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LOCAL AUTHORITY NOTICES

PLAASLIKE BESTUURSKENNISGEWING 1696

PLAASLIKE BESTUURSKENNISGEWING 692 VAN 2006

JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT

(GEWESE WESTELIKE METROPOLITAANSE PLAASLIKE RAAD)

VERKLARING TOT 'N GOEDGEKEURDE DORP

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Johannesburg Stad, (vroëer Westelike Metropolitaanse Plaaslike Raad) hierby Princess Uitbreiding 32 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR ROYAL ALBATROSS PROPERTIES 115 (EIENDOMS) BEPERK NO 2005/001728/07 (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 217 ('N GEDEELTE VAN GEDEELTE 40) VAN DIE PLAAS ROODEPOORT NO 237, REGISTRASIE AFDELING I.Q., PROVINSIE VAN GAUTENG, TOEGESTAAN IS.

1. **Stigtingsvoorwaardes**

1.1 **Naam**

Die naam van die dorp is Princess Uitbreiding **32**.

1.2 **Ontwerp**

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 6256/2000.

1.3 **Ingenieursdienste**

1.3.1 Die dorpseienaar is verantwoordelik vir die installering en voorsiening van interne ingenieursdienste insluitende strate en stormwater dreinering en 'n bydra vir eksterne ingenieursdienste; 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 **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, maar uitgesluit:

1.4.1 die reg van weg serwituut ten gunste van die Algemene Publiek soos aangetoon deur die figuur A, f, p, E, A op Daigram SS.G. No A 5374/1927 en geregistreer is in terme van Notariële Akte No. T 616/1938s wat slegs Erf 294 en die paaie in die dorp raak.

1.4.2 die reg van weg serwituut ten gunste van die Algemene Publiek soos aangetoon deur die figuur q, r, D, p, q op Daigram S.G. No A 8470/1951 en geregistreer is in terme van Notariële Akte No. T 619/1952s wat Erf 294 en Premierweg in die dorp raak.

1.4.3 die reg van weg serwituut ten gunste van Roodepoort Stadsraad soos aangetoon deur die figuur g, n, j, k, m, n, B, C, D, r, a, g op Daigram S.G. No A 6352/1969 en geregistreer is in terme van Notariële Akte No. T 217/1973S wat Erwe 294, 295 en Premierweg in die dorp raak

1.5 Toegang

Geen ingang van Pad P64-1 (K74) Ontdekkersweg tot die dorp en geen uitgang tot Pad P64-1 (K74) Ontdekkersweg uit die dorp sal toegelaat word nie

1.6 Ontvangs en versorging van stormwater

Die dorpseienaar moet die stormwaterdreinering van die dorp so reel dat dit inpas by die van Pad P64-1 (K74) Ontdekkersweg en moet die stormwater wat van die pad afloop of afgelei word, ontvang en versorg.

1.7 Oprigting van heining of ander fisiese versperring

Die dorpseienaar moet op eie koste 'n heining of ander fisiese versperring oprig tot bevrediging van die Gauteng Provinsiale Regering: Departement van Vervoer en Publieke Werke soos en wanneer deur hom verlang word om dit te doen, en die versperring in 'n goeie toestand hou tot tyd en wyl hierdie verantwoordelikheid deur die plaaslike bestuur oorgeneem word: met dien verstande dat die dorpseienaar se verantwoordelikheid vir die instandhouding van die strate in die dorp oorgeneem word

1.8 Sloping van geboue en structure

Die dorpseienaar moet op eie koste all bestaande geboue en structure 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 all rommel binne die dorpsgebeid 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.

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.

