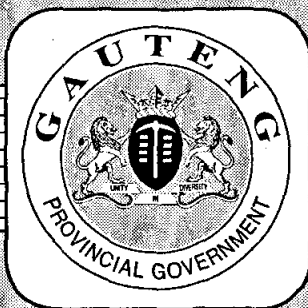


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

Selling price • Verkoopprys: **R2,50**
Other countries • Buitelands: **R3,25**

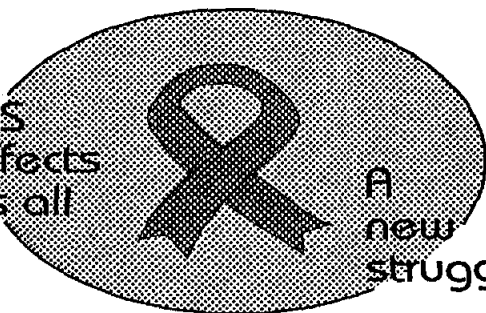
Vol. 11

PRETORIA, 14 OCTOBER 2005
OKTOBER

No. 437

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH



05437

9771682452005

CONTENTS • INHOUD

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES			
2486	Town-planning and Townships Ordinance (15/1986): City of Johannesburg Metropolitan Municipality: Declaration as an approved township: Broadacres Extension 2	3	437
2487	do.: do.: Amendment Scheme 02-5481	8	437
2488	do.: do.: Declaration as an approved township: Broadacres Extension 13	9	437
2489	do.: do.: Amendment Scheme 03-2027	16	437
2490	do.: do.: Declaration as an approved township: Broadacres Extension 14	17	437
2491	do.: do.: Amendment Scheme 03-2228	23	437

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2486

CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

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 **Broadacres Extension 2** 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 DUNROSE INVESTMENTS 184 (PROPRIETARY) LIMITED (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 434 (A PORTION OF PORTION 35) OF THE FARM ZEVENFONTEIN 407 JR HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) Name

The name of the township shall be Broadacres Extension 2.

(2) Design

The township shall consist of erven and streets as indicated on General Plan S.G. No. 10195/2004.

(3) Provision and installation of services

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

(4) Electricity

(a) The local authority is not the bulk supplier of electricity in the township. The township owner shall in terms of Section 118(2)(b) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) make arrangements in this regard with ESKOM, the licensed supplier of electricity in the township.

(b) The local authority shall be notified in writing that satisfactory arrangements have been made in respect of the supply of electricity to the township and in this connection, the township owner shall submit the following to the local authority:

- (1) A certified copy of the agreement in respect of the supply of electricity entered into with ESKOM;
- (2) A certificate by ESKOM that acceptable financial arrangements with regard to (1) above have been made by the township owner.

(5) Access

(a) No access to or egress from the township shall be permitted via Road 1027.

(b) Access to or egress from the township shall be to the satisfaction of the local authority and Johannesburg Roads Agency (Pty) Ltd.

(6) Provincial Government

(a) Should the development of the township not been completed on or before 14 January 2007 the application shall be resubmitted to the Department of Transport and Public Works (Gauteng Provincial Government) for reconsideration.

(b) If however, before the expiry date of the mentioned period, circumstances change in such a way that roads and/or PWV routes under the control of the said Department, are affected by the proposed

layout of the township, the applicant shall resubmit the application for the purpose of fulfilment of the requirements of the controlling authority in terms of the provisions of Section 11 of Act 21 of 1940, as amended.

(7) Provision and Installation of services

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

(8) Removal or replacement of existing services

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

(9) 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.

(10) Disposal of existing Conditions of Title

All erven shall be made subject to existing conditions and servitudes, if any, excluding the following servitude which does not affect the rights of the erven in the township:

Notarial Deed of Servitude No. 350/1944S as more fully set out in condition A. of Deed of Transfer T82265/04.

(11) 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.

(12) Restriction on the transfer of an erf

Erf 273 shall not be alienated or transferred to any purchaser, unless a 3m x 6m servitude for electrical substation and electrical cable purposes, had been registered over the erf, in favour and to the satisfaction of ESKOM, vide diagram S.G. No. 6043/2005.

(13) Notarial tie of erven

The township owner shall, after proclamation of the township but prior to the transfer of any erf/unit in the township, notorially tie Erf 273 and Erf 274 to the satisfaction of the local authority.

(14) 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.

(15) Obligations with regard to services and restriction regarding the alienation of erven

(a) The township owner shall, at his own costs and to the satisfaction of the local authority, design, provide and construct all services including the internal roads and the stormwater reticulation, within the boundaries of the township. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser prior to the local authority certifying to the Registrar of Deeds that these services had been provided and installed; and

(b) The township owner shall, within such period as the local authority may determine, fulfil his obligations in respect of the provision of water 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 and/or units in the township, may not be alienated or transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds 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 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 273

The registered owner of each erf shall, before or during development of the erf, 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 1027. Such barrier shall be maintained by the registered owner, to the satisfaction of the said Department.

