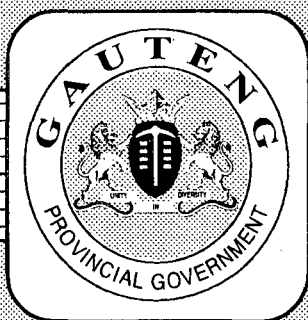


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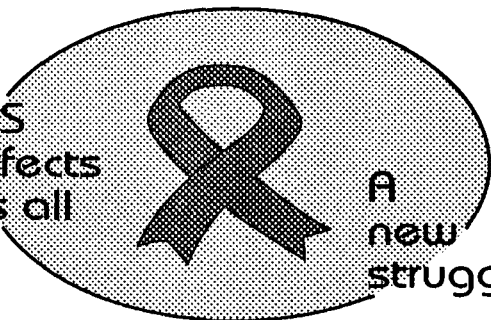
Vol. 9

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 419 KUNGWINI LOCAL MUNICIPALITY

PERI URBAN AMENDMENT SCHEME 384

The Kungwini Local Municipality hereby in terms of the Provisions of section 125(1) (a) of the Town-planning and Townships Ordinance, No 15 of 1986, declares that it has adopted an amendment scheme being an amendment of the Peri Urban Town-planning Scheme, 1975, comprising the same land as including in the township of Willow Acres Extension 3.

Map 3, the annexures and the relevant scheme clauses of the amendment scheme are filed with the Chief Town Engineer of the Kungwini Local Municipality, Muniforum I building, CNR Market and Botha Street, Bronkhorstpruit.

This amendment is known as the Peri Urban Amendment Scheme 384, and will come into operation on the date of publication of this declaration.

PLAASLIKE BESTUURSKENNISGEWING 419 KUNGWINI PLAASLIKE MUNISIPALITEIT

BUITESTEDELIKEGEBIEDE WYSIGINGSKEMA 384

Die Kungwini Plaaslike Munisipaliteit verklaar hierby ingevolge die bepalinge van artikel 125(1)(a) van die Ordonansie op Dorpsbeplanning en Dorpe No 15 van 1986, dat hy 'n wysigingskema, synde 'n wysiging van die Buitestedelikegebiede Dorpsbeplanningskema, 1975, wat uit dieselfde grond as dorp Willow Acres Uitbreiding 3 bestaan, aangeneem het.

Kaart 3, die aanhangsels daartoe en die relevante skemaklousules van die wysigingskema word in bewaring gehou deur die Hoof Stadsingeneur van die Kungewini Plaaslike Munisipaliteit, die Muniforum I gebou, HV Market en Botha Straat, Bronkhorstpruit, en is beskikbaar vir inspeksie op alle tye.

Hierdie wysiging staan bekend as Buitestedelikegebiede Wysigingskema 384 en tree in werking op datum van publikasie van hierdie verklaring.

LOCAL AUTHORITY NOTICE 420**KUNGWINI LOCAL MUNICIPALITY****DECLARATION AS APPROVED TOWNSHIP**

In terms of the provisions of section 103 of the Town-planning –and Townships Ordinance, 1986 (Ordinance 15 of 1986) the Kungwini Local Municipality hereby declares the Township Willow Acres Extension 3, to be an approved township, subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY PLACEBO INVESTMENTS AND TRADING 105 (PTY) LTD UNDER THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 118 (A PORTION OF PORTION 91) OF THE FARM ZWARTKOPPIES 364 JR , PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT**(1) Name**

The name of the township shall be Willow Acres Extension 3.

(2) Design

The township shall consist of erven and streets as indicated on General Plan SG 2458/2002.

