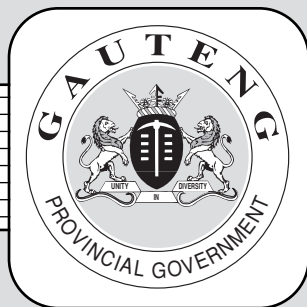


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

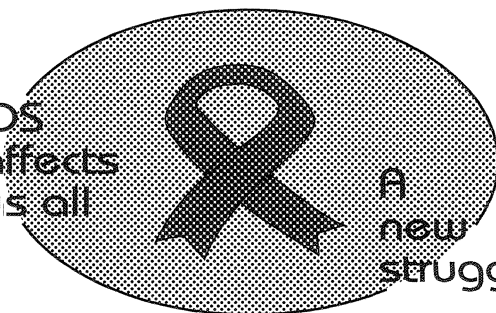
Vol. 19

PRETORIA, 9 OCTOBER
OKTOBER 2013

No. 291

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

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PLAASLIKE BESTUURSKENNISGEWING 1420

PLAASLIKE BESTUURSKENNISGEWING 650 VAN 2013

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 Oakdene uitbreiding 12 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR BALWIN PROPERTIES (EIENDOMS) BEPERK (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 209 ('N GEDEELTE VAN GEDEELTE 52) VAN DIE PLAAS TURFONTEIN 100, REGISTRASIE AFDELING I.R., PROVINSIE VAN GAUTENG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is Oakdene Uitbreiding 13.

(2) ONTWERP

Die dorp bestaan uit erwe soos aangedui op Algemene Plan L.G. No. 2710/2011.

(3) VOORSIENING EN INSTALLERING VAN INGENIEURDIENSTE

Die dorpseienaar moet die nodige reelings tref met die plaaslike bestuur vir die voorsiening en installering van alle ingenieursdienste waarvan die plaaslike bestuur die voorsiener is, sowel as die konstruksie van paaie en stormwater dreinerings en die installering van sisteme daarvoor vir die dorp, tot bevrediging van die Plaaslike Bestuur.

(4) GAUTENG PROVINSIALE REGERING

Indien daar nie met die ontwikkeling van die dorp voortgegaan word voor 28 Mei 2013 nie, moet die aansoek om die dorp te stig, her ingedien word by die Departement van Landbou en Landelike Ontwikkeling vir uitsluiting/toestemming in terme van die Omgewings Bewarings Wet, 1989 (Wet 73 van 1989) soos gewysig.

(5) DEPARTEMENT: MINERALE HULPBRONNE

Indien daar nie met die dorp voortgegaan word voor 24 Junie 2014 nie moet die aansoek vir dorpstigting her ingedien word by die Departement: Minerale Hulpbronne vir heroorweging.

(6) BEVEILIGING VAN ONDERGRONDSE WERKE

Die dorpseienaar sal op sy eie koste die nodige voorsiening tref tot bevrediging van die inspekteur van Myne (Gauteng Streek), om te voorkom dat water die ondergrondse werke sal binnedring deur bogrondse werke of skag openinge en indien van toepassing, moet die bestaande stormwater dreine behoorlik onderhou en beskerm word.

(7) VERWYDERING VAN ROMMEL

Die dorpseienaar sal voldoende afvalverwyderings punte binne die dorp voorsien en moet die nodige reelings met die plaaslike bestuur vir die verwydering van rommel tref.

(8) VERSKUIWING OF VERVANGING VAN BESTAANDE DIENSTE

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

(9) SLOPING GEBOUE EN STRUKTURE

Die dorpseienaar moet op eie koste alle bestaande begoue en structure wat binne boulynreserwes, kant ruimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

(10) KONSOLIDASIE VAN ERWE

Die dorpseienaar sal op sy eie koste, na proklamasie van die dorp maar voor ontwikkeling of oordrag van enige erf/eenheid in die dorp, erwe 737 en 738 konsolideer tot bevrediging van die plaaslike bestuur.

(11) BEGIFTIGING

Die dorpseienaar moet kragtens die bepalings van artikel 98(2) en Regulasie 44 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) aan die plaaslike bestuur as begiftiging 'n globale bedrag vir parke (publieke oop ruimte) betaal vir die tekort in die voorsiening van grond vir 'n park (publieke oop ruimte)

(12) VERANTWOORDELIKHEID TEN OPSIGTE VAN INGENIEURSDIENSTE EN DIE BEPERKING OP DIE VERVREEMDING VAN ERWE.