**A Nair : Executive Director : Development Planning, Transportation and Environment
City of Johannesburg
(Notice 992/2005)
October 2005**

**PLAASLIKE BESTUURSKENNISGEWING 2486
STAD VAN JOHANNESBURG METROPOLITAANSE MUNISIPALITEIT**

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 **Broadacres Uitbreiding 2** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR DUNROSE INVESTMENTS 184 (EIENDOMS) BEPERK (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 434 ('N GEDEELTE VAN GEDEELTE 35) VAN DIE PLAAS ZEVENFONTEIN 407 JR TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) Naam

Die naam van die dorp is Broadacres Uitbreiding 2.

(2) Ontwerp

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 10195/2004.

04060000

(3) Voorsiening en installering van dienste

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

(4) Elektrisiteit

(a) Die plaaslike bestuur is nie die grootmaat verskaffer van elektrisiteit aan die dorp nie. Die dorpseienaar moet ingevolge Artikel 118(2)(b) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, die nodige reëlings tref met ESKOM, die gelisensieerde verskaffer van elektrisiteit in die dorp.

(b) Die plaaslike bestuur moet skriftelik verwittig word dat bevredigende reëlings met betrekking tot die voorsiening van elektrisiteit aan die dorp, getref is en in die verband moet die dorpseienaar die volgende aan die plaaslike bestuur verskaf:

- (1) 'n Gesertifiseerde afskrif van die ooreenkoms aangegaan met ESKOM rakende die voorsiening van elektrisiteit;
- (2) 'n Sertifikaat uitgereik deur ESKOM dat aanvaarbare finansiële reëlings met betrekking tot (1) hierbo, deur die dorpseienaar getref is.

(5) Toegang

(a) Geen toegang tot of uitgang vanuit die dorp via Pad 1027, sal toegelaat word nie.

(b) Toegang tot of uitgang vanuit die dorp sal tot bevrediging van die plaaslike bestuur en Johannesburg Roads Agency (Edms) Bpk voorsien word.

(6) Provinsiale Regering

(a) Indien die ontwikkeling van die dorp nie voor of op 14 Januarie 2007 voltooi word nie, moet die aansoek heringedien word by die Departement van Publieke Vervoer, Paaie en Werke (Gauteng Provinsiale Regering) vir heroorweging.

(b) Indien omstandighede egter, voor die verstryking van die gemelde periode, tot so 'n mate verander dat paaie en/of PWV roetes onder die beheer van die betrokke Departement deur die beoogde uitleg van die dorp geraak word, moet die applikant die aansoek herindien vir doeleindes van die nakoming van die vereistes van die beherende liggaam in gevolge die bepalings van Artikel 11 van Wet 21 van 1940, soos gewysig.

(7) Voorsiening en installering van dienste

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

(8) 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 die koste daarvan deur die dorpseienaar gedra word.

(9) Ontvangs en versorging van stormwater

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

(10) Beskikking oor bestaande Titelvoorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige, uitgesondered die volgende wat nie die regte van die erwe in die dorp raak nie :

Notarial Deed of Servitude No. 350/1944S as more fully set out in condition A. of Deed of Transfer T82265/04.

(11) Sloping van geboue en strukture

Die dorpseienaar 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.

(12) Beperking op die oordrag van 'n erf

Erf 273 mag slegs vervreem of aan 'n koper oorgedra word, indien 'n 3m x 6m serwituut vir elektriese substasie en elektriesekabeldoeleindes geregistreer is oor die erf, ten gunste van en tot tevredenheid van ESKOM, soos aangetoon op S.G. diagram Nr. 6043/2005.

(13) Notariële Verbinding van erwe

Die dorpseienaar moet, na proklamasie van die dorp maar voor die oordrag van enige erf/eenheid in die dorp, Erf 273 notariëel verbind met erf 274, tot bevrediging van die plaaslike bestuur.

(14) 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 tekort vir die voorsiening van grond vir 'n park.

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

(a) Die dorpseienaar moet, op sy eie onkoste, en tot die bevrediging van die plaaslike bestuur, alle dienste insluitend die interne pad en stormwater-rioleringsstelsel ontwerp, voorsien en bou binne die grense van die dorp. Erwe en of eenhede in the dorp, mag nie vervreem of oorgedra word in die naam van enige koper tensy die plaaslike bestuur aan die Registrateur van Aktes sertifiseer dat sodanige dienste voorsien en geïnstalleer is nie; en

(b) Die dorpseienaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water 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 rioolhoofpyleidings, en ander werke wat hy volgens goedgekeurde 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 rioolhoofpyleiding en ander werke veroorsaak word.

(2) Erf 273

Die geregistreerde eienaar van elke erf sal, voor of gedurende die ontwikkeling van die erf, 'n fisiese versperring van sodanige material, wat in ooreenstemming is met die nuutse standaard van die Department van Openbare Werke en Vervoer (Gauteng Provinsiale Regering), teen die grense van Pad 1027 oprig. Welke versperring deur die geregistreerde eienaar onderhou sal word tot die bevrediging van sodanige Departement.