2.1.4 Erf 295

Die erf is onderworpe aan 'n 10 meter reg van weg serwituut ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

2.1.5 Erwe 294 en 295

Die erwe is onderworpe aan 'n serwituut vir transformator/substasie doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

LOCAL AUTHORITY NOTICE 1696

LOCAL AUTHORITY NOTICE 692 OF 2006

CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY

(FORMER WESTERN METROPOLITAN LOCAL COUNCIL)

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, (Former Western Metropolitan Local Council) hereby declares Princess Extension 32 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 ROYAL ALBATROSS PROPERTIES 115 (PROPRIETARY) LIMITED NO. 2005/001728/07(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 217 (A PORTION OF PORTION 40) OF THE FARM ROODEPOORT 237, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG HAS BEEN GRANTED.

1 Conditions of establishment

1.1 Name

The name of the township shall be Princess Extension 32.

1.2 Design

The township shall consist of erven and streets as indicated on General Plan S.G. No. 6256/2000.

1.3 Engineering services

1.3.1 The township owner shall be responsible for the installation and provision of internal engineering services including streets and stormwater drainage and a contribution towards bulk sewerage 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 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:

1.4.1 the right of way servitude in favour of the General Public as indicated by the figure A , f, p, E, A on Diagram S.G. No A 5374/1937 and registered in terms of Deed of Transfer No. T 616/1938s which affects Erf 294 and the Roads in the township.

1.4.2 the right of way servitude in favour of the General Public as indicated by the figure q, r, D, p, q on Diagram S.G No. A 8470/1951 and registered in terms of Notarial Deed of Servitude No.619/1952 s which affects Erf 294 and Premier Road in the township only.

1.4.3 the right of way servitude in favour of the town Council of Roodepoort as indicated by the figure g, n, j,k, m. n, B, C, D, r, a, g on Diagram S.G. No. 6352/1969 registered in terms of Notarial Deed of Servitude No. A. 217/1973S which affects Erven 294, 295 and Premier Road in the township only.

1.5 Access

No ingress from Road P64-1 (Ontdekkers Road) to the township and no egress to Road P64-1 (Ontdekkers Road) from the township shall be allowed.

1.6 Acceptance and disposal of stormwater

The township owner shall arrange for the drainage of the township to fit in with that of Road P64-1 (Ontdekkers Road) and for all storm water running off or being diverted from the road to be received or disposed of.

1.7 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 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.

1.8 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.

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 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 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

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removal of such sewerage mains and other works being made good by the local authority.

2.1.4 Erf 295

The erf is subject to a 10 metre right of way servitude in favour of the local authority, as indicated on the general plan.

2.1.5 Erven 294 and 295

The erven are subject to a servitude for transformer/substation purposes in favour of the local authority, as indicated on the general plan.

LOCAL AUTHORITY NOTICE 1697

LOCAL AUTHORITY NOTICE 692 OF 2006

ROODEPOORT TOWN PLANNING SCHEME, 1987: AMENDMENT SCHEME 1724

The City of Johannesburg, (former Western Metropolitan Local Council), hereby declares that it has approved an amendment scheme, being an amendment of the Roodepoort Town Planning Scheme, 1987, comprising the same land as included in the township of Princess Extension 32, 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 15 June 2006.

This amendment is known as the Roodepoort Amendment Scheme 1724.

T EHLERS: ACTING EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING TRANSPORTATION AND ENVIRONMENT, CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY

PLAASLIKE BESTUURSKENNISGEWING 1697

PLAASLIKE BESTUURSKENNISGEWING 692 VAN 2006

ROODEPOORT DORPSBEPLANNINGSKEMA, 1987: WYSIGINGSKEMA 1724

Johannesburg Stad, (vroëer Westelike Metropolitaanse Plaalike Raad), 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 Roodepoort Dorpsbeplanningskema, 1987, wat uit die selfde grond as die dorp Princess Uitbreiding 32 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 15 Junie 2006.

Hierdie wysiging staan bekend as die Roodepoort Wysigingskema 1724.

T EHLERS: UITVOERENDE DIREKTEUR, ONTWIKKELINGSBESTUUR, VERVOER EN OMGEWING JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT

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