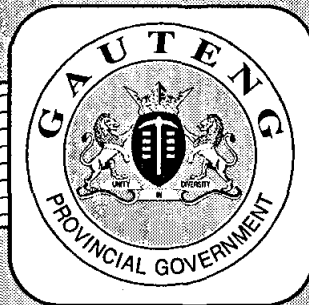


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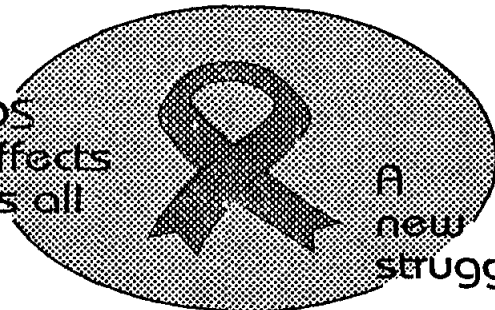
Vol. 11

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PLAASLIKE BESTUURSKENNISGEWING 3201

PLAASLIKE BESTUURSKENNISGEWING VAN 1211 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, hierby **NOORDHANG UITBREIDING 63** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR P.J.J VAN VUUREN BELEGGINGS (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 595 VAN DIE PLAAS OLIEVENHOUTPOORT No 196 IQ, PROVINSIE VAN GAUTENG, TOEGESTAAN IS.

1. Stigtingsvoorwaardes

1.1 Naam

Die naam van die dorp is Noordhang Uitbreiding 63.

1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 2405/2005.

1.3 Ingenieursdienste

1.3.1 Die dorpseienaar is verantwoordelik vir die installering en voorsiening van 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 Begiftiging

Die dorpseienaar moet kragtens die bepalings van artikel 98(2) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) lees met regulasie 43 van

die Stads beplanning en dorps regulasies , 1986, aan die Plaaslike bestuur as begiftiging vir parke doeleindes (openbare publieke spasie). So 'n begiftiging sal betaalbaar wees soos bepaal deur die Plaaslike bestuur , in terme van artikel 81 van die Ordonnansie.

1.5 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, uitsluitend:

1.5.1 die reg van weg en toegang serwitut geregistreer in terme van 'n Notariele Akte van Serwitut No. K6718/2004S soos aangedui op diagram SG 2403/2005 wat Marx straat in die dorp .beïnvloed.

1.5.2 die reg van weg en toegang serwitut wat gereistreer is in terme van ' Notariele Akte van Serwitut No. K6904/2004S soos aangedui op diagram SG 8162/2003 wat Hyperview rylaan en Marx- straat in die dorp raak.

1.6 Ontvangs en beskikking van stormwater

Die dorpseienaar sal reel vir die dreinerings van die dorp om in te pas met die van Witkoppes Pad en vir al die stormwater wat af loop of aflei vanaf die pad om dit te ontvang of die beskikking daarvan.

1.7 Toegang

Geen ingang van Witkoppes Pad na die dorp en geen uitgang na Witkoppes Pad vanaf die dorp sal toegelaat word nie

1.8 Sloping van geboue en strukture

Die dorpseienaar moet op eie koste al 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.

1.9 Verwydering van rommel

Die dorpseienaar moet op eie koste al rommel binne die dorpsgebied laat verwyder tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

1.10 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.

1.11 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 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.

1.12 Oprigting van heinings of enige andere fisiese versperings

Die dorpseienaar sal op sy eie onkoste 'n heining of enige ander fisiese versperings oprig tot die bevrediging van die Gauteng Provinsiale Government: Department van Vervoer en Publieke werke, soos en wannneer deur hom versoek word om te doen, die dorpseienaar sal die heining of fisiese versperings onderhou en in 'n goeie toestand hou tot wanneer dit oorgeneem word deur die Plaaslike bestuur: die dorpseienaar se verantwoordelikhede vir die onderhou daarvan sal verval wanneer die Plaaslike bestuur die verantwoordelikhede vir die onderhou van die straat oorvat in die dorp.

