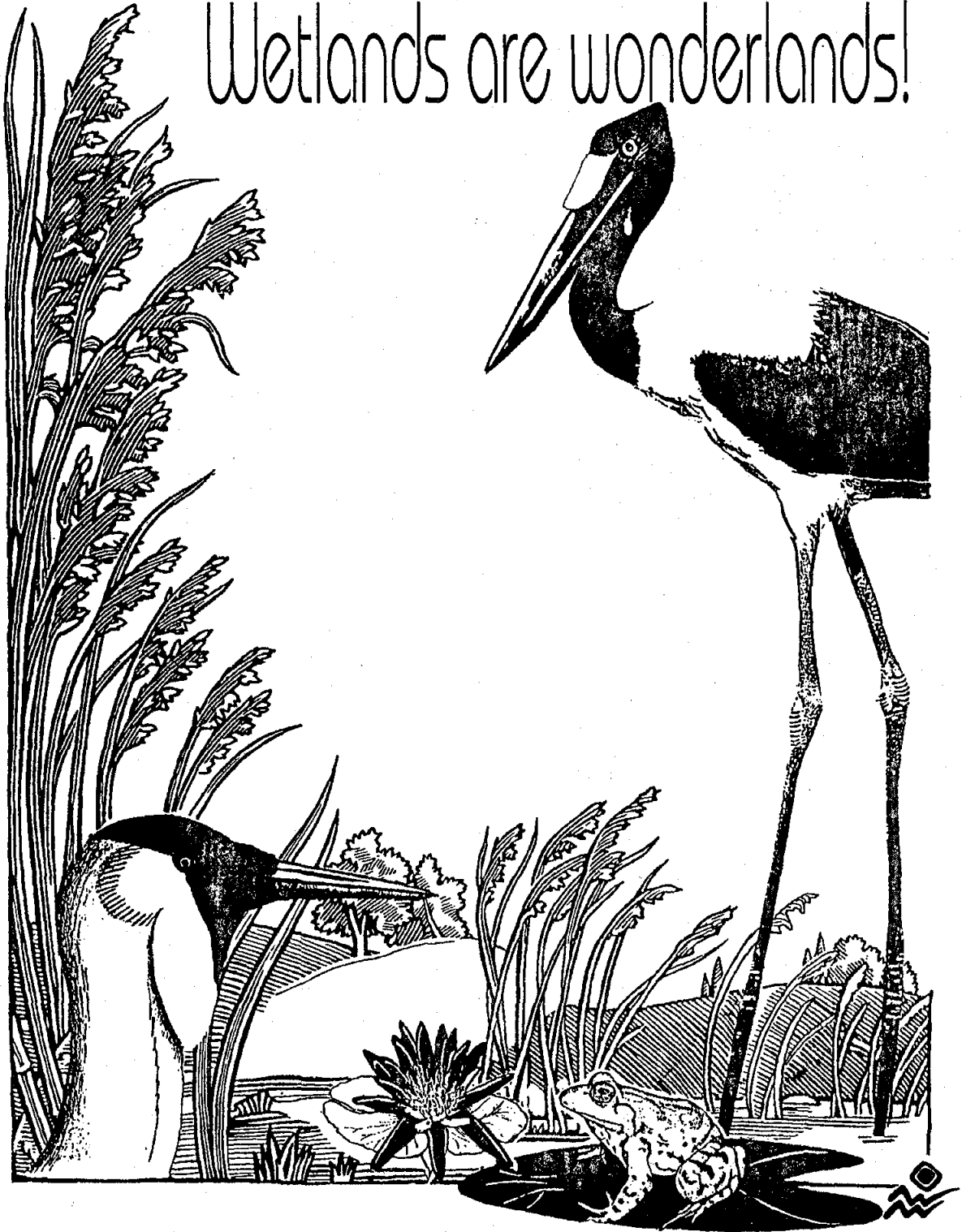
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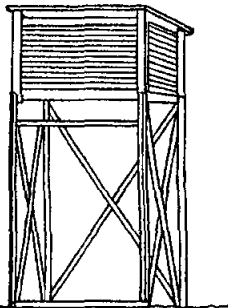
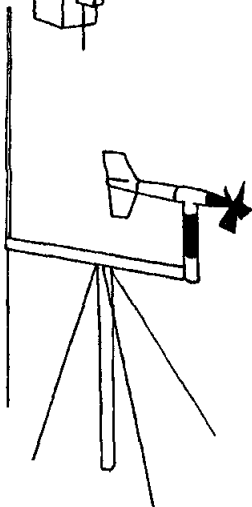
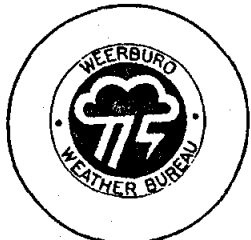


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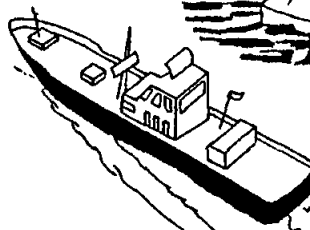
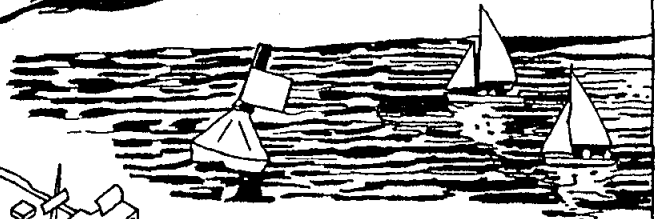
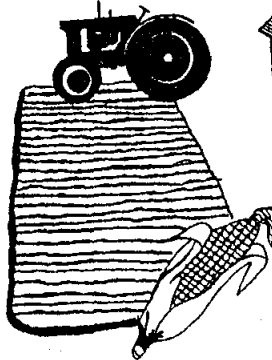
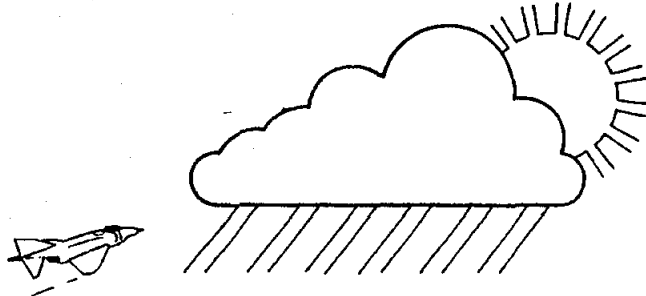


Department of Environmental Affairs and Tourism

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