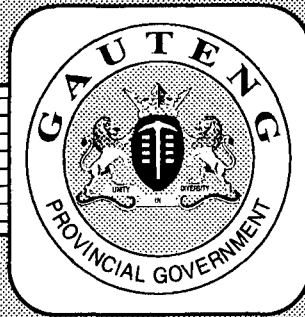


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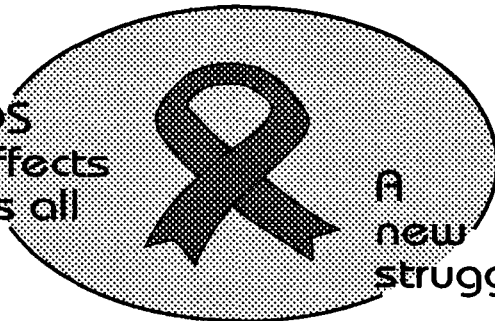
Vol. 8

PRETORIA, 1 NOVEMBER 2002

No. 375

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LOCAL AUTHORITY NOTICES PLAASLIKE BESTUURSKENNISGEWINGS

LOCAL AUTHORITY NOTICE 1752

DECLARATION AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1988), the City of Johannesburg declares **Eikenhof Extension 3** to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY TOWNSHIP REALTORS (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 101 (A PORTION OF PORTION 75) OF THE FARM EIKENHOF 323 IQ HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) Name

The name of the township shall be **Eikenhof Extension 3**.

(2) Design

The township shall consist of erven and streets as indicated on General Plan S.G. No. 1608/1997.

(3) Provision and installation of services

The township owner shall make the necessary arrangements for the provision and installation of water, electricity and sanitation as well as the construction of roads and stormwater drainage in the township, to the satisfaction of the local authority.

(4) Acceptance and disposal of stormwater

The township owner shall arrange for the drainage of the township to fit in with that of Road K47 and for all stormwater running off or being diverted from the road, to be received and disposed of. The stormwater design must be carried out by a competent professional engineer.

(5) Removal or replacement of services

Should it become necessary, by any reason of the establishment of the township, to remove or replace any existing municipal services, the cost thereof shall be borne by the township owner.

(6) Access

(a) No direct access to or egress from the township via Road K47 shall be permitted.

(b) Access to the township shall be provided by the township owner to the satisfaction of the local authority.

(7) Registration of servitude

The township owner shall, prior to or simultaneously with the development of the first erf in the township, at its own cost, register a 2 m wide servitude for electrical cable purposes over the road reserve of Road K47, in favour of and to the satisfaction of the local authority.

(8) 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 the following:

(a) Condition B. in Deed of Transfer T37898/98 and Condition B. in Deed of Transfer T87067/2000, which affect only Erf 19:

Onderhewig aan 'n reg om water te neem of te vervoer oor die eiendom aangedui deur die figuur A B C D E F op Algemene Plan S.G. No. A7884/1984 ten gunste van die Randwaterraad met bykomende regte kragtens Notariële Akte No. K6007/1991S gedateer 14 Oktober 1991.

(b) Conditions A.2.A., A.2.B. and A.2.C. in Deed of Transfer T37898/96 as well as Conditions A.2.A., A.2.B. and A.2.C. in Deed of Transfer T87067/2000 which servitudes/contracts do not affect the township.

(c) Condition A.4. in Deed of Transfer T37898/98 and Condition A.4. in Deed of Transfer T87067/2000 which shall not be carried forward to the individual erven in the township.

(9) 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.

(10) Restriction on the transfer or development of erven

The township owner shall not transfer or develop any erf in the township, until the local authority has issued a certificate confirming that adequate access to the township as well as to the erven in the township, has been provided and constructed, at the cost of the township owner to the satisfaction of the local authority.

(11) Transfer of erf for municipal purposes

Erf 22 shall, prior to or simultaneously with the first transfer of an erf or unit in the township, be transferred to the local authority, at the cost of the township owner.

(12) 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, electricity 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 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.