(3) 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 servitudes in Deed of Transfer T 160117/2002:

- 3.1 The following servitudes shall not be passed on to the erven in the township.
 - 3.1.1 "The provisions of Notarial Deed No 336/1925S, dated 5th May, 1925, whereby GRIFFITHS & ROKES LIMITED, their successors in Title or Assigns as Owners of portion "D" of the farm "The Willows No 23, situate in the district of Pretoria, in extent 214,1330 hectares, was granted the right to conduct water to which the said portion of the farm "The Willows" may entitled, from the Pienaar's River to the said Portion D of "The Willows" by means of water-furrow over certain South Western portion of the freehold farm Zwartkoppies No 364, situate in the district of Pretoria; measuring 1401,1207 hectares, of which the property hereby transferred forms a portion"
 - 3.1.2 By Notarial Deed No. 1223/1956S, registered on the 20th day of November 1956, the right has been granted to the ELECTRICITY SUPPLY COMMISSION to convey electricity over the property, hereby conveyed together with ancillary rights, and subject to the conditions, as will more fully appear on reference to the said Notarial Deed and Diagram annexed thereto"
 - 3.1.3 Resterende gedeelte van Gedeelte 6 ('n gedeelte van gedeelte 1) van die Plaas Zwartkoppies 364 Registrasie Afdeling JR Provinsie Gauteng ('n gedeelte waarvan hiermee getranspoteer word) is onderhewig aan 'n Serwituut van Deurgangsreg ten gunste van die

STADSRAAD VAN PRETORIA, vir die geleiding van Elektrisiteit deur middel van lugdrade en ondergrondse kables, soos meer ten volle sal blyk uit Notariële Akte Nr 1090/1961S, geregistreer op die 7de dag van September, 1961”

- 3.1.4 “Certain South Western Portion of the freehold farm
“Zwartkoppies No 364, situate in the district of Pretoria;
measuring 1401,1207 hectares (of which the property
hereby transferred forms a portion), together with
- (i) Certain Portion of a portion of the farm
Zwartkoppies No 364 aforesaid, measuring 12,4311
hectares
 - (ii) Certain portion of the farm Zwartkoppies aforesaid,
measuring 281,4593 hectares; and
 - (iii) Certain remaining extent of a portion of the farm
Zwartkoppies aforesaid, measuring as such
269,7220 hectares, which properties are more fully
described in Deed of Transfer No 7908/1925 dated
15th August 1925, are subject and entitled to the
terms of an Order of the Water Court for the district
of Pretoria, a copy of which is annexed to the
aforesaid Deed of Transfer”
- 3.1.5 “The owner of the remaining extent of the south Western
Portion of the farm Zwartkoppies No 364, aforesaid,
measuring as such 581,8222 hectares (a portion of which is
hereby transferred) and three further properties set out in
Clause 1 hereof shall have the sole control of the water
belonging to the said South Western portion of the farm
Zwartkoppies No 364, aforesaid, measuring 1401,1207
hectares, and three further portions set out in clause 1
hereof, and he shall have the right to take the whole of the

said water for any purpose whatsoever during the winter months of each year i.e. May to September, inclusive. During the remainder of each year the Owner shall allow the full stream of water to which he is entitled under the Order of the Water Court, to pass to the property hereby transferred from Saturday 6pm to Monday 6 am in each week i.e. a period of 36 hours per week. The Owner however, shall allow all surplus water during the year to pass down the furrow to the property hereby transferred and shall not at any time return it to the river.

At no time shall the Transferee be permitted to interfere with the valve in the divisor dam, and the said Owner undertakes during the abovementioned 36 hours period that the valve shall remain open sufficiently to allow the full stream of water, as provided above, to pass. This shall not apply, however, when the river is in flood”

3.1.6 The Transferee is solely responsible for the repairing, cleaning and maintenance of the furrow from the divisor dam in the Pienaar's River, situate on the remaining extent of the said farm Zwartkoppies No 364, aforesaid, and built to give effect to the Order of the Water Court referred to in Clause 1 (iii) hereof, to the sluice gate and thence from the deviation of the said furrow to the dam on the property hereby transferred. The owner is responsible for the repairing, cleaning and maintenance of the said furrow between the sluice gate and the deviation of the said furrow herein before referred to”

3.1.7 “The South Western Portion of the Farm, Zwartkoppies No 364, situate in the district of Pretoria, including the property hereby transferred is subject to the right of way granted to

Nicolaas Jacobus Joubert, under Deed of Transfer No 8812/1929, dated the 23rd July 1929".