1.13 Konsolidasie van erwe

Die dorpseienaar sal op sy eie onkoste bewerkstellig dat erwe 658 en 659 in die dorp gekonsolideer of notarieel verbind 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 goeie 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 rioolhoofpyleidings en ander werke veroorsaak word.

LOCAL AUTHORITY NOTICE 3201**LOCAL AUTHORITY NOTICE 1211 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,) hereby declares NOORDHANG EXTENSION 63 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 P.J.J VAN VUUREN BELEGGINGS (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 595 OF THE FARM OLIEVENHOUTPOORT 196 IQ, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG HAS BEEN GRANTED.

1. Conditions of establishment**1.1 Name**

The name of the township shall be Noordhang Extension 63.

1.2 Design

The township shall consist of erven and streets as indicated on general plan S.G. No. 2405/2005 .

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 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 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.

1.5 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, but excluding,

- 1.5.1 the right of way and access servitude registered in terms of Notarial Deed of servitude No K6718/2004S indicated on diagram SG 2403/2005 which affects Marx street in the township only.
- 1.5.2 the right of way and access servitude registered in terms of Notarial Deed of servitude No K6904/2004S indicated on diagram SG 8162/2003 which affects Hyperview Drive and Marx street in the township only.

1.6 Acceptance and disposal of stormwater

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

1.7 Access

No ingress from Witkoppen Road to the township and no egress to Witkoppen Road from the township shall be allowed.

1.8 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.

1.9 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.

1.10 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.

1.11 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 provisions of water 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 may not be alienated or be transferred into the name of a purchaser prior to the local authority certifying 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.

1.12 Erection of fence or other physical barrier

The township owner shall at his own expense erect a fence or other physical barrier to the satisfaction of the Gauteng Provincial Government : Department of Transport and Public Works as and when required by him to do so and the township owner shall maintain such fence or physical barrier in good order and repair until such time as this responsibility is taken over by the local authority : Provided that the township owner

responsibility for the maintenance thereof shall cease when the local authority takes over responsibility for the maintenance of the street in the township.

1.13 Consolidation of erven

The township owner shall at his own expense cause even 658 and 659 in the township to be consolidated or 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)

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.
-

LOCAL AUTHORITY NOTICE 3202

LOCAL AUTHORITY NOTICE

RANDBURG PLANNING SCHEME, 1976: AMENDMENT SCHEME 04-2264

The City of Johannesburg, hereby declares that it has approved an amendment scheme, being an amendment of the Randburg Town Planning Scheme, 1976, comprising the same land as included in the township of Noordhang Extension 63 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

This amendment is known as the Randburg Amendment Scheme 04-2264.

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

PLAASLIKE BESTUURSKENNISGEWING 3202**PLAASLIKE BESTUURSKENNISGEWING****RANDBURG DORPSBEPLANNINGSKEMA, 1976: WYSIGINGSKEMA 04-2264**

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, 1976, wat uit die selfde grond as die dorp Noordhang Uitbreiding 63 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 .

Hierdie wysiging staan bekend as die Randburg Wysigingskema 04-2264.

