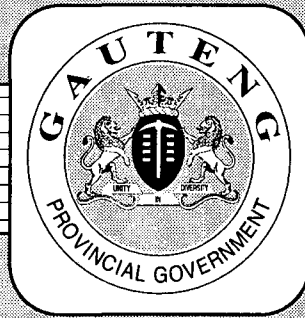


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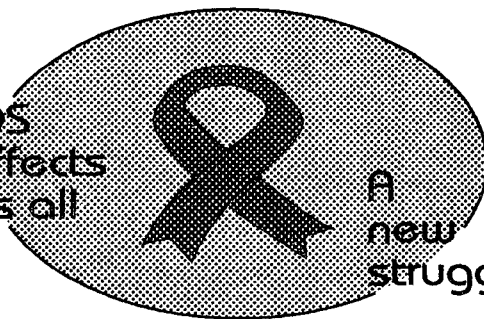
Vol. 11

PRETORIA, 8 JUNE
JUNIE 2005

No. 244

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1256

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 4** 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 (SA) (PTY) LTD AND MNANDI PROPERTY DEVELOPMENTS (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 THE REMAINDER OF PORTION 75 OF THE FARM EIKENHOF 323 IQ AND PORTION 166 (A PORTION OF PORTION 3) OF THE FARM DIEPKLOOF 319 IQ HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

(1) Name

The name of the township shall be Eikenhof Extension 4.

(2) Design

The township shall consist of erven and thoroughfares as indicated on General Plan S.G. No. 8995/2004.

(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 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 all stormwater running off or being diverted from the road, shall be received and disposed of.

(6) Access

No access to or egress from the township shall be permitted along the lines of no access as indicated on the approved layout plan of the township, except where temporary access had been granted in writing to the township owner.

(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 the local authority requires it.

(8) Disposal of existing Conditions of Title

All erven shall be made subject to existing conditions and servitudes, if any, excluding:-

A. IN RESPECT OF PORTION 166 (A PORTION OF PORTION 3) OF THE FARM DIEPKLOOF 319 IQ:

- (a) The following servitude which only affects Erven 113, 114, 135 and Venus Street:

The servitude of right of way in favour of the City Council of Johannesburg registered in terms of Notarial Deed of Servitude No. K 1337/89S vide diagram S.G. No. A1324/88.

B. IN RESPECT OF THE REMAINDER OF PORTION 75 OF THE FARM EIKENHOF 323 IQ:

- (a) The following servitude which only affects Erf 136:

The water pipeline servitude in favour of Rand Water registered in terms of Notarial Deed of Servitude No. 6007/1991S vide diagram S.G. No. A7884/1984.

- (b) The following which do not affect the township:

- (i) *Condition A.1. in Deeds of Transfer T37896/1996 and T87067/2000 relating to water rights.*
- (ii) *Condition A.4. in Deeds of Transfer T37896/1996 and T87067/2000 relating to water rights.*

- (c) The following which do affect the township but shall not be carried forward to the individual erven in the township:

- (i) *Condition A.2.A in Deeds of Transfer T37896/1996 and T87067/2000 relating to the right of way.*
- (ii) *Condition A.2.B in Deeds of Transfer T37896/1996 and T87067/2000 relating to grazing rights.*

- (d) The following which do affect the township but shall lapse on proclamation of the township:

- (i) *Conditions A.3.A to A.3.C in Deeds of Transfer T37896/1996 and T87067/2000.*
- (ii) *Conditions A.5.A and A.5.B in Deeds of Transfer T37896/1996 and T87067/2000.*

(9) Erf for municipal purposes

Erf 115 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 municipal purposes.

(10) Restriction on the transfer of erven

(a) Erf 113, Erf 114 and Erven 116 to 135 shall be transferred only to Mnandi Property Development (Pty) Ltd or its nominee(s): Provided that this restriction shall only be applicable in respect of the first transfer of the erven from the township register.

(b) Erf 136 shall be transferred only to Township Realtors (SA) (Pty) Ltd or its nominee(s): Provided that this restriction shall only be applicable in respect of the first transfer of the erf from the township register.