2. CONDITIONS OF TITLE

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

(1) All erven

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

(2) Erven 18, 19 and 21

The registered owner of each erf shall, before or during development of the property, erect a physical barrier of such material and which is in accordance with the most recent standards of the Department Public Works and Transport (Gauteng Provincial Government), along the boundaries of Road K47. Such fence shall be maintained by the owner, to the satisfaction of the said Department: Provided that if Road K47 has not been declared, the mentioned physical barrier shall be erected within a period of 6 (six) months from date of the declaration of such road.

(3) Erf 20

(a) The erf is subject to a servitude for electrical substation purposes, in favour of the local authority, as indicated on the General Plan.

(b) The registered owner of the erf shall, before or during development of the property, erect a physical barrier of such material and in accordance with the most recent standard of the Department Public Works and Transport (Gauteng Provincial Government), along the boundaries of Road K47. Such fence shall be maintained by the owner, to the satisfaction of the said Department: Provided that if Road K47 has not been declared, the mentioned physical barrier shall be erected within a period of 6 (six) months from date of the declaration of such road.

City Manager

(Notice 870/02)

October 2002

PLAASLIKE BESTUURSKENNISGEWING 1752**VERKLARING TOT 'N GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg hiermee die dorp **Eikenhof Uitbreiding 3** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR TOWNSHIP REALTORS (EDMS) BPK (HIERNA DIE AANSOEKDOENER/DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 101 ('N GEDEELTE VAN GEDEELTE 75) VAN DIE PLAAS EIKENHOF 323 IQ TOEGESTAAN IS

1. STIGTINGSVOORWAARDES**(1) Naam**

Die naam van die dorp is **Eikenhof Uitbreiding 3**

(2) Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG Nr 1608/1997.

(3) Voorsiening en installering van dienste

Die dorpseienaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering van water, elektrisiteit en sanitêre dienste asook die konstruksie van strate en stormwaterdreinerings in die dorp, tot tevreedenheid van die plaaslike bestuur.

(4) Ontvangs en versorging van stormwater

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by dié van Pad K47 en dat alle stormwater wat van die pad afloop of afgelei word, ontvang en versorg word. Die stormwaterontwerp moet deur 'n bevoegde professionele ingenieur gedoen word.

(5) Verwydering of vervanging van munisipale dienste

Indien dit, as gevolg van die stigting van die dorp, nodig word dat bestaande munisipale dienste verskuif of vervang moet word, sal die koste daarvan deur die dorpseienaar gedra word.

(6) Toegang

(a) Geen direkte toegang tot of uitgang vanuit die dorp, word via Pad K47 toegelaat nie.

(b) Toegang tot die dorp moet deur die dorpseienaar voorsien word tot tevreedenheid van die plaaslike bestuur.

(7) Registrasie van serwituut

Die dorpseienaar moet, voor of gelyktydig met die ontwikkeling van die eerste erf in die dorp, op eie koste, 'n 2 m breë serwituut vir elektriese kabel doeleindes registreer, oor die padreserwe van Pad K47, ten gunste van en tot tevreedenheid van die plaaslike bestuur.

(8) Beskikking oor bestaande titelvoorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd die volgende:

(a) Voorwaarde B. in Akte van Transport T37898/96 en Voorwaarde B. in Akte van Transport T87067/2000, wat slegs Erf 19 raak:

Onderhewig aan 'n reg om water te neem of te vervoer oor die eiendom aangedui deur die figuur A B C D E F op Algemene Plan S.G. No. A7884/1984 ten gunste van die Randwaterraad met bykomende regte kragtens Notariële Akte No. K6007/1991S gedateer 14 Oktober 1991.

(b) Voorwaardes A.2.A., A.2.B. en A.2.C. in Akte van Transport T37898/96 asook Voorwaardes A.2.A., A.2.B. en A.2.C. in Akte van Transport T87067/2000 welke serwitute/kontrakte nie die dorp raak nie.

(c) Voorwaarde A.4. in Akte van Transport T37898/96 en Voorwaarde A.4. in Akte van Transport T87067/2000 wat nie oorgedra word na die individuele erwe in die dorp nie.

(9) Sloping van geboue en strukture

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynsreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

(10) Bepierking op die oordrag of ontwikkeling van erwe

Die dorpseienaar mag nie enige erf in die dorp oordra of ontwikkel, totdat die plaaslike bestuur 'n sertifikaat uitgereik het wat bevestig dat voldoende toegang tot die dorp, sowel as erwe in die dorp, op koste van die dorpseienaar tot tevreedenheid van die plaaslike bestuur voorsien en gebou is.

