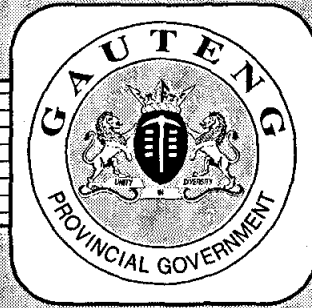


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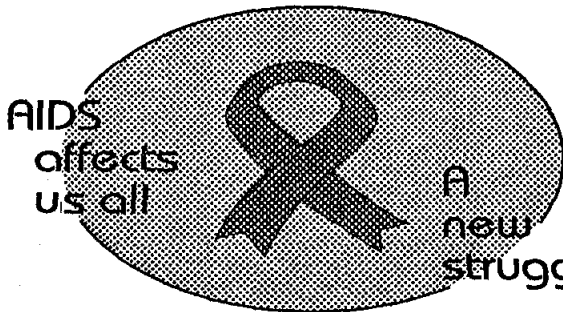
Vol. 11

PRETORIA, 17 NOVEMBER 2005

No. 490

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2893

**COUNCIL NOTICE
CITY OF JOHANNESBURG
AMENDMENT SCHEME 04-2627**

The Council hereby in terms of provisions of Section 125 of the Town-planning and Townships Ordinance, 1986, declares that it has approved the amendment scheme, being an amendment of the Randburg Town-planning Scheme 1987, comprising the same land, as included in the Township of **KENGIES EXTENSION 23**

Map 3, Annexure and 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.

The amendment scheme is known as Randburg Amendment Scheme 04-2627

**Executive Director: Development Planning
Transportation and Environment
Notice No: 1169**

PLAASLIKE BESTUURSKENNISGEWING 2893

**STAD VAN JOHANNESBURG
WYSIGINGSKEMA 04-2627**

Die Stadsraad verklaar hierby ingevolge die bepalings van Artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat dit 'n wysigingskema synde 'n wysiging van die Randburg Dorpsbeplanningskema, 1987, wat uit dieselfde grond as die dorp **KENGIES UITBREIDING 23** bestaan, goedgekeur het.

Kaart 3, Bylae en die skemaklousules van die wysigskema word in bewaring gehou deur Uitvoerende Direkteur: Ontwikkelings Beplanning, Vervoer en Omgewing, Stad van Johannesburg en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Randburg Wysigingskema 04-2627.

**Uitvoerende Direkteur: Ontwikkelingsbeplanning,
Vervoer en Omgewing
Kennisgewing Nr: 1169**

LOCAL AUTHORITY NOTICE 2894

**COUNCIL NOTICE
CITY OF JOHANNESBURG
DECLARATION AS APPROVED TOWNSHIP**

In terms of section 103(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the CITY OF JOHANNESBURG declares to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY FOUR ARROWS INVESTMENTS 63 (PTY) LIMITED IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 446 OF THE FARM ZEVENFONTEIN 407 JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

- (1) **Name**
The name of the township shall be **KENGIES EXTENSION 23**
- (2) **Design**
The township shall consist of erven and streets as indicated on General Plan S.G. No 3295/2005.
- (3) **Provision and installation of engineering services**
The township owner shall provide engineering services in the township, subject to the approval of the Council and/or City Power/Eskom.
- (4) **Obligations in respect of services and limitations in respect of the alienation of erven**
The Township owner shall, in terms of a prior agreement with the Council, fulfil their obligations with the regard to the provision of engineering services in and for the township in terms of Chapter 5 of the Ordinance.

In terms of the Town Planning and Townships Ordinance 15 of 1986 a contribution towards the provisions of external engineering services, bulk sewer and endowment in lieu of parkland shall be payable.

No erven may be alienated or be transferred into the name of a purchaser prior to the Council having confirmed that sufficient guarantees / cash contributions / have been furnished in respect of the provision of services by the township owner to the Council.
- (5) **Removal and replacement of Municipal Services**
If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owner.
- (6) **Disposal of existing Conditions of Title**
All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals and including –
 - (a) An 8m wide servitude in favour of Eskom as more fully described in Notarial Deed of Servitude No. 544/72S which affects erven 151 and 152 in the township only and
 - (b) An 8 m wide electrical servitude in favour of Eskom as more fully described in Notarial Deed of Servitude No K464/78S which affects erven 153 and 154 in the township only.

2. CONDITIONS OF TITLE

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

(1) ALL ERVEN

- (a) The erf is subject to a servitude, 2m wide, in favour of the Council for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes, 2m wide across the access portion of the erf, if and when required by the Council: Provided that the Council may dispense with any such servitude.
- (b) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2m thereof.
- (c) The Council shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the Council.