(11) Endowment

The township owner shall, in terms of the provisions of Section 98(2) of the Town Planning and Townships Ordinance, 15 of 1986, pay a lump sum as endowment to the local authority for the provision of land for a park (public open space).

(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 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.

(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 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.

(2) Erf 113, Erf 114, Erven 117 to 120, Erven 125 to 129 and Erven 131 to 135

The erven shall be transferred only to Mnandi Property Development (Pty) Ltd or its nominee(s): Provided that this restriction shall only be applicable in respect of the first transfer of the erven from the township register.

(3) Erf 116, Erven 121 to 124 and Erf 130

(a) The erven shall be transferred only to Mnandi Property Development (Pty) Ltd or its nominee(s): Provided that this restriction shall only be applicable in respect of the first transfer of the erven from the township register.

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

(4) Erf 115

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

(5) Erf 136

The erf shall be transferred only to Township Realtors (SA) (Pty) Ltd or its nominee(s): Provided that this restriction shall only be applicable in respect of the first transfer of the erf from the township register.

P. Moloi, City Manager

(Notice No. 532/2005)

June 2005

PLAASLIKE BESTUURSKENNISGEWING 1256

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 4** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR TOWNSHIP REALTORS (SA) (EDMS) BPK EN MNANDI PROPERTY DEVELOPMENTS (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 DIE RESTANT VAN GEDEELTE 75 VAN DIE PLAAS EIKENHOF 323 IQ EN GEDEELTE 166 ('N GEDEELTE VAN GEDEELTE 3) VAN DIE PLAAS DIEPKLOOF 319 IQ TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) Naam

Die naam van die dorp is Eikenhof Uitbreiding 4.

(2) Ontwerp

Die dorp bestaan uit erwe en deurpaaie soos aangedui op Algemene Plan LG Nr 8995/2004.

(3) Voorsiening en installing van dienste

Die dorpseienaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installing 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 dorpseienaar gedoen word.

(5) Ontvangs en versorging van stormwater

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

(6) Toegang

Geen toegang tot of uitgang vanuit die dorp sal toegelaat word langs die lyne van geen toegang, soos aangedui op die goedgekeurde uitlegplan van die dorp, behalwe waar tydelike toegang skriftelik aan die dorpseienaar verleen is.

(7) 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.

(8) Beskikking oor bestaande Titelvoorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige, uitgesluit:-

A. TEN OPSIGTE VAN GEDEELTE 166 ('N GEDEELTE VAN GEDEELTE 3) VAN DIE PLAAS DIEPKLOOF 319 IQ:

- (a) Die volgende serwituut wat slegs Erwe 113, 114, 135 en Venusstraat raak:

Die serwituut van reg-van-weg ten gunste van die Stadsraad van Johannesburg geregistreer ingevolge Notariële Akte van Serwituut Nr K 1337/89S vide diagram L.G. Nr A1324/88.

B. TEN OPSIGTE VAN DIE RESTANT VAN GEDEELTE 75 VAN DIE PLAAS EIKENHOF 323 IQ:

- (a) Die volgende serwituut wat slegs Erf 136 raak:

Die waterpyplynserwituut ten gunste van Rand Water geregistreer ingevolge Notariële Akte van Serwituut Nr 6007/1991S vide diagram L.G. Nr A7884/1984.

- (b) Die volgende wat nie die dorp raak nie:

- (i) Voorwaarde A.1. in Aktes van Transport T37896/1996 en T87067/2000 met betrekking tot waterregte.
- (ii) Voorwaarde A.4. in Aktes van Transport T37896/1996 en T87067/2000 met betrekking tot waterregte.
- (c) Die volgende wat die dorp raak maar nie oorgedra sal word na die individuele erwe in die dorp nie:
 - (i) Voorwaarde A.2.A in Aktes van Transport T37896/1996 en T87067/2000 met betrekking tot die reg-van-weg.
 - (ii) Voorwaarde A.2.B in Aktes van Transport T37896/1996 en T87067/2000 met betrekking tot weidingsregte.
- (d) Die volgende wat die dorp raak maar sal verval op proklamasie van die dorp:
 - (i) Voorwaardes A.3.A tot A.3.C in Aktes van Transport T37896/1996 en T87067/2000.
 - (ii) Voorwaardes A.5.A tot A.5.B in Aktes van Transport T37896/1996 en T87067/2000.