**A Nair : Uitvoerende Direkteur : Ontwikkelings Beplanning, Vervoer en Omgewing,
Stad van Johannesburg
(Kennisgewing 992/2005)
Oktober 2005.**

LOCAL AUTHORITY NOTICE 2487**AMENDMENT SCHEME 02-5481**

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 Peri-Urban Areas Town Planning Scheme, 1975, comprising the same land as included in the township of **Broadacres Extension 2**. 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 02-5481.

**A Nair : Executive Director : Development Planning, Transportation and Environment,
City of Johannesburg
(Notice 993/2005)
October 2005**

PLAASLIKE BESTUURSKENNISGEWING 2487**WYSIGINGSKEMA 02-5481**

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 Buitestedelike Gebiede Dorpsbeplanning Skema, 1975, wat uit dieselfde grond as die dorp **Broadacres Uitbreiding 11** bestaan, goedgekeur het. Kaart 3 en die skemaklou'sules 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 02-5481.

**A Nair : Uitvoerende Direkteur : Ontwikkelings Beplanning, Vervoer en Omgewing,
Stad van Johannesburg
(Kennisgewing 993/2005)
Oktober 2005**

LOCAL AUTHORITY NOTICE 2488
CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

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 **Broadacres Extension 13** 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 SUMMERCON HOLDCO (PROPRIETARY) LIMITED (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 447 OF THE FARM ZEVENFONTEIN 407 J.R. HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) Name

The name of the township shall be Broadacres Extension 13.

(2) Design

The township shall consist of erven as indicated on General Plan S.G. No. 3751/2005.

(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 and sanitation as well as the construction of roads and stormwater drainage in the township, to the satisfaction of the local authority.

(4) Electricity

(a) The local authority is not the bulk supplier of electricity in the township. The township owner shall in terms of Section 118(2)(b) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) make arrangements in this regard with ESKOM, the licensed supplier of electricity in the township.

(b) The local authority shall be notified in writing that satisfactory arrangements have been made in respect of the supply of electricity to the township and in this connection, the township owner shall submit the following to the local authority:

(1) A certified copy of the agreement in respect of the supply of electricity entered into with ESKOM;

(2) A certificate by ESKOM that acceptable financial arrangements with regard to (1) above have been made by the township owner.

(5) Access

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

(b) Access to or egress from the township shall be to the satisfaction of the local authority and Johannesburg Roads Agency (Pty) Ltd.

(6) Provincial Government

(a) Should the development of the township not been completed on or before 12 November 2014 the application shall be resubmitted to the Department of Transport and Public Works (Gauteng Provincial Government) for reconsideration.

(c) If however, before the expiry date of the mentioned period, circumstances change in such a way that roads and/or PWV routes under the control of the said Department, are affected by the proposed layout of the township, the applicant shall resubmit the application for the purpose of fulfilment of the requirements of the controlling authority in terms of the provisions of Section 11 of Act 21 of 1940, as

amended.

(7) Removal or replacement of existing services

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

(8) 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.

(9) 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.

(10) Disposal of existing Conditions of Title

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

1. The following Condition in Deed of Transfer T 22261/2004, which does not affect the rights of the erven in the township :

D. SUBJECT ALSO to the following special conditions imposed for the benefit of the general public by Deed of Servitude No. 556/1943 S registered on the 28th September 1943, namely - and which reads as follows:

- (i) No hotel, bottle store or place for the sale of liquor and no store or place of business whatsoever other than for the sale of farm products of produce, shall be opened or conducted on the said land.*
- (ii) No slaughter poles, soapworks, bone or hide repository, piggery or tannery and no boarding kennels shall be allowed, conducted or carried on on the said land or any portion thereof.*

2. The following Condition in Deed of Transfer T 22261/2004, which shall not be made applicable to the individual erven in the township :

E. AND SUBJECT FURTHER to the following condition:

Entitled to a servitude of use 51 square metres in extent, as indicated by the figure A B C D on Diagram SG No. A3357\1982, annexed to Notarial Deed of Servitude No. K1221\1983S registered on the 4th day of May, 1993 over HOLDING 37 BROADACRES AGRICULTURAL HOLDINGS, measuring 7,4431 Hectares, held by Deed of Transfer No. T46544\1981 and as will more fully appear from the said Notarial Deed of Servitude.

3. The following Condition in Deed of Transfer T 22262/2004, which does not affect the rights of the erven in the township :

D. SUBJECT ALSO to the following special conditions imposed for the benefit of the general public by Deed of Servitude No. 556/1943 S registered on the 28th September 1943, namely - and which reads as follows:

- (i) No hotel, bottle store or place for the sale of liquor and no store or place of business whatsoever other than for the sale of farm products of produce, shall be opened or conducted on the said land.*
- (ii) No slaughter poles, soapworks, bone or hide repository, piggery or tannery and no boarding kennels shall be allowed, conducted or carried on on the said land or any portion thereof.*

4. The following Condition in Deed of Transfer T 22262/2004 which only affects erven 341, 342, 345, 346, 349, 350 and 352 :

E By virtue of Notarial Deed of Servitude K5803/02S dated 13 August 2002 the withinmentioned property is subject to a servitude for storm water and sewerage purposes 4,5 metres wide extending along the entire length of the south western boundary of the property, in favour of the Council (City of Johannesburg Metropolitan Municipality) with ancillary rights, as will more fully appear from the said notarial deed.