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

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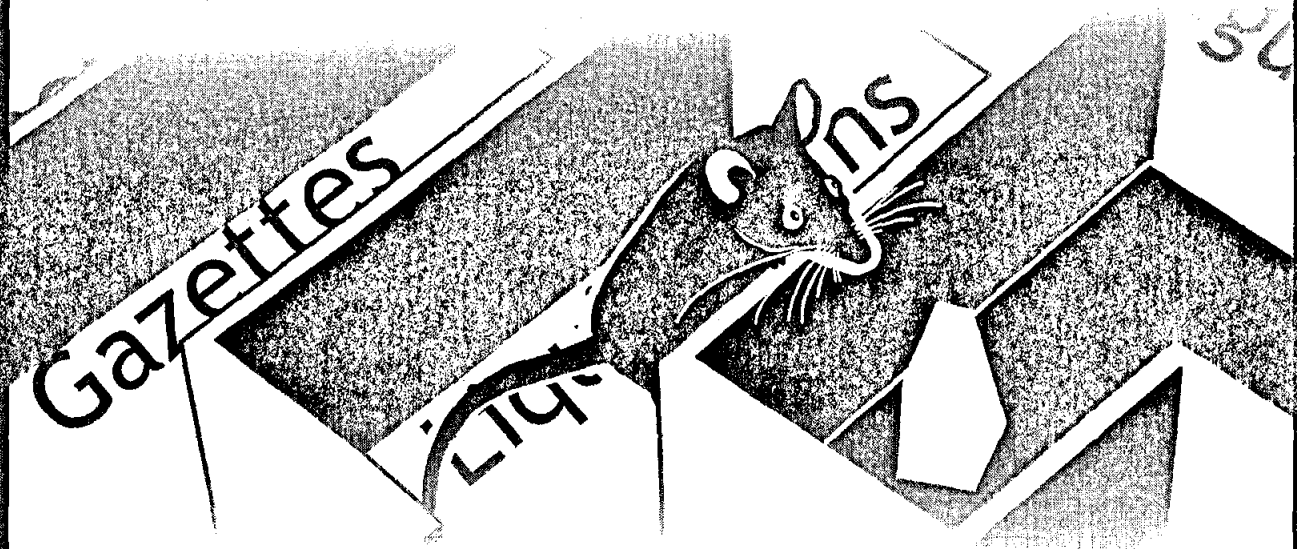
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Director: Financial Management
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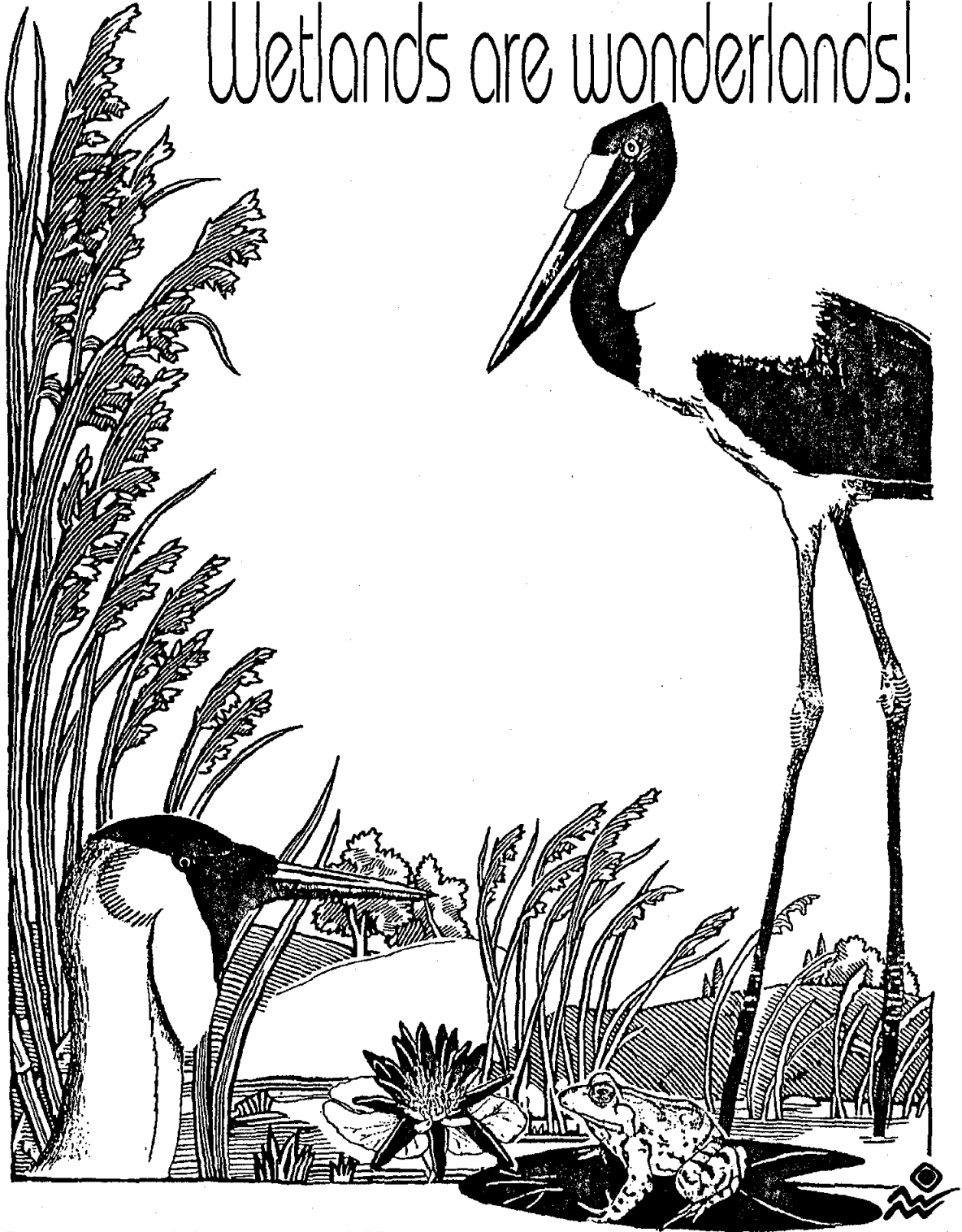
