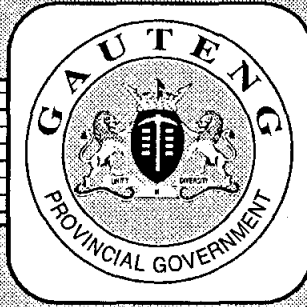


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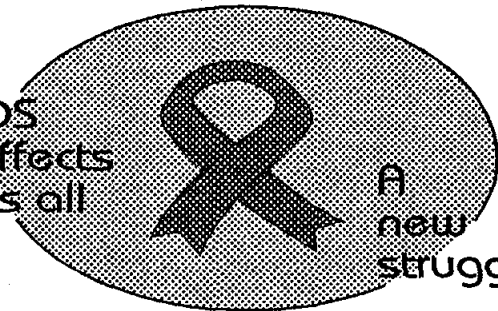
Vol. 12

PRETORIA, 8 FEBRUARY 2006
FEBRUARIE

No. 46

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us all



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with effect from 3 May 2005.**

For enquiries and information:

**Mr M Z Montjane
Tel: (012) 334-4653
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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 262

CITY OF JOHANNESBURG AMENDMENT SCHEME 02-5285

The Council hereby in terms of provisions of Section 125 of the Town-planning and Townships Ordinance, 1986, declares that it has approved the amendment scheme, being an amendment of the Sandton Town-planning Scheme 1980, comprising the same land, as included in the Township of **WITKOPPEN EXTENSION 116**

Map 3, Annexure and scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning, Transportation and Environment: City of Johannesburg and are open for inspection at all reasonable times.

The amendment scheme is known as Sandton Amendment Scheme **02-5285**

**Executive Director: Development Planning
Transportation and Environment
Notice No: 102**

PLAASLIKE BESTUURSKENNISGEWING 262

STAD VAN JOHANNESBURG WYSIGINGSKEMA 02-5285

Die Stadsraad verklaar hierby ingevolge die bepalings van artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat dit 'n wysigingskema synde 'n wysiging van Sandton dorpsbeplanningskema, 1980, wat uitdieselfde grond as die dorp **WITKOPPEN UITBREIDING 116** bestaan, goedgekeur het.

Kaart 3, Bylae en die skemaklousules van die wysigingskema word in bewaring gehou deur Uitvoerende Direkteur: Ontwikkelings Beplanning, Vervoer en Omgewing, Stad van Johannesburg en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Sandton-wysigingskema **02-5285**

**Uitvoerende Direkteur: Ontwikkelings Beplanning,
Vervoer en Omgewing
Kennisgewing Nr: 102**

LOCAL AUTHORITY NOTICE 263

CITY OF JOHANNESBURG DECLARATION AS APPROVED TOWNSHIP

In terms of section 103(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the CITY OF JOHANNESBURG declares **WITKOPPEN EXTENSION 116** to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY GOLDEN MEADOWS PROPERTIES (PTY) LIMITED IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 530 OF THE FARM WITKOPPEN 194 IQ, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

- (1) **Name**
The name of the township shall be **WITKOPPEN EXTENSION 116**
- (2) **Design**
The township shall consist of erven as indicated on General Plan S.G. No 3115/2005

- (3) **Provision and installation of engineering services**
The township owner shall provide engineering services in the township, subject to the approval of the Council and/or City Power / Eskom.
- (4) **Obligations in respect of services and limitations in respect of the alienation of erven**
- (a) The Township owners shall, in terms of a prior agreement with the Council, fulfil their obligations with the regard to the provision of engineering services in and for the township in terms of Chapter 5 of the Ordinance.
 - (b) Contributions towards the provisions of external engineering services and bulk sewer shall be payable in terms of the Ordinance.
 - (c) No erven may be alienated or be transferred into the name of a buyer prior to the Council having confirmed that sufficient guarantees / cash contributions / endowments in respect of the supply of services by the township owner has been made to the said Council.
- (5) **Removal and 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.
- (6) **Disposal of existing Conditions of Title**
- (i) All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals.

2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions, as indicated, imposed by the Council in terms of the provisions of the Town-planning and Townships Ordinance, 1986.