(11) Restriction on the transfer of erven

Erf 293 and Erf 400 shall be transferred only to Castellet Country Estate Home Owners Association, which Association shall have full responsibility for the functioning and proper maintenance of the said erven and the essential services within the said erven.

(12) Endowment

The township owner shall, if applicable, 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).

(13) Obligations with regard to services and restriction regarding the alienation of erven

(a) The township owner shall, at his own costs and to the satisfaction of the local authority, design, provide and construct all services including the internal roads and the stormwater reticulation, within the boundaries of the township. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser prior to the local authority certifying to the Registrar of Deeds that these services had been provided and installed; and

(b) The township owner shall, within such period as the local authority may determine, fulfil his obligations in respect of the provision of water 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 and/or units in the township, may not be alienated or transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds 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 (except Erf 400)

(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) Erven 277, 320, 353 and 354

The erven are each subject to a 3m wide stormwater servitude in favour of the local authority as indicated on the General Plan.

(3) Erven 292, 321 and 362

The erven are each subject to a 2m wide sewer servitude in favour of the local authority as indicated on the General Plan.

(4) Erf 293

The erf shall not be alienated or transferred into the name of any purchaser, other than Castellet Country Estate Home Owners Association, without the written consent of the local authority first having been obtained.

(5) Erven 304, 305, 317, 318 and 382

The erven are each subject to a servitude for mini- substation and electrical cable purposes, in favour of ESKOM, as indicated on the General Plan.

(6) Erven 341, 346 and 350

The erven are each subject to a 3m wide stormwater servitude as indicated on the General Plan.

(7) Erven 342, 345 and 349

The erven are each subject to a 2m wide sewer servitude as indicated on the General Plan.

(8) Erf 400

(a) The entire erf as indicated on the General Plan, is subject to a servitude for municipal purposes and right of way, in favour of the local authority.

(b) The erf shall not be alienated or transferred into the name of any purchaser, other than Castellet Country Estate Home Owners Association, without the written consent of the local authority first having been obtained.

**A Nair : Executive Director : Development Planning, Transportation and Environment
City of Johannesburg
(Notice 977/2005)
October 2005**

**PLAASLIKE BESTUURSKENNISGEWING 2488
STAD VAN JOHANNESBURG METROPOLITAANSE MUNISIPALITEIT**

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 **Broadacres Uitbreiding 13** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR SUMMERCON HOLDCO (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 447 VAN DIE PLAAS ZEVENFONTEIN 407 JR TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) Naam

Die naam van die dorp is Broadacres Uitbreiding 13.

(2) Ontwerp

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 3751/2005.

(3) Voorsiening en installering van dienste

Die dorpsseienaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering

van water en sanitêre dienste asook die konstruksie van strate en stormwaterdreinerings in die dorp, tot tevredeheid van die plaaslike bestuur.

(4) Elektrisiteit

(a) Die plaaslike bestuur is nie die grootmaat verskaffer van elektrisiteit aan die dorp nie. Die dorpseienaar moet ingevolge Artikel 118(2)(b) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, die nodige reëlings tref met ESKOM, die gelisensieerde verskaffer van elektrisiteit in die dorp.

(b) Die plaaslike bestuur moet skriftelik verwittig word dat bevredigende reëlings met betrekking tot die voorsiening van elektrisiteit aan die dorp, getref is en in die verband moet die dorpseienaar die volgende aan die plaaslike bestuur verskaf:

- (1) 'n Gesertifiseerde afskrif van die ooreenkoms aangegaan met ESKOM rakende die voorsiening van elektrisiteit;
- (2) 'n Sertifikaat uitgereik deur ESKOM dat aanvaarbare finansiële reëlings met betrekking tot (1) hierbo, deur die dorpseienaar getref is.

(5) Toegang

(a) Geen toegang tot of uitgang vanuit die dorp via Lombardystraat, sal toegelaat word nie.

(b) Toegang tot of uitgang vanuit die dorp sal tot tevredeheid van die plaaslike bestuur en Johannesburg Roads Agency (Edms) Bpk voorsien word.

(6) Provinsiale Regering

(a) Indien die ontwikkeling van die dorp nie voor of op 12 November 2014 voltooi word nie, moet die aansoek heringedien word by die Departement van Publieke Vervoer, Paaie en Werke (Gauteng Provinsiale Regering) vir heroorweging.

(b) Indien omstandighede egter, voor die verstryking van die gemelde periode, tot so 'n mate verander dat paaie en/of PWV roetes onder die beheer van die betrokke Departement deur die beoogde uitleg van die dorp geraak word, moet die applikant die aansoek herindien vir doeleindes van die nakoming van die vereistes van die beherende liggaam in gevolge die bepalings van Artikel 11 van Wet 21 van 1940, soos gewysig.

(7) 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 die koste daarvan deur die dorpseienaar gedra word.

(8) Ontvangs en versorging van stormwater

Die dorpseienaar moet die stormwaterdreinerings van die dorp 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.

(9) Sloping van geboue en strukture

Die dorpseienaar 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.