3.1.8 "The former Remaining Extent of Portion 6, (a Portion of Portion 1) of the Farm Zwartkoppies 364 JR (a portion of which is hereby transferred) is subject to a Cession of all rights to water as well as ancillary rights hereto in favour of:

- (a) The Remaining Extent of the South Western Portion of the said farm Zwartkoppies; measuring as such 581,1207 hectares.
- (b) Certain Portion of Portion of the said farm Zwartkoppies, measuring 12,4311 hectares,
- (c) Certain Portion of the said farm Zwartkoppies, measuring 281,4593 hectares, and
- (d) The Remaining Extent of certain portion of the said farm Zwartkoppies; measuring as such 269,7220 hectares.

All held under deed of Transfer No 6636/1954S, dated the 20th day of March 1954 as will more fully appear from Notarial Deed of Cession No 1000/1954S dated 28th day of October 1954.

3.1.9 Die Resterende Gedeelte van Gedeelte 6 ('n Gedeelte van Gedeelte 1) van die plaas Zwartkoppies 364 JR, Provinsie Gauteng ('n Gedeelte waarvan hiermee getranspoteer word) is onderhewig aan die terme van 'n bevel van die Waterhof, gedateer die 27ste dag van Junie 1949, soos meer ten volle sal blyk uit bevel geliasseer onder 620A/49S

3.1.10 Kragtens Notariële Akte K 699/93 S is die reg aan ESKOM verleen om elektrisiteit oor die Resterende Gedeelte van

Gedeelte 6 ('n gedeelte van Gedeelte 1) van die plaas ZWARTKOPPIES 364, Registrasie Afdeling JR, Provinsie Gauteng ('n gedeelte waarvan hiermee getranspoteer word) te vervoer, tesame met bykomende regte en onderworpe aan voorwaardes, en soos meer volledig sal blyk uit gesegde akte en kaart.

3.1.11 Kragtens Notariële Akte van Kansellasië No K 6631/93S gedateer 8 September 1993 word Notariële Akte van Serwituut No K 1223/56 S soos vermeld in voorwaardes 6.C gedeeltelik gekanselleer, soos aangedui deur lyn AB a op Kaart LG No A 3090/92 daarby aangeheg en verder meer volledig sal blyk uit gemelde Notariële Akte van kansellasië.

3.2 The following servitudes are only applicable to specific erven in the township.

3.2.1 Erf 136 is subject to the following conditions and servitudes.

(a) Kragtens Notariële Akte K658/95S gedateer 23 Januarie 1995 is die Resterende Gedeelte van Gedeelte 6, ('n Gedeelte van Gedeelte 1) van die plaas Zwartkoppies 364. Registrasie afdeling JR, Provinsie Gauteng, ('n Gedeelte waarvan hiermee getranspoteer word) onderhewig aan 'n ewigdurende reg om water te neem en te voer oor en deur, deur middel van pyplydings, binne stroke grond 3636 vierkante meter en 1695 vierkante meter groot soos aangedui op die figure ABCDa Mid River bEFGH op Serwituutkaarte No A 73/1993 en figuur fghj op Kaart 3594/1997 met bykomende regte ten gunste van RANDWATER soos meer volledig sal blyk uit gemelde Notariële Akte.

- (b) Onderworpe aan die volgende voorwaarde opgelê by onderverdeling en afdwingbaar deur die Suid Afrikaanse Padraad,

Met die uitsondering van bestaande bouwerk mag geen bouwerk of enigiets anders hoegenaamd sonder die skriftelike goedkeuring van die Suid Afrikaanse Padraad binne 'n afstand van 20 (twintig) meter gemeet vanaf die nasionale padreserwe grens opgerig word nie. Indien die grond of enige ander grond gekonsolideer word, gaan bovermelde voorwaarde oor op die gekonsolideerde titel van die grond.

3.2.2 Erf 83, 84, 85, 86 and Heron Street and Guinea Fowl Street

Die volgende serwitute is onteien en gesedeer aan die Stadsraad van Pretoria K 6632/93S.

'n Serwituut vir Rioolpyleiding 2 meter wyd soos aangedui deur lyn NPQRS op Kaart SG No A 9236/92.

(4) Demolition of Buildings and Structures

The township owner shall at its 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.