(9) Erf vir munisipale doeleindes

Erf 115 moet voor of gelyktydig met registrasie van oordrag van die eerste erf of eenheid in die dorp, en op koste van die dorpseienaar, oorgedra word na die plaaslike bestuur vir munisipale doeleindes.

(10) Beperking op die oordrag van erwe

(a) Erf 113, Erf 114 en Erwe 116 tot 135 mag slegs aan Mnandi Property Development (Edms) Bpk of hulle genomineerde(s) oorgedra word: Met dien verstande dat hierdie beperking slegs van toepassing sal wees op die eerste oordrag van die erwe vanuit die dorperegister.

(b) Erf 136 mag slegs aan Township Realtors (SA) (Edms) Bpk of hulle genomineerde(s) oorgedra word: Met dien verstande dat hierdie beperking slegs van toepassing sal wees op die eerste oordrag van die erf vanuit die dorperegister.

(11) Begiftiging

Die dorpseienaar moet, ingevolge die bepalings van Artikel 98(2) van die Dorpsbeplanning en Dorpe Ordonnansie, Nr 15 van 1986, 'n globale bedrag as begiftiging aan die plaaslike bestuur betaal vir die voorsiening van grond vir 'n park (openbare oop ruimte).

(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 ooreengekom 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, opgelê 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 addisionele 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 voornoemde 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 goeddunke 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) Erf 113, Erf 114, Erwe 117 tot 120, Erwe 125 tot 129 en Erwe 131 tot 135

Die erwe mag slegs aan Mnandi Property Development (Edms) Bpk of hulle genomineerde(s) oorgedra word: Met dien verstande dat hierdie beperking slegs van toepassing sal wees op die eerste oordrag van die erwe vanuit die dorperegister.

(3) Erf 116, Erwe 121 tot 124 en Erf 130

(a) Die erwe mag slegs aan Mnandi Property Development (Edms) Bpk of hulle genomineerde(s) oorgedra word: Met dien verstande dat hierdie beperking slegs van toepassing sal wees op die eerste oordrag van die erwe vanuit die dorperegister.

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

(4) Erf 115

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

(5) Erf 136

Die erf mag slegs aan Township Realtors (SA) (Edms) Bpk of hulle genomineerde(s) oorgedra word: Met dien verstande dat hierdie beperking slegs van toepassing sal wees op die eerste oordrag van die erf vanuit die dorperegister.

P. Moloi, Stadsbestuurder
(Kennisgewing Nr 532/2005)
Junie 2005.

LOCAL AUTHORITY NOTICE 1257

AMENDMENT SCHEME 01-1015

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 4**. 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 01-1015.

P. Moloi, City Manager
(Notice No. 533/2005)
June 2005

PLAASLIKE BESTUURSKENNISGEWING 1257

WYSIGINGSKEMA 01-1015

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 4** 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 01-1015.