- (1) **ALL ERVEN**
- (a) The erf is subject to a servitude, 2m wide, in favour of the Council 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, 2m wide across the access portion of the erf, if and when required by the Council: Provided that the Council 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 2m thereof.
 - (c) The Council 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 Council.
- (2) **ERVEN 1611 AND 1612**
- (a) The erven are subject to electrical substation servitudes as indicated on the General Plan.
 - (b) Erf 1611 is subject to a servitude for landscaping as indicated on the General Plan.
- (3) **ERF 1612**
- (a) The erf is subject to a 2 metre wide Eskom servitude as indicated on the General Plan.
 - (b) The erf is subject to a road servitude as indicated on the General Plan.
 - (c) The erf is subject to a servitude for guardhouse ablutions as indicated on the general plan.

Executive Director: Development Planning
Transportation and Environment
Notice No: 103

PLAASLIKE BESTUURSKENNISGEWING 263

STAD VAN JOHANNESBURG VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die STAD VAN JOHANNESBURG hierby die dorp **WITKOPPEN UITBREIDING 116** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK INGEDIEN DEUR GOLDEN MEADOWS PROPERTIES (PTY) LIMITED INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 530 VAN DIE PLAAS WITKOPPEN 194 IQ, PROVINSIE GAUTENG, TOEGESTAAN IS.

1. **STIGINGSVOORWAARDES**

- (1) **Naam**
Die naam van die dorp is **WITKOPPEN UITBREIDING 116**
- (2) **Ontwerp**
Die dorp bestaan uit erwe soos aangedui op Algemene Plan SG No. 3115/2005
- (3) **Voorsiening en installering van Dienste**
Die dorpseienaar moet die nodige reelings met die Raad tref vir die voorsiening en instalering van ingenieursdienste in die dorp, tot bevrediging van die Raad, en/of City Power / Eskom.
- (4) **Verpligtinge ten opsigte van noodsaaklike dienste asook die beperking ten opsigte van vervreemding of oordragte**
 - (a) Die dorpseienaars sal, in terme van 'n vooraf gereelde ooreenkoms met die Raad, sy verpligtinge rakende tot die voorsiening van ingenieursdienste in en vir die dorp, in terme van Hoofstuk 5 van die Ordonnansie.
 - (b) Bydraes tot die voorsiening van eksterne ingenieursdienste en grootmaat riool sal betaalbaar wees in terme van die Ordonnansie.
 - (c) Geen erwe mag vervreem of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur bevestig het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van dienste deur die dorpseienaar aan die Stadsraad gelewer is nie.
- (5) **Verskuiving of die 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 dorpseienaars gedra word.
- (6) **Beskikking oor bestaande titelvoorwaardes**
Alle erwe moet onderhewig gemaak word aan bestaande titelvoorwaardes en serwitute, indien enige, insluitende die reservering van die mineraleregte

2. **TITELVOORWAARDES**

Die erwe hieronder genoem sal onderworpe wees aan die voorwaardes soos aangedui, opgelê deur die Raad ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

- (1) **ALLE ERWE**
 - (a) Die erf is onderworpe aan 'n serwituut van 2 meter breed vir riolerings- en ander munisipale doeleindes, ten gunste van die Raad 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 Raad: Met dien verstande dat die Raad van enige sodanige serwituut mag afsien.
 - (b) Geen geboue of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 meter daarvan geplant word nie.
 - (c) Die Raad 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 goeë dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en is voorts geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Raad enige skade vergoed wat gedurende die aanleg onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke veroorsaak word.

- (2) ERWE 1611 EN 1612
(a) Die erwe is onderworpe aan elektriese substasie serwitute soos soos aangedui op die Algemene Plan.
(b) Erf 1611 is onderworpe aan 'n serwitut vir belandskapping soos aangedui op die Algemene Plan.
- (3) ERF 1612
(a) The erf is onderworpe aan 'n 2 meter bree Eskom serwitut soos aangedui op die Algemene Plan.
(b) The erf is onderworpe aan 'n pad serwitut soos aangdui op die Algemene Plan.
(c) The erf is onderworpe aan 'n serwitut vir sekuriteitshek ablusie soos aangetoon op die Algemene Plan.

**Uitvoerende Direkteur: Ontwikkelings
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Kennisgewing Nr: 103**

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