(a) Die dorpseienaar sal op sy eie koste en tot bevrediging van die plaaslike bestuur die ingenieursdienste binne die dorpsgrense ontwerp, voorsien en installeer insluitende strate en stormwater retikulasie. Erwe en/of eenhede in die dorp, mag nie vervreem of oorgedra word in die naam van 'n koper, of 'n sertifikaat van geregistreerde title mag nie uitgeneem word in die naam van die dorpseienaar nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat die ingenieursdienste voorsien en geïnstalleer is nie; en

(b) Die dorpseienaar sal binne sodanige periode as wat die plaaslike bestuur mag bepaal, sy verantwoordelikheid nakom met betrekking tot die voorsiening van elektrisiteit, water en riooldienste sowel as vir die konstruksie van paaie en stormwater dreinerings en die installering daarvan, soos wat daar vooraf tussen die eienaar en die plaaslike bestuur ooreengekom is nie. Erwe mag nie vervreem of oorgedra word en 'n sertifikaat van geregistreerde title mag nie uitgeneem word in die naam van die dorpseienaar nie 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; en

(c) Nieteenstaande die voorsiening van klousule 3.A.(1)(a), (b) en (c) hieronder, sal die dorpseienaar, op sy eie koste en tot bevrediging van die plaaslike bestuur, alle serwitute wat vereis word om die ingenieursdienste te beskerm, laat opmeet en registreer, oprig en/of installeer soos vereis in (a) en (b) hierbo. Erwe en/of eenhede in die dorp, mag nie vervreem of oorgedra word in die naam van 'n koper, of 'n sertifikaat van geregistreerde title mag nie uitgeneem word in die naam van die dorpseienaar nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes sertifiseer dat die ingenieursdienste beskerm is tot bevrediging van die plaaslike bestuur nie.

(2) BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige, insluitend die reservering van mineraalregte:

A. Uitgesluit die volgende wat nie die dorp raak nie as gevolg van hulle ligging:

- (a) "A Kragtens Notariele Akte K351/1894 is die Resterende Gedeelte van die gesegde plaas TURFONTEIN 100, Registrasie Afdeling I.R., Provinsie van Gauteng, (waarvan die eiendom wat hiermee getranspoteer word 'n deel uitmaak) onderhewig aan die volgende serwituut ten gunste van JOHANNES PETRUS MEYER as eienaar van gedeelte van TURFONTEIN 100, Registrasie Afdeling I.R., Provinsie van Gauteng, groot 106,2100 (EEN NUL SES komma TWEE EEN NUL NUL) hektaar, gehou kragtens Transportakte T1470/1893, naamlik: "Met zodanige serwituut op de afgeschetste fontein ten gunste van Johannes Petrus Meyer zyn erfgenamen of opvolgers dat het afgelopend water niet zal worden weggepompt door de tegenwoordige of toekomstige eiegenaren der plaats Turffontein."
- D The abovementioned Remaining Extent, measuring as such 129,3363 (ONE TWO NINE comma THREE THREE SIX THREE) hectares and 1 (ONE) square metre 129,3363 (ONE TWO NINE comma THREE THREE SIX THREE) hectares and 1(ONE) square metre, of which the property hereby transferred forms a part, is subject to a right of way in favour of the owner of portion "b" of portion 1 of Portion Y of portion of the farm to a certain spring, the position of which is indicated on Diagram No. A2436/1931 annexed to Deed of transfer T.8374/1933, with the perpetual right to take water from the said spring at all times for household or domestic purposes only, and to convey such water by means of pipes from the said spring to the said Portion "b" of portion 1 of Portion Y of Portion of the farm TURFONTEIN.
- (b) die serwituut ten gunste van die Rand Water Raad wat geregistreer is in terme van Notariele Akte van Serwituut K.405/1941S en aangetoon word op Diagram No A.5544/1939.
- (c) die serwituut ten gunste van die Rand Water Raad wat geregistreer is in terme van Notariele Akte van Serwituut K1135/2008.

B. Uitgesluit die volgende wat slegs Oakdene Park Drive affekteer in die dorp.

- (a) Die serwitute vir 'n pyplyn ten gunste van Sasol Gas Beperk wat geregistreer is in terme van Notariele Akte No K1666/2005S.
- (b) Die 2,00 meter rioolserwituut ten gunste van die plaaslike bestuur in terme van Notariele Akte van Serwituut K494/2011S en aangetoon word op Diagram L.G. No. 4554/2010
- (c) Waterpyplynserwituut 7,62 meters wyd in terme van Notariele Akte K621/1943S.