(10) Beskikking oor bestaande Titelvoorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige, uitgesondered die volgende :

1. Die volgende voorwaardes in Akte van Transport T 22261/2004, wat nie die regte van die erwe in die dorp raak nie :

D. *SUBJECT ALSO to the following special conditions imposed for the benefit of the general public by Deed of Servitude No. 556/1943 S registered on the 28th September 1943, namely - and which reads as follows:*

- (i) *No hotel, bottle store or place for the sale of liquor and no store or place of business whatsoever other than for the sale of farm products of produce, shall be opened or conducted on the said land.*
2. Die volgende voorwaardes in Akte van Transport T 22261/2004, wat nie van toepassing gemaak sal word op die individuele erwe in die dorp nie :
- E. *AND SUBJECT FURTHER to the following condition:*
- Entitled to a servitude of use 51 square metres in extent, as indicated by the figure A B C D on Diagram SG No. A3357\1982, annexed to Notarial Deed of Servitude No. K1221\1983S registered on the 4th day of May, 1993 over HOLDING 37 BROADACRES AGRICULTURAL HOLDINGS, measuring 7,4431 Hectares, held by Deed of Transfer No. T46544\1981 and as will more fully appear from the said Notarial Deed of Servitude.*
3. Die volgende voorwaardes in Akte van Transport T 22262/2004, wat nie die regte van die erwe in die dorp raak nie :
- D. *SUBJECT ALSO to the following special conditions imposed for the benefit of the general public by Deed of Servitude No. 556/1943 S registered on the 28th September 1943, namely - and which reads as follows:*
- (i) *No hotel, bottle store or place for the sale of liquor and no store or place of business whatsoever other than for the sale of farm products of produce, shall be opened or conducted on the said land.*
- (ii) *No slaughter poles, soapworks, bone or hide repository, piggery or tannery and no boarding kennels shall be allowed, conducted or carried on on the said land or any portion thereof.*
4. Die volgende voorwaardes in Akte van Transport T 22262/2004, wat slegs erwe 341, 342, 345, 346, 349, 350 en 352 raak :
- E *By virtue of Notarial Deed of Servitude K5803/02S dated 13 August 2002 the withinmentioned property is subject to a servitude for storm water and sewerage purposes 4,5 metres wide extending along the entire length of the south western boundary of the property, in favour of the Council (City of Johannesburg Metropolitan Municipality) with ancillary rights, as will more fully appear from the said notarial deed.*

(11) Beperking op die oordrag van erwe

Erf 293 en Erf 400 mag slegs aan Castellet Country Estate Huiseienaarsvereniging oorgedra word, welke Vereniging volle verantwoordelikheid sal dra vir die funksionering en behoorlike instandhouding van die gemelde erwe en die noodsaaklike dienste binne die gemelde erwe.

(12) 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 (publieke oop ruimte).

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

(a) Die dorpseienaar moet, op sy eie onkoste, en tot die bevrediging van die plaaslike bestuur, alle dienste insluitend die interne pad en stormwater-rioleringsstelsel ontwerp, voorsien en bou binne die grense van die dorp. Erwe en of eenhede in the dorp, mag nie vervreem of oorgedra word in die naam van enige koper tensy die plaaslike bestuur aan die Registrateur van Aktes sertifiseer dat sodanige dienste voorsien en geïnstalleer is nie; en

(b) Die dorpseienaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water 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 bepalinge van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

(1) Alle erwe (behalwe Erf 400)

(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 goeiddunke 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 277, 320, 353 en 354

Die erwe is onderworpe aan 'n 3m stormwaterserwituut, ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.

(3) Erwe 292, 321 en 362

Die erwe is onderworpe aan 'n 2m rioolserwituut, ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.

(4) Erf 293

Die erf mag nie vervreem of oorgedra word in die naam van enige koper behalwe aan Castellet Country Estate Huiseienaarsvereniging, sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie.

(5) Erwe 304, 305, 317, 318 en 382

(a) Die erwe is onderworpe aan 'n serwituut vir elektriese mini-substasie doeleindes, ten gunste van ESKOM, soos aangedui op die Algemene Plan.

(6) Erwe 341, 346 en 349

Die erwe is onderworpe aan 'n 3m stormwaterserwituut, soos aangedui op die Algemene Plan.

(7) Erwe 342, 345 en 349

Die erwe is onderworpe aan 'n 2m rioolserwituut, soos aangedui op die Algemene Plan.

(9) Erf 400

Die hele erf soos aangedui op die Algemene Plan is onderworpe aan 'n serwituut vir munisipale doeleindes en reg-van-weg, ten gunste van die plaaslike bestuur.

(b) Die erf mag nie vervreem of oorgedra word in die naam van enige koper behalwe aan Castellet Country Estate Huiseienaarsvereniging, sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie.

**A Nair : Uitvoerende Direkteur : Ontwikkelings Beplanning, Vervoer en Omgewing,
Stad van Johannesburg**
(Kennisgewing 977/2005)
Oktober 2005.