P. Moloi, Stadsbestuurder
(Kennisgewing 533/2005)
Junie 2005.

IMPORTANT NOTICE

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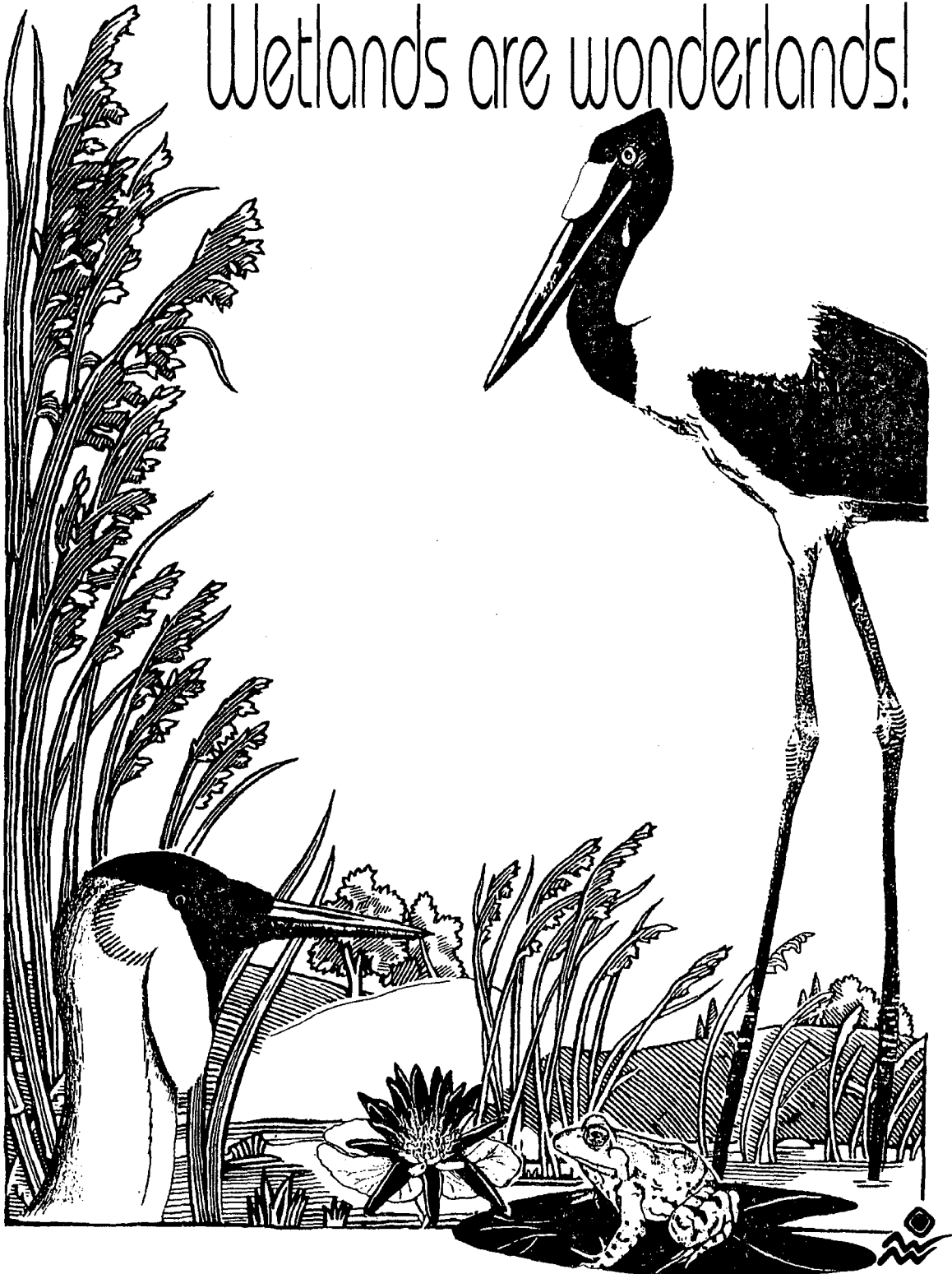
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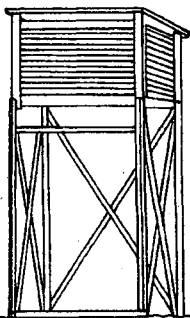
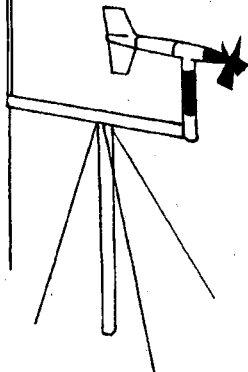
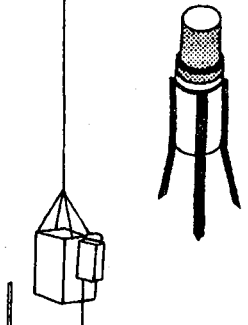
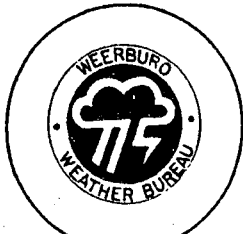
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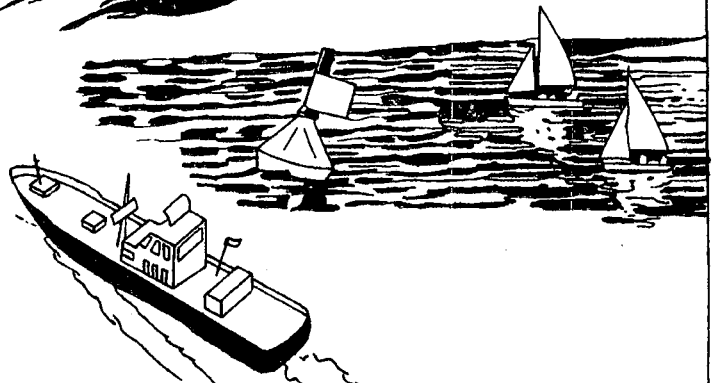
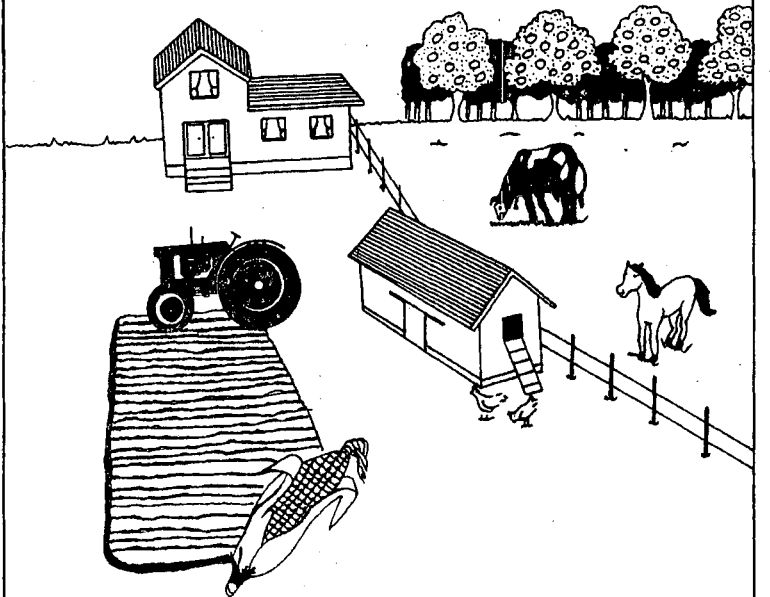
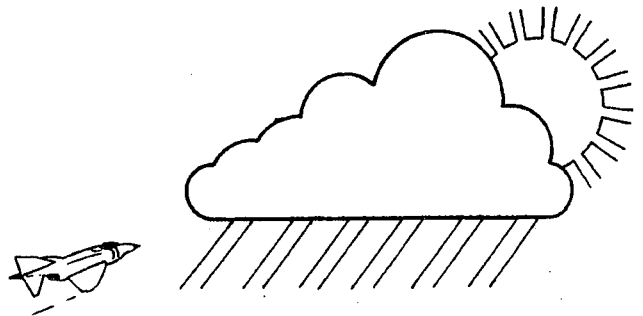


Department of Environmental Affairs and Tourism

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THE GOVERNMENT PRINTING WORKS

PUBLICATIONS DIVISION

NB: The Publications Division of the Government Printing Works will be relocating to its new premises within the:

**MASADA BUILDING at 196 PROES STREET, PRETORIA
(i.e. CORNER OF PAUL KRUGER AND PROES STREETS)
with effect from 3 May 2005.**

For enquiries and information:

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Cell: 083 640 6121**