(5) Removal of Litter

The township owner shall at its 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.

2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as indicated imposed 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 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 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 local authority.

Local Municipality Notice Number 9/2003

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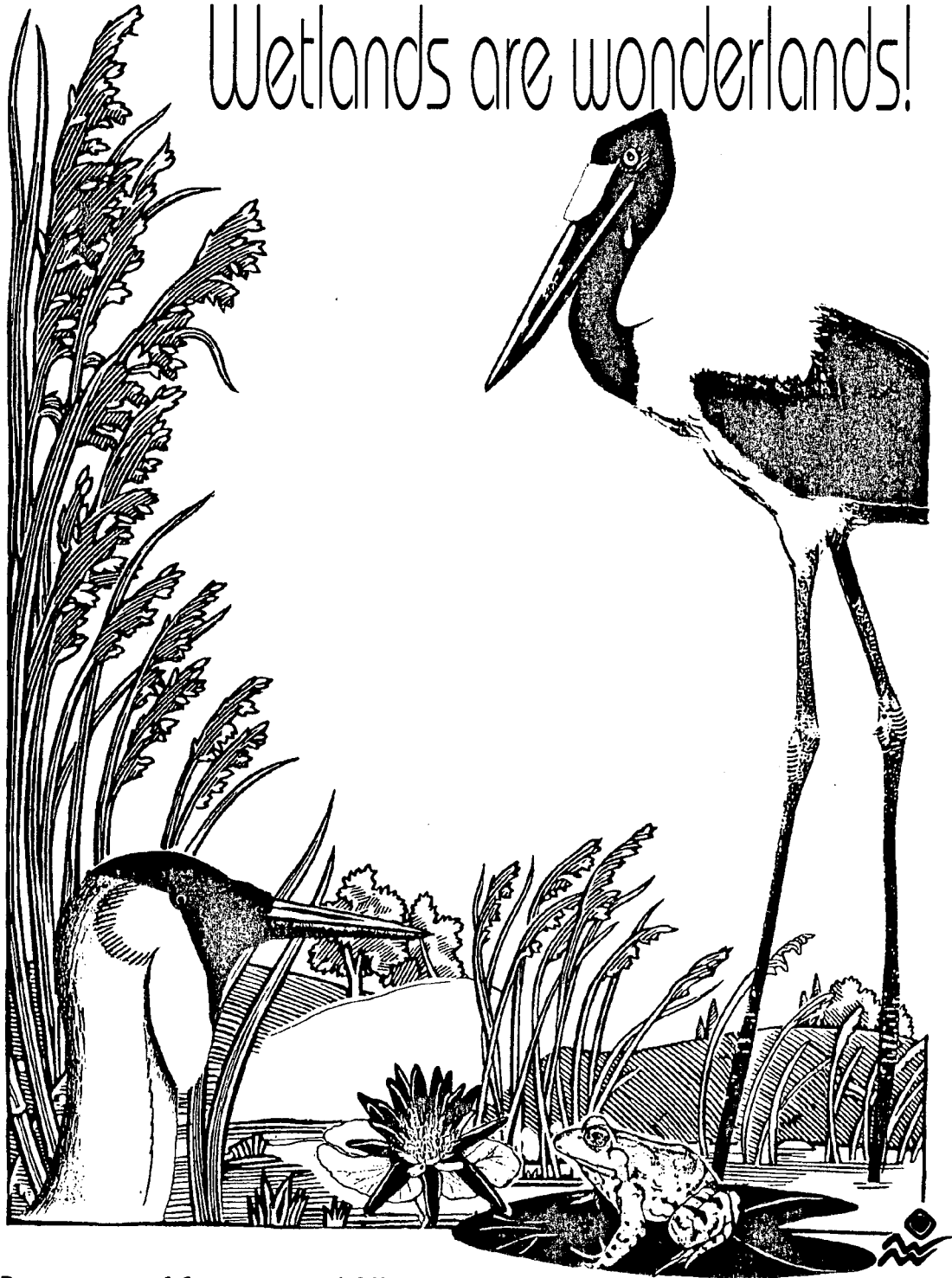
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