LOCAL AUTHORITY NOTICE 2489
AMENDMENT SCHEME 03-2027

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 Peri-Urban Areas Town Planning Scheme, 1975, comprising the same land as included in the township of **Broadacres Extension 13**. 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 03-2027.

**A Nair : Executive Director : Development Planning, Transportation and Environment
City of Johannesburg**
(Notice 978/2005)
October 2005

PLAASLIKE BESTUURSKENNISGEWING 2489

WYSIGINGSKEMA 03-2027

Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepaling 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 Buitestedelike Gebiede Dorpsbeplanning Skema, 1975, wat uit dieselfde grond as die dorp **Broadacres Uitbreiding 14** 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 03-2027.

**A Nair : Uitvoerende Direkteur : Ontwikkelings Beplanning, Vervoer en Omgewing,
Stad van Johannesburg**
(Kennisgewing 978/2005)
Oktober 2005

LOCAL AUTHORITY NOTICE 2490
CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

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 **Broadacres Extension 14** 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 SUMMERCON HOLDCO (PROPRIETARY) LIMITED (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 438 (A PORTION OF PORTION 136) OF THE FARM ZEVENFONTEIN 407 J.R. HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) Name

The name of the township shall be Broadacres Extension 14.

(2) Design

The township shall consist of erven as indicated on General Plan S.G. No. 4066/2005.

(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 and sanitation as well as the construction of roads and stormwater drainage in the township, to the satisfaction of the local authority.

(4) Electricity

(a) The local authority is not the bulk supplier of electricity in the township. The township owner shall in terms of Section 118(2)(b) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) make arrangements in this regard with ESKOM, the licensed supplier of electricity in the township.

(b) The local authority shall be notified in writing that satisfactory arrangements have been made in respect of the supply of electricity to the township and in this connection, the township owner shall submit the following to the local authority:

- (1) A certified copy of the agreement in respect of the supply of electricity entered into with ESKOM;
- (2) A certificate by ESKOM that acceptable financial arrangements with regard to (1) above have been made by the township owner.

(5) Access

- (a) No access to or egress from the township shall be permitted via Broadacres Drive.
- (b) Access to or egress from the township shall be to the satisfaction of the local authority and Johannesburg Roads Agency (Pty) Ltd.
- (c) Access to or egress from the township shall only be permitted via Broadacres Extension 11.

(6) Provincial Government

(a) Should the development of the township not been completed on or before 11 November 2014 the application shall be resubmitted to the Department of Transport and Public Works (Gauteng Provincial Government) for reconsideration.

(c) If however, before the expiry date of the mentioned period, circumstances change in such a way

that roads and/or PWV routes under the control of the said Department, are affected by the proposed layout of the township, the applicant shall resubmit the application for the purpose of fulfilment of the requirements of the controlling authority in terms of the provisions of Section 11 of Act 21 of 1940, as amended.

(7) Removal or replacement of existing services

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

(8) 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.

(9) 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.

(10) Disposal of existing Conditions of Title

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

1. The following Conditions in Deed of Transfer T 150388/2003, which do not affect the rights of the erven in the township :
 - A. *A portion of Portion 136 of the farm ZEVENFONTEIN No. 40 represented on the Diagram S.G. A 8780/48 annexed to Certificate of Consolidated Title 10216/1949 by the figure lettered A B C e F, a portion of which is hereby transferred, is subject to certain restrictions in favour of the General Public as will more fully appear from Notarial Deed of Servitude 43/1948-S and which reads as follows:*
 - (a) *No hotel, bottle store or place for the sale of liquor and no store or place of business whatsoever than than for the sale of farm products of produce, shall be opened or conducted on the said land.*
 - (b) *No slaughter poles, soapworks, bone or hide repository, piggery or tannery and no Boarding Kennels shall be allowed, conducted or carried on on the said land or any portion thereof.*

2. The following Condition in Deed of Transfer T 150388/2003, which shall not be made applicable to the individual erven in the township :
 - B. *A portion of portion 136 of the farm ZEVENFONTEIN 40, represented on the Diagram S.A A 8780/48 annexed to Certificate of Consolidated Title 10216/1949 by the figure lettered A B C e F, a portion of which is hereby transferred, is entitled to a servitude of right of way over the following portions, namely:*
 - (a) *Portion 34 OF THAT PORTION 1 OF Portion B of Portion of the said farm ZEVENFONTEIN 40 aforesaid, measuring 13,2379 (thirteen comma two three seven nine) Hectares and registered against Deed of Transfer 2131/1946;*
 - (b) *Portion 37 of that portion 1 of Portion B of Portion of the farm ZEVENFONTEIN 40, aforesaid, measuring 14,1045 (fourteen comma one nought four five) Hectares and registered against Deed of Transfer 24126/1943;*
 - (c) *Portion 41 of that portion 1 of Portion B of Portion of the farm ZEVENFONTEIN 40, aforesaid, measuring 15,2563 (fifteen comma two five six three) Hectares, and registered against Deed of Transfer 24350/1945.*

(11) Restriction on the transfer of an erf

Erf 442 shall be transferred only to Broadacres Country Estate Homeowners Association, which Association shall have full responsibility for the functioning and proper maintenance of the said erven and the essential services within the said erven.

