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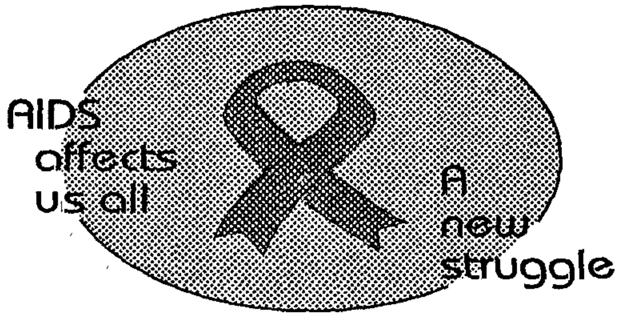

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with effect from **3 May 2005.**

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LOCAL AUTHORITY NOTICES

PLAASLIKE BESTUURSKENNISGEWING 65

PLAASLIKE BESTUURSKENNISGEWING VAN 1248 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 NORTHGATE UITBREIDING 47 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR DREYPROPS NO. 6 (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 599('N GEDEELTE VAN GEDEELTE 2) VAN DIE PLAAS OLIEVENHOUTPOORT No 196 IQ, PROVINSIE VAN GAUTENG, TOEGESTAAN IS.

1. Stigtingsvoorwaardes

1.1 Naam

Die naam van die dorp is Northgate Uitbreiding 47.

1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 6155/2005.

1.3 Ingenieursdienste

1.3.1 Die dorpseienaar is verantwoordelik vir die installering en voorsiening van ingenieursdienste insluitende strate en stormwater dreinering 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 betaal baar wees soos bepaal deur die Plaaslike bestuur , in terme van artikel 81van 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.

1.6 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.

1.7 Verwydering van rommel

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

1.8 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.

1.9 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.

1.10 '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 rioooldienste sowel as vir die konstruksie van paaie en stormwater dreinering endie installering darvan, soos wat daar vooraf tussen die eienaar en die plaasklike 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.

1.11 Beperking op die oordrag van Erf 85

Die dorpseienaar mag nie van Erf 85 vervreem of die oordrag van die erf sal nie toegelaat word nie alvorens die reg van weg serwituut ten gunste van Gedeelte 92 van die Plaas Olievenhoutpoort No 196IQ, soos aangedui word op die Algemene Plan No. 6155/2005 geregistreer is nie. By die indiening van 'n seritifkaat deur die plaaslike bestuur aan die Registateur van Aktes waarin vermeld word dat sodaninge serwituut nie meer benodig word nie, verval die voorwaarde.

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 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 aanleg, onderhoud of verwyderings van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

LOCAL AUTHORITY NOTICE 65

LOCAL AUTHORITY NOTICE 1248 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 NORTHGATE EXTENSION 47 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 DREYPROPS NO. 6 (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 599 (A PORTION OF PORTION 2) OF THE FARM OLIEVENHOUTPOORT, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG HAS BEEN GRANTED.

1. **Conditions of establishment**

1.1 **Name**

The name of the township shall be Northgate Extension 47.

1.2 Design

The township shall consist of erven and streets as indicated on General Plan 6155/2005.

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 sewerage services; and

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 Township Ordinance, 1986 (Ordinance 15 of 1986) read with regulations 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 even shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals.

1.6 Demolition of building 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.

1.7 Removal of litter

The township owner 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.

1.8 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 by the township owner.

1.9 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.

1.10 Obligations with regard to services and restriction regarding the alienation of erven

The township owner shall within such a 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 have been submitted or paid to the said local authority.

1.11 Restriction on the transfer of Erf 85

The township owner shall not dispose of Erf 85 and transfer of the erf shall not be permitted until the servitude for right of way in favour of Portion 92 of the farm Olievenhoutpoort No 196 IQ, and indicated on General Plan SG No. 6155/2005 has been registered. On submission of a certificate from the local authority to the Registrar of Deeds stating that the servitude is no longer required this condition shall lapse.

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 even 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 an 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 66

RANDBURG PLANNING SCHEME, 1976: AMENDMENT SCHEME 04-2853

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 Northgate Extension 47 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 14/12/05

This amendment is known as the Randburg Amendment Scheme 04-2853.

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

PLAASLIKE BESTUURSKENNISGEWING 66

RANDBURG DORPSBEPLANNINGSKEMA, 1976: WYSIGINGSKEMA 04-2853

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 Northgate Uitbreiding 47 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 14/12/05.

Hierdie wysiging staan bekend as die Randburg Wysigingskema 04-2853.

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

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