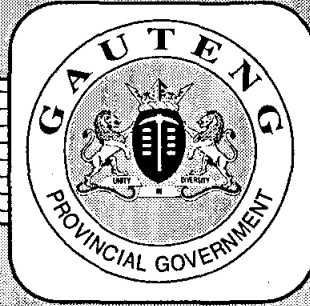


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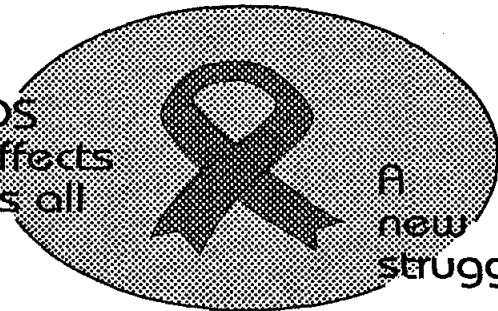
Vol. 12

PRETORIA, 8 FEBRUARY 2006
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No. 43

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 258

PROCLAMATION

In terms of section 49(1) of the Deeds Registries Act, 1937 (Act 47 of 1937), read with section 88(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), I hereby extend the boundaries of Crown Extension 4 Township to include Portion 11 of the farm Langlaagte No. 224-I.Q., subject to the conditions set out in the Schedule hereto.

Given under my Hand at Johannesburg on this 18th day of January Two Thousand and Six.

ADMINISTRATOR

DPLG 11/3/15/2/2

SCHEDULE**1. CONDITIONS OF EXTENSION****(1) ENGINEERING SERVICES**

The erf owner shall make the necessary arrangements with the local authority in regard to the provision of engineering services in terms of section 88(3)(b)(i) of Ordinance 15 of 1986.

(2) DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, but excluding;

(a) the following condition which do not affect the erf:

The servitude of Outspan has lapsed in terms of Ordinance 21 of 1977.

(b) the following servitudes which do not affect the erf:

- (i) Servitude No. K909/1962S: Servitude of Right of Way in favour of the Republic of South Africa vide Diagram S.G. No. A5452/1961. this servitude has been cancelled by K2316/1991S.**
- (ii) Servitude No. K1321/1968S: Certificate of registered Real Rights pertaining to the Mineral Rights in respect of the Remainder of Portion 11.**
- (iii) Servitude No. K1310/1968S: General Power line servitude in favour of ESCOM.**
- (iv) Servitude No. K324/1984S: Electrical Power line servitude in favour of ESCOM vide Diagram S.G. No. A5044/1983.**
- (v) Servitude No. K2874/1984S: General servitude in favour of ESCOM.**
- (vi) Servitude No. K2634/1989S: General servitude in favour of ESCOM for one transmission line. The route has since been determined by Servitude No. K2785/1992S.**
- (vii) Servitude No. K2636/1989S: General servitude in favour of ESCOM for underground conducting of electricity.**

- (viii) Servitude No. K3512/1990S: Servitude for road purposes in favour of the City Council of Johannesburg vide Diagram S.G. No. A5023/1989. Cancelled vide Deed of Section No. K4997/1994S.
 - (ix) Servitude No. K2785/1992S: Electrical Power Line 22 metres wide, in favour of ESCOM, vide Diagram S.G. No. A6309/1989. Determination of route of servitude reserved under K2634/1989S.
 - (x) Servitude No. K3877/1993S: Servitude for sewerage purposes 2,00 metres wide, in favour of the City Council of Johannesburg vide Diagram S.G. No. A5979/1991.
 - (xi) The National Monument as proclaimed under Section 10(1) of Act 28 of 1969, Notice No. 382 in Government Gazette No. 11728 dd 10/03/1989, vide Diagram S.G. No. A3834/1988.
 - (xii) Servitude No. K7458/1993S: Servitude in favour of ESCOM to convey electricity vide Diagram S.G. No. 5034/1993.
 - (xiii) Servitude No. K4995/1994S: Servitude in favour of the City Council of Johannesburg to maintain electrical cable vide Diagram S.G. No. 1612/1993.
 - (xiv) Session No. K6069/1993S of real right in favour of R.M. (Mining and Services) Ltd ceded to Rand Gold and Exploration Company Ltd.
- (c) Expropriation Notice EX 81/1987, which does not affect the erf.

(3) REMOVAL OR REPLACEMENT OF TELCOM SERVICES

If, by reason of the extension of boundaries, it should become necessary to remove or replace any existing Telcom services, the cost thereof shall be borne by the erf owner.