(12) Notarial Tie of erven

Erf 442 shall be notarially tied with Erf 233, Broadacres Extension 11, to the satisfaction of the local authority, after proclamation of Broadacres Extension 11 and Broadacres Extension 14.

(13) Endowment

The township owner shall, if applicable, 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 shortfall in the provision of land for a park (public open space).

(14) Obligations with regard to services and restriction regarding the alienation of erven

(a) The township owner shall, at his own costs and to the satisfaction of the local authority, design, provide and construct the internal road over Erf 233 Broadacres Extension 11. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser prior to the local authority certifying to the Registrar of Deeds that the road had been provided and constructed.

(b) The township owner shall, at his own costs and to the satisfaction of the local authority, design, provide and construct all services including the internal roads and the stormwater reticulation, within the boundaries of the township. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser prior to the local authority certifying to the Registrar of Deeds that these services had been provided and installed; and

(c) The township owner shall, within such period as the local authority may determine, fulfil his obligations in respect of the provision of water 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 and/or units in the township, may not be alienated or transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds 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 (except Erf 442)

(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) Erven 411 to 417, 422, 423, 428, 429, 434 to 437, 439 and 440

The erven are subject to a 3m wide servitude for municipal purposes in favour of the local authority as indicated on the General Plan.

(3) Erf 442

(a) The entire erf as indicated on the General Plan, is subject to a servitude for municipal purposes and right of way, in favour of the local authority.

(b) The erf shall not be alienated or transferred into the name of any purchaser, other than Broadacres Country Estate Homeowners Association, without the written consent of the local authority first having been obtained.

**A Nair : Executive Director : Development Planning, Transportation and Environment
City of Johannesburg
(Notice 979/2005)
October 2005**

**PLAASLIKE BESTUURSKENNISGEWING 2490
STAD VAN JOHANNESBURG METROPOLITAANSE MUNISIPALITEIT**

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 **Broadacres Uitbreiding 14** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR SUMMERCON HOLDCO (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 438 ('N GEDEELTE VAN GEDEELTE 136) VAN DIE PLAAS ZEVENFONTEIN 407 JR TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) Naam

Die naam van die dorp is Broadacres Uitbreiding 14.

(2) Ontwerp

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 4066/2005.

(3) Voorsiening en installering van dienste

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

(4) Elektrisiteit

(a) Die plaaslike bestuur is nie die grootmaat verskaffer van elektrisiteit aan die dorp nie. Die dorpseienaar moet ingevolge Artikel 118(2)(b) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, die nodige reëlings tref met ESKOM, die gelisensieerde verskaffer van elektrisiteit in die dorp.

(b) Die plaaslike bestuur moet skriftelik verwittig word dat bevredigende reëlings met betrekking tot die voorsiening van elektrisiteit aan die dorp, getref is en in die verband moet die dorpseienaar die volgende aan die plaaslike bestuur verskaf:

(1) 'n Gesertifiseerde afskrif van die ooreenkoms aangaande met ESKOM rakende die voorsiening van elektrisiteit;

(2) 'n Sertifikaat uitgereik deur ESKOM dat aanvaarbare finansiële reëlings met betrekking tot (1) hierbo, deur die dorpseienaar getref is.

(5) Toegang

- (a) Geen toegang tot of uitgang vanuit die dorp via Broadacres Rylaan, sal toegelaat word nie.
- (b) Toegang tot of uitgang vanuit die dorp sal tot bevrediging van die plaaslike bestuur en Johannesburg Roads Agency (Edms) Bpk voorsien word.
- (c) Toegang tot of uitgang vanuit die dorp sal slegs via Broadacres Uitbreiding 11 toegelaat word.

(6) Provinsiale Regering

- (a) Indien die ontwikkeling van die dorp nie voor of op 11 November 2014 voltooi word nie, moet die aansoek heringedien word by die Departement van Publieke Vervoer, Paaie en Werke (Gauteng Provinsiale Regering) vir heroorweging.
- (b) Indien omstandighede egter, voor die verstryking van die gemelde periode, tot so 'n mate verander dat paaie en/of PWV roetes onder die beheer van die betrokke Departement deur die beoogde uitleg van die dorp geraak word, moet die applikant die aansoek herindien vir doeleindes van die nakoming van die vereistes van die beherende liggaam in gevolg die bepalings van Artikel 11 van Wet 21 van 1940, soos gewysig.

(7) 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 die koste daarvan deur die dorpseienaar gedra word.

(8) Ontvangs en versorging van stormwater

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

(9) Sloping van geboue en strukture

Die dorpseienaar 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.

