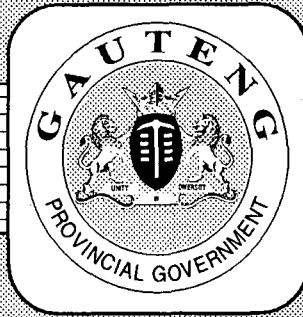


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**Provincial Gazette Extraordinary  
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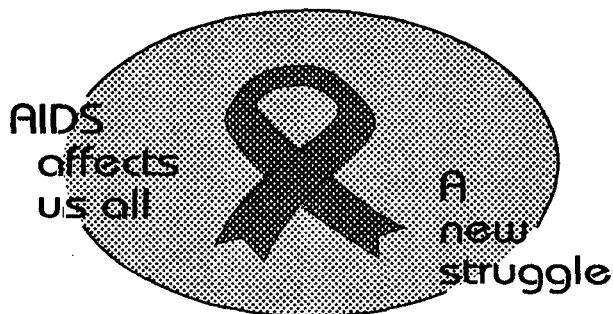
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**Vol. 10**

**PRETORIA, 13 DECEMBER 2004**

**No. 572**

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**CONTENTS • INHOUD**

<i>No.</i>	<i>Page No.</i>	<i>Gazette No.</i>
<b>LOCAL AUTHORITY NOTICES</b>		
2872 Town-planning and Townships Ordinance (15/1986): City of Johannesburg Metropolitan Municipality: Declaration as an approved township: Eikenhof Extension 6.....	3	572
2873 do.: do.: do.: Amendment Scheme 01-2063.....	6	572

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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 2872

#### DECLARATION AS AN 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 declares **Eikenhof Extension 6** 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 MNANDI PROPERTY DEVELOPMENT (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT/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 102 OF THE FARM EIKENHOF 323 IQ HAS BEEN GRANTED.

#### 1. CONDITIONS OF ESTABLISHMENT

**(1) Name**

The name of the township shall be Eikenhof Extension 6.

**(2) Design**

The township shall consist of erven and streets as indicated on General Plan S.G. No. 4600/2004.

**(3) Provision and installation of services**

The township owner shall make the necessary arrangements with the local authority 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) Removal or replacement of existing services**

Should it, as a result of the establishment of the township, be necessary to remove or replace any existing municipal, ESKOM and/or TELKOM services, such removal or replacement shall be done at the costs of the township owner.

**(5) Acceptance and disposal of stormwater**

The township owner shall arrange for the drainage of the township to fit in with that of the adjacent roads and for all stormwater running off or being diverted from the road to be received and disposed of.

**(6) Access**

Access to or egress from the township shall be only be obtained via Eikenhof Extension 4, to the satisfaction of the local authority and Johannesburg Road Agency (Pty) Ltd.

**(7) 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 required by the local authority to do so.

**(8) Disposal of existing Conditions of Title**

All erven shall be made subject to existing conditions and servitudes, if any, but excluding the following which only affects Erf 112:

*The servitude in favour of Rand Water vide diagram S.G. No. 7883/1984 registered in terms of Notarial Deed of Servitude K1416/1990S.*

**(9) Erf for municipal purposes**

Erf 112 shall prior to or simultaneously with registration of transfer of the first erf or unit in the township and at the cost of the township owner, be transferred to the local authority, for park purposes.

**(10) 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 provision 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.

### 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 during the process of 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.

**P. Moloi, City Manager**  
(Notice No. 1321/2004)  
December 2004

## PLAASLIKE BESTUURSKENNISGEWING 2872 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 Metropolitaanse Munisipaliteit hiermee die dorp **Eikenhof Uitbreiding 6** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

### BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR MNANDI PROPERTY DEVELOPMENT (EDMS) BPK (HIERNA DIE AANSOEKDOENER/ DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 102 VAN DIE PLAAS EIKENHOF 323 IQ TOEGESTAAN IS

### 1. STIGTINGSVOORWAARDES

**(1) Naam**

Die naam van die dorp is Eikenhof Uitbreiding 6.

**(2) Ontwerp**

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG Nr 4600/2004.

**(3) Voorsiening en installering van dienste**

Die dorpsenienaar 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 tevredeheid van die plaaslike bestuur.

**(4) Verwydering of vervanging van bestaande dienste**

Indien dit as gevolg van die stigting van die dorp, nodig is om enige bestaande munisipale, ESKOM en/of TELKOM dienste te verwyder of te vervang, sal sodanige verwydering of vervanging op koste van die dorpseniener gedoen word.

**(5) Ontvangs en versorging van stormwater**

Die dorpseniener moet die stormwaterdreinerings van die dorpsgebied so reël dat dit inpas by dié van die aangrensende strate en alle stormwater wat van die pad afloop of afgelei word, moet ontvang en versorg word.

**(6) Toegang**

Toegang tot of uitgang vanuit die dorp mag slegs oor Eikenhof Uitbreiding 4 verkry word, tot tevredeheid van die plaaslike bestuur en Johannesburg Roads Agency (Edms) Bpk.

**(7) Sloping van geboue en strukture**

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

**(8) Beskikking oor bestaande Titellovoorwaardes**

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige, maar uitgesluit die volgende wat slegs Erf 112 raak:

*Die serwitute ten gunste van Rand Water vide diagram LG Nr 7883/1984 geregistreer ingevolge Notariële Akte van Serwitute K1416/1990S.*

**(9) Erf vir munisipale doeleindes**

Erf 112 moet voor of gelyktydig met registrasie van oordrag van die eerste erf of eenheid in die dorp, en op koste van die dorpseniener, oorgedra word na die plaaslike bestuur vir parkdoeleindes.

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

Die dorpseniener 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 ooreengekom tussen die dorpseniener 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 dorpseniener aan die plaaslike bestuur gelewer of betaal is nie.

**2. TITELLOVOORWAARDES**

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

**Alle erwe**

(a) Elke erf is onderworpe aan 'n serwitute 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 addisionele serwitute 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 serwitute mag afsien.

(b) Geen gebou of ander struktuur mag binne die voornoemde serwitutegebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwitute 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 rioolhoofpyleidings, en ander werke wat hy volgens goeëdunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwitute 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 rioolhoofpyleiding en ander werke veroorsaak word.

**P. Moloï, Stadsbestuurder**  
(Kennisgewing Nr 1321/2004)  
Desember 2004.

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**LOCAL AUTHORITY NOTICE 2873**  
**AMENDMENT SCHEME 01-2063**

The City of Johannesburg Metropolitan Municipality 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 6**. 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 01-2063.

**P. Moloï, City Manager**  
(Notice No. 1322/2004)  
December 2004

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**PLAASLIKE BESTUURSKENNISGEWING 2873**  
**WYSIGINGSKEMA 01-2063**

Die Stad van Johannesburg Metropolitaanse Munisipaliteit 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 6** 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 01-2063.

**P. Moloï, Stadsbestuurder**  
(Kennisgewing 1322/2004)  
Desember 2004.

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**HENNIE MALAN**

Director: Financial Management  
Office of the Premier (Gauteng)