PLAASLIKE BESTUURSKENNISGEWING 2894**STAD VAN JOHANNESBURG
VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die STAD VAN JOHANNESBURG hierby die dorp **KENGIES UITBREIDING 23** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK INGEDIEN DEUR FOUR ARROWS INVESTMENTS 63 (PTY) LIMITED INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 446 VAN DIE PLAAS ZEVENFONTEIN 407 JR, PROVINSIE GAUTENG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

- (1) **Naam**
Die naam van die dorp is **KENGIES UITBREIDING 23**
- (2) **Ontwerp**
Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr. 3295/2005.
- (3) **Voorsiening en installing van Dienste**
Die dorpsreienaar moet die nodige reëlings met die Raad tref vir die voorsiening en installing van Ingenieursdienste in die dorp, tot bevrediging van die Raad, en/of City Power/Eskom.
- (4) **Verpligtinge ten opsigte van noodsaaklike dienste asook die beperkings ten opsigte van vervreemding of oordragte**
Die dorpsreienaar moet, ingevolge 'n vooraf gereëide ooreenkoms met die Raad, sy verpligtinge rakende die voorsiening van ingenieursdienste in en vir die dorp, in terme van Hoofstuk 5 van die Ordonnansie, nakom.

Bydraes tot die voorsiening van eksterne Ingenieursdienste, grootmaat riool en 'n bydrae in plaas van parkgrond sal betaalbaar wees ingevolge van die Ordonnansie op Dorpsbeplanning en Dorpe, 15 van 1986.

Geen erwe mag 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 dorpsreienaar aan die Stadsraad gelewer is nie.

- (5) **Verwydering of die vervanging van munisipale dienste**
Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale dienste te verskuif of te vervang, moet die koste daarvan deur die dorpsreienaar gedra word.
- (6) **Beskikking oor bestaande titelvoorwaardes**
Alle erwe moet onderhewig gemaak word aan bestaande titelvoorwaardes en servitute, indien enige, insluitende die reservering van die minerale regte en insluitende –
 - (a) n' 8m wye servituut ten gunste van Eskom soos meer volledig beskryf in Notariele Akte van Servituut Nr. 544/72S wat Erwe 151 en 152 in die dorp affekteer en
 - (b) 'n 8m wye elektriese servituut ten gunste van Eskom soos meer volledig beskryf in Notariele Akte van Servituut Nr. K464/76S wat Erwe 153 en 154 in dorp affekteer.

2. TITELVOORWAARDES

Die erwe hieronder genoem sal onderworpe wees aan die voorwaardes soos aangedui, opgelê deur die Raad ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

(1) ALLE ERWE

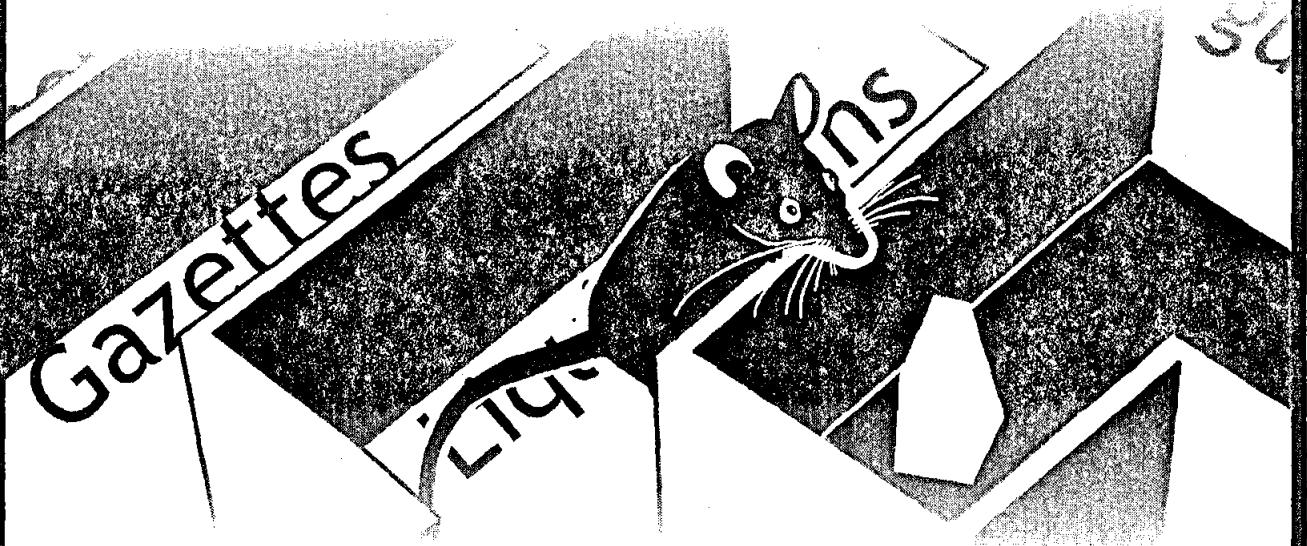
- (a) Die erf is onderworpe aan 'n serwituut van 2 meter breed vir riolerings- en ander munisipale doeleindes, ten gunste van die Raad langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 meter breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die Raad: Met dien verstande dat die Raad van enige sodanige serwituut mag afsien.
- (b) Geen geboue of ander struktuur mag binne die voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 meter daarvan geplant word nie.
- (c) Die Raad 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 goeë dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde serwituut grens en is voorts geregtig tot redelike toegang tot genoemde grond vir die voorgenoemde doel, onderworpe daaraan dat die Raad vir enige skade sal vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

**Uitvoerende Direkteur: Ontwikkelingsbeplanning,
Vervoer en Omgewing
Kennisgewing Nr: 1170**



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