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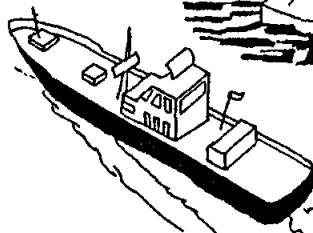
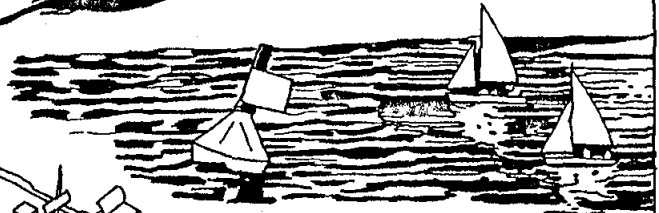
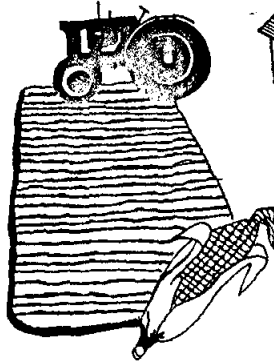
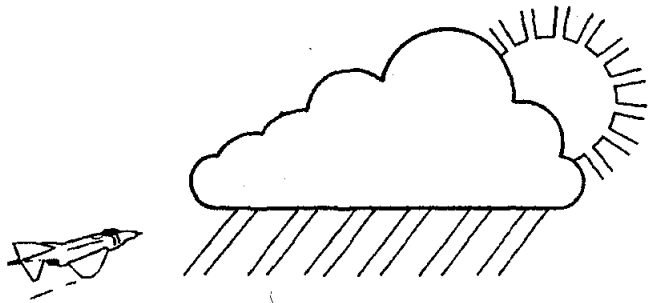
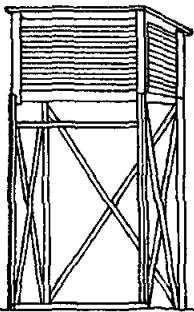