(11) Oordrag van erf vir munisipale doeleindes

Erf 22 moet voor of gelyktydig met die eerste oordrag van 'n erf of eenheid in die dorp, op koste van die dorpseienaar aan die plaaslike bestuur oorgedra word.

(12) Verpligtinge ten opsigte van dienste en beperking betreffende die vervreemding van erwe

Die dorpseienaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water, elektrisiteit en sanitêre dienste asook die konstruksie van paaie en stormwaterdreinerings en die installering van die stelsels daarvoor, soos vooraf ooreengeskom tussen die dorpseienaar en die plaaslike bestuur, nakom. Erwe mag nie 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 plaaslike bestuur gelewer of betaal is nie.

2. TITELVOORWAARDES

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

(1) Alle erwe

(a) Elke erf is onderworpe aan 'n serwituut 2 m breed, ten gunste van die plaaslike bestuur, vir riolerings- en ander munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionale serwituut vir munisipale doeleindes 2 m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur. Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.

(b) Geen gebou of ander struktuur mag binne die voormoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 2 m 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 rioolhoofpypleidings, en ander werke wat hy volgens goeie dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts sal die plaaslike bestuur geregtig wees tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleiding en ander werke veroorsaak word.

(2) *Erwe 18, 19 en 21*

Die geregistreerde eienaar van elke erf moet voor of gedurende die ontwikkeling van die eiendom, 'n fisiese versperring van sulke materiaal en wat ooreenstem met die mees onlangse standaard van die Departement van Publieke Werke en Vervoer (Gauteng Provinsiale Regering), langs die grense van Pad K47 oprig. Sodanige heining moet deur die eienaar onderhou word tot tevredenheid van die gemelde Departement: Met dien verstande dat indien Pad K47 nog nie verklaar is nie, die gemelde fisiese versperring binne 6 (ses) maande vanaf die datum van verklaring van die gemelde pad, opgerig moet word.

(3) *Erf 20*

(a) Die erf is onderworpe aan 'n serwituut vir elektriese substasiedoeleindes ten gunste van die plaaslike bestuur soos aangedui op Algemene Plan.

(b) Die geregistreerde eienaar van die erf moet voor of gedurende die ontwikkeling van die eiendom, 'n fisiese versperring van sulke materiaal en wat ooreenstem met die mees onlangse standaard van die Departement van Publieke Werke en Vervoer (Gauteng Provinsiale Regering), langs die grense van Pad K47 oprig. Sodanige heining moet deur die eienaar onderhou word tot tevredenheid van die gemelde Departement: Met dien verstande dat indien Pad K47 nog nie verklaar is nie, die gemelde fisiese versperring binne 6 (ses) maande vanaf die datum van verklaring van die gemelde pad, opgerig moet word.

P. MOLOI, Stadsbestuurder

(Kennisgewing 870/02)

Oktober 2002

LOCAL AUTHORITY NOTICE 1753

AMENDMENT SCHEME 01-0818

The City of Johannesburg herewith in terms of the provisions of section 125(1)(a) of the Town Planning and Townships Ordinance No. 15 of 1986, declares that he 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 Eikenhof Extension 3.

Map 3 and the 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.

This amendment is known as Amendment Scheme 01-0818.

P. MOLOI, City Manager

October 2002

Notice 871/02

PLAASLIKE BESTUURSKENNISGEWING 1753

WYSIGINGSKEMA 01-0818

Die Stad van Johannesburg verklaar hiermee ingevolge die bepalings van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe Nr 15 van 1986, dat hy 'n wysigingskema synde 'n wysiging van die Johannesburg Dorpsbeplanningskema, 1979, wat uit dieselfde grond as die dorp Eikenhof Uitbreiding 3 bestaan, goedgekeur het.

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

Hierdie wysiging staan bekend as Wysigingskema 01-0818.

P. MOLOI, Stadsbestuurder

Oktober 2002

Kennisgewing 871/02

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HENNIE MALAN

Director: Financial Management
Office of the Premier (Gauteng)