(10) Beskikking oor bestaande Titelvoorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige, uitgesonderd die volgende :

1. Die volgende voorwaardes in Akte van Transport T 150388/2003, wat nie die regte van die erwe in die dorp en/of die dorp raak nie :

A. *A portion of Portion 136 of the farm ZEVENFONTEIN No. 40 represented on the Diagram S.G. A 8780/48 annexed to Certificate of Consolidated Title 10216/1949 by the figure lettered A B C e F, a portion of which is hereby transferred, is subject to certain restrictions in favour of the General Public as will more fully appear from Notarial Deed of Servitude 43/1948-S and which reads as follows:*

- (a) *No hotel, bottle store or place for the sale of liquor and no store or place of business whatsoever than than for the sale of farm products of produce, shall be opened or conducted on the said land.*
- (b) *No slaughter poles, soapworks, bone or hide repository, piggery or tannery and no Boarding Kennels shall be allowed, conducted or carried on on the said land or any portion thereof.*

2. Die volgende voorwaardes in Akte van Transport T 150388/2003, wat nie van toepassing gemaak sal word op die individuele erwe in die dorp nie :

B. *A portion of Portion 136 of the farm ZEVENFONTEIN 40, represented on the Diagram S.A. A 8780/48 annexed to Certificate of Consolidated Title 10216/1949 by the figure lettered A B C e F, a portion of which is hereby transferred, is entitled to a servitude of right of way*

over the following portions, namely:

- (a) *Portion 34 OF THAT PORTION 1 OF Portion B of Portion of the said farm ZEVENFONTEIN 40 aforesaid, measuring 13,2379 (thirteen comma two three seven nine) Hectares and registered against Deed of Transfer 2131/1946;*
- (b) *Portion 37 of that portion 1 of Portion B of Portion of the farm ZEVENFONTEIN 40, aforesaid, measuring 14,1045 (fourteen comma one nought four five) Hectares and registered against Deed of Transfer 24126/1943;*
- (c) *Portion 41 of that portion 1 of Portion B of Portion of the farm ZEVENFONTEIN 40, aforesaid, measuring 15,2563 (fifteen comma two five six three) Hectares, and registered against Deed of Transfer 24350/1945.*

(11) Beperking op die oordrag van erwe

Erf 442 mag slegs aan Broadacres Country Estate Huiseienaarsvereniging oorgedra word, welke Vereniging volle verantwoordelikheid sal dra vir die funksionering en behoorlike instandhouding van die gemelde erwe en die noodsaaklike dienste binne die gemelde erwe.

(12) Notariële Verbinding van erwe

Erf 442 moet notariëel verbind word met erf 233 Broadacres Uitbreiding 11, tot tevredeheid van die plaaslike bestuur, na proklamasie van Broadacres Uitbreiding 11 en Broadacres Uitbreiding 14.

(13) 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 tekort van voorsiening van grond vir 'n park (publieke oop ruimte).

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

(a) Die dorpseienaar moet, op sy eie onkoste, en tot die bevrediging van die plaaslike bestuur, die interne pad oor Erf 233 Broadacres Uitbreiding 11 ontwerp, voorsien en bou. Erwe en/of eenhede in the dorp mag nie vervreem of oorgedra word in die naam van enige koper tensy die plaaslike bestuur aan die Registrateur van Aktes sertifiseer dat die pad voorsien en gebou is nie.

(b) Die dorpseienaar moet, op sy eie onkoste, en tot die bevrediging van die plaaslike bestuur, alle dienste insluitend die interne pad en stormwater-rioleringsstelsel ontwerp, voorsien en bou binne die grense van die dorp. Erwe en of eenhede in the dorp, mag nie vervreem of oorgedra word in die naam van enige koper tensy die plaaslike bestuur aan die Registrateur van Aktes sertifiseer dat sodanige dienste voorsien en geïnstalleer is nie; en

(c) Die dorpseienaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water 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 (behalwe Erf 442)

(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) Erwe 411 tot 417, 422, 423, 428, 429, 434 tot 437 en 440

Die erwe soos aangedui op die Algemene Plan is onderworpe aan 'n 3m serwituut vir munisipale doeleindes, ten gunste van die plaaslike bestuur.

(3) Erf 442

(a) Die hele erf soos aangedui op die Algemene Plan is onderworpe aan 'n serwituut vir munisipale doeleindes en reg-van-weg, ten gunste van die plaaslike bestuur.

(b) Die erf mag nie vervreem of oorgedra word in die naam van enige koper behalwe aan Broadacres Country Estate Huseienaarsvereniging, sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie.

**A Nair : Uitvoerende Direkteur : Ontwikkelings Beplanning, Vervoer en Omgewing,
Stad van Johannesburg
(Kennisgewing 979/2005)
Oktober 2005**

LOCAL AUTHORITY NOTICE 2491

AMENDMENT SCHEME 03-2228

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 Peri-Urban Areas Town Planning Scheme, 1975, comprising the same land as included in the township of **Broadacres Extension 14**. 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 03-2228.

**A Nair : Executive Director : Development Planning, Transportation and Environment
City of Johannesburg
(Notice 980/2005)
October 2005**

PLAASLIKE BESTUURSKENNISGEWING 2491**WYSIGINGSKEMA 03-2228**

Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hiermee ingevoige 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 Buitestedelike Gebiede Dorpsbeplanning Skema, 1975, wat uit dieselfde grond as die dorp **Broadacres Uitbreiding 14** 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 03-2228.

**A Nair : Uitvoerende Direkteur : Ontwikkelings Beplanning, Vervoer en Omgewing,
Stad van Johannesburg
(Kennisgewing 980/2005)
Oktober 2005**