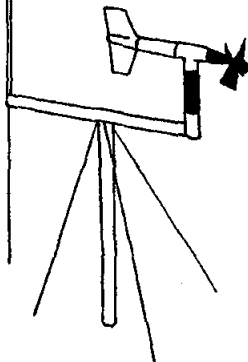
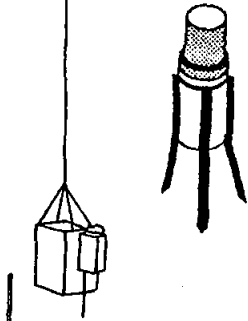
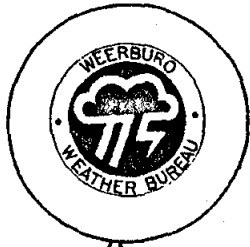
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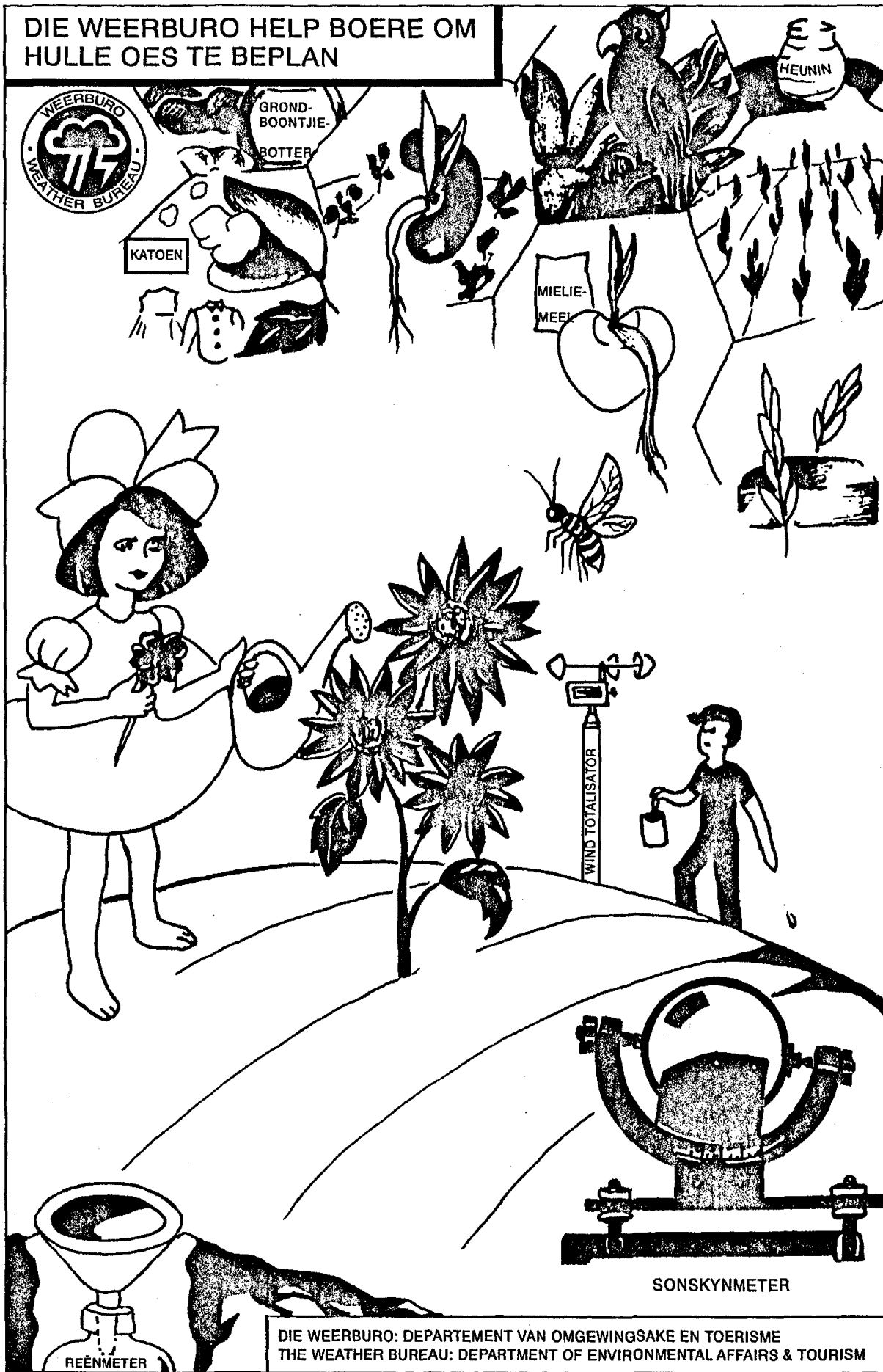


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