3. TITELVOORWAARDES

(A) Voorwaardes opgele deur die plaaslike bestuur kragtens die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpte 1986 (Ordonnansie 15 van 1986)

(1) ALLE ERWE

- (a) 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.
- (b) 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.
- (c) 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

goedduke 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.

B. Voorwaardes van Titel wat opgele word deur die Departement: Minerale Hulpbronne in terme van Seksie 68(1) van die Minerale Wet, 1991 (Wet 50 van 1991) soos gewysig

(1) ALLE ERWE

(a) Aangesien die grond (erf, land ens) deel vorm van grond wat moontlik ondermyn is en wat onderworpe is aan insakking, vassakking, skokke en krake asgevolg van mynbedrywighede in die toekoms, moet die eienaar verantwoordelikheid neem vir enige skade aan enige strukture wat as gevolg van die insakking, vassakking, skokke of krake mag ontstaan.

LOCAL AUTHORITY NOTICE 1420

LOCAL AUTHORITY NOTICE 650 VAN 2013

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 Oakdene Extension 13 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 BALWIN PROPERTIES (PROPRIETARY) LIMITED NUMBER 2003/028851/07 (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 209 OF THE FARM TURFFONTEIN NO 100, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township is Oakdene Extension 13.

(2) DESIGN

The township consists of erven and a street as indicated on General Plan S.G. No 2710/2011.

(3) PROVISION AND INSTALLATION OF ENGINEERING SERVICES

The township owner shall make the necessary arrangement with the local authority for the provision and installation of all engineering services of which the local authority is the supplier, as well as the construction of roads and storm-water drainage in and for the township, to the satisfaction of the local authority.

(4) GAUTENG PROVINCIAL GOVERNMENT

Should the development of the township not been commenced with before 28 May 2013 the application to establish the township, shall be resubmitted to the Department of Agriculture and Rural Development for exemption/authorisation in terms of the Environment Conservation Act, 1989 (Act 73 of 1989), as amended.

(5) DEPARTMENT: MINERAL RESOURCES

Should the development of the township not been completed before 24 June 2014 the application to establish the township, shall be resubmitted to the Department: Mineral Resources for reconsideration.

(6) SAFEGUARDING OF UNDERGROUND WORKINGS

The township owner shall at his own costs, make adequate provision to the satisfaction of the Inspector of Mines (Gauteng Region), to prevent any water from entering underground workings through outcrop workings or shaft openings and if applicable, the existing stormwater drains shall be properly maintained and protected.

(7) REFUSE REMOVAL

The township owner shall provide sufficient refuse collection points in the township and shall make arrangements to the satisfaction of the local authority for the removal of all refuse.

(8) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

If, by reason of the establishment of the township, it should be necessary to remove or replace any existing municipal, TELKOM and/or ESKOM services, the cost of such removal or replacement shall be borne by the township owner.

(9) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at his own costs 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 requested thereto by the local authority.

(10) CONSOLIDATION OF ERVEN

The township owner shall, at his own costs, after proclamation of the township but prior to the development or transfer of any erf/unit in the township, consolidate Erven 737 and 738 to the satisfaction of the local authority.

(11) ENDOWMENT

The township owner shall, in terms of the provisions of Section 98(2) and Regulation 44 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), pay a lump sum as endowment to the local authority for the shortfall in the provision of land for a park (public open space).

(12) OBLIGATIONS WITH REGARD TO ENGINEERING SERVICES AND RESTRICTION REGARDING THE ALIENATION OF ERVEN

(a) The township owner shall, at his own costs and to the satisfaction of the local authority, design, provide and construct all engineering services including the internal roads and the stormwater reticulation, within the boundaries of the township. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser neither shall a Certificate of Registered Title be registered in the name of the township owner, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been provided and installed; and

(b) The township owner shall, within such period as the local authority may determine, fulfil his obligations in respect of the provision of electricity, water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as previously agreed upon between the township owner and the local authority. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser neither shall a Certificate of Registered Title be registered in the name of the township owner, prior to the local authority certifying

to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the supply of engineering services by the township owner, have been submitted or paid to the said local authority; and

(c) Notwithstanding the provisions of clause 3.A. (1) (a), (b) and (c) hereunder, the township owner shall, at his costs and to the satisfaction of the local authority, survey and register all servitudes required to protect the engineering services provided, constructed and/or installed as contemplated in applicable sub-clauses (a) and (b) above. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser neither shall a Certificate of Registered Title be registered in the name of the township owner, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been or will be protected to the satisfaction of the local authority.

2. DISPOSAL OF EXISTING CONDITIONS OF TITLE.

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of mineral rights:

A. Excluding the following which do not affect the township due to their locality:

(a)^A Kragtens NotarieleAkte K351/1894 is die Resterende Gedeelte van die gesegde plaas TURFONTEIN 100, Registrasie Afdeling I.R., Provinsie van Gauteng, (waarvan die eiendom wat hiermee getranspoteer word 'n deel uitmaak) omderhewig aan die volgende servituut ten gunste van JOHANNES PETRUS MEYER as eienaar van gedeelte van TURFONTEIN 100, Registrasie Afdeling I.R., Provinsie van Gauteng, groot 106,2100 (EEN NUL SES komma TWEE EEN NUL NUL) hektaar, gehou kragtens Transportakte T1470/1893, naamlik: "Met zodanige servituut op de afgeschetste fontein ten gunste van Johannes Petrus Meyer zyn erfgenamen of opvolgers dat het afgelopen water niet zal worden weggepompt door de tegenwoordige of toekomstige eiegenaren der plaats Turffontein."

D The abovementioned Remaining Extent, measuring as such 129,3363 (ONE TWO NINE comma THREE THREE SIX THREE) hectares and 1 (ONE) square metre 129,3363 (ONE TWO NINE comma THREE THREE SIX THREE) hectares and 1(ONE) square metre, of which the property hereby transferred forms a part, is subject to a right of way in favour of the owner of portion "b" of portion 1 of Portion Y of portion of the farm to a certain spring, the position of which is indicated on Diagram No. A2436/1931 annexed to Deed of transfer T.8374/1933, with the perpetual right to take water from the said spring at all times for household or domestic purposes only, and to convey such water by means of pipes from the said spring to the said Portion "b" of portion 1 of Portion Y of Portion of the farm TURFONTEIN.

(b) the servitude in favour of the Rand Water Board registered in terms of Notarial Deed of Servitude K.405/1941S and indicated on Diagram No A.5544/1939.

(c) the servitude in favour of the Rand Water Board registered in terms of Notarial Deed of Servitude K1135/2008.

B. Excluding the following which only affects Oakdene Park Drive in the township:

(a) The servitude for a pipeline in favour of Sasol Gas Limited registered in terms of Notarial Deed No K1666/2005S.

(b) The 2,00 meter sewer servitude registered in favour of the local authority in term of Notarial Deed of Servitude K494/2011S and indicated on Diagram S.G. No. 4554/2010

(c) Water pipeline servitude 7,62 metres wide in terms of Notarial Deed K621/1943S.

3. CONDITIONS OF TITLE

A. Conditions of Title imposed in favour of the local authority in terms of the provisions of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

(1) ALL ERVEN

(a) Each erf is subject to a servitude, 2m 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 2m 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 2m 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 process 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.

B. Conditions of Title imposed by the Department: Mineral Resources in terms of Section 68 (1) of the Mineral Act, 1991 (Act 50 of 1991) as amended:

(1) ALL ERVEN

(a) As this land (stand, land etc) forms part of land which may be undermined and which may be liable to subsidence, settlement, shock and cracking due to mining operations in future, the owner thereof accepts all liability any damage thereto or any structure thereon which may result from such subsidence, settlement, shock or cracking."

LOCAL AUTHORITY NOTICE 1421

LOCAL AUTHORITY NOTICE 650 OF 2013

JOHANNESBURG TOWN PLANNING SCHEME, 1979: AMENDMENT SCHEME 01-11456

The City of Johannesburg, hereby declares that it has approved an amendment scheme, being an amendment of the Johannesburg Town Planning Scheme, 1979, comprising the same land as included in the township of Oakdene Extension 13, 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 Executive Director: Development Planning, 8th Floor, A-Block, Metropolitan Centre, Braamfontein and are open for inspection at all reasonable times.

This amendment is known as the Johannesburg Amendment Scheme 01-11456.

**EXECUTIVE DIRECTOR : DEVELOPMENT PLANNING
CITY OF JOHANNESBURG**

9 October 2013

PLAASLIKE BESTUURSKENNISGEWING 1421**PLAASLIKE BESTUURSKENNISGEWING 650 VAN 2013****JOHANNESBURG DORPSBEPLANNINGSKEMA, 1979: WYSIGINGSKEMA 01-11456**

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 Johannesburg Dorpsbeplanningskema, 1979, wat uit die selfde grond as die dorp Oakdene Uitbreiding 13 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, Kamer 8100, 8 ste Verdieping, A-Blok,

Hierdie wysiging staan bekend as Wysigingskema 01-11456.

**UITVORENDE DIREKTEUR : ONTWIKKELINGBEPLANNING
STAD VAN JOHANNESBURG**

9 Oktober 2013