2. CONDITIONS OF TITLE

(1) CONDITIONS IMPOSED BY THE ADMINISTRATOR IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 15 OF 1986

The erf shall be subject to the following condition:

The erf lies in an area where soil conditions can affect buildings and structures and result in damage to them. Building plans submitted to the local authority must show measures to be taken, in accordance with the recommendations contained in the Engineering-Geological Report for the township to limit possible damage to buildings and structures as a result of detrimental foundation conditions, unless it is proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by more effective means.

(2) CONDITIONS IMPOSED BY THE ADMINISTRATOR IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 15 OF 1986.

ERF 286

The erf shall be subject to the following conditions.

- (a) The erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a pan-handle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.
- (b) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2m thereof.
- (c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.
- (d) The erf shall be subject to transformer substation servitude of dimensions 7m Street frontage and 6m deep, in favour of the local authority, as indicated on the general plan.

PLAASLIKE BESTUURSKENNISGEWING 258**PROKLAMASIE**

Ingevolge artikel 49(1) van die Registrasie van Aktes Wet, 1937 (Wet 47 van 1937), gelees met artikel 88(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), brei ek hiermee die grense van die Dorp Crown Uitbreiding 4 uit deur Gedeelte 11 van die plaas Langlaagte No. 224-I.Q., daarin op te neem, onderworpe aan die voorwaardes uiteengesit in die aangehegte Bylae.

Gegee onder my Hand te Johannesburg op hede die 18de dag van Januarie Twee Duisend en Ses.

ADMINISTRATEUR

DPLG 11/3/15/2/2

BYLAE**1. VOORWAARDES VAN UITBREIDING****(1) INGENIEURSDIENSTE**

Die erfeienaar moet die nodige reëlings met die plaaslike bestuur tref in verband met die voorsiening van ingenieursdienste ooreenkomstig artikel 88(3)(b)(i) van Ordonnansie 15 van 1986.

(2) BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, maar uitgesluit:

(a) die volgende voorwaarde wat nie die erf raak nie:

Die serwituut van Uitspan het verval in terme van Ordonnansie 21 van 1977.

(b) Die volgende serwitute wat nie die erf raak nie:

- “(i) Servitude No. K909/1962S: Servitude of Right of Way in favour of the Republic of South Africa vide Diagram S.G. No. A5452/1961. this servitude has been cancelled by K2316/1991S.
- (ii) Servitude No. K1321/1968S: Certificate of registered Real Rights pertaining to the Mineral Rights in respect of the Remainder of Portion 11.
- (iii) Servitude No. K1310/1968S: General Power line servitude in favour of ESCOM.
- (iv) Servitude No. K324/1984S: Electrical Power line servitude in favour of ESCOM vide Diagram S.G. No. A5044/1983.
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- (vii) Servitude No. K2636/1989S: General servitude in favour of ESCOM for underground conducting of electricity.

- (viii) Servitude No. K3512/1990S: Servitude for road purposes in favour of the City Council of Johannesburg vide Diagram S.G. No. A5023/1989. Cancelled vide Deed of Section No. K4997/1994S.
 - (ix) Servitude No. K2785/1992S: Electrical Power Line 22 metres wide, in favour of ESCOM, vide Diagram S.G. No. A6309/1989. Determination of route of servitude reserved under K2634/1989S.
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 - (xiii) Servitude No. K4995/1994S: Servitude in favour of the City Council of Johannesburg to maintain electrical cable vide Diagram S.G. No. 1612/1993.
 - (xiv) Session No. K6069/1993S of real right in favour of R.M. (Mining and Services) Ltd ceded to Rand Gold and Exploration Company Ltd."
- (c) Onteieningskennisgewing EX 81/1987, wat nie die erf raak nie.

(3) VERWYDERING OF DIE VERVANGING VAN TELKOM DIENSTE

Indien dit as gevolg van die uitbreiding van die grense nodig word om enige bestaande Telkom dienste te verskuif of te vervang moet die koste daarvan deur die erfeienaar gedra word.

2. TITELVOORWAARDES

(1) VOORWAARDES OPGELÊ DEUR DIE ADMINISTRATEUR KRAGTENS DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE 15 VAN 1986

Die erf is onderworpe aan die volgende voorwaardes:

(2) VOORWAARDES OPGELê DEUR DIE ADMINISTRATEUR KRAGTENS DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE 15 VAN 1986

ERF 286

Die erf is onderworpe aan die volgende voorwaardes:

- (a) Die erf is onderworpe aan 'n serwituut 2m breed, vir riolerings- en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2m 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 'n afstand van 2m 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 wat hy volgens goeë dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike bestuur geregtig 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 verwyderings van sodanige rioolhoofpyleidings en ander werke veroorsaak word.
- (d) Die erf is onderworpe aan 'n transformator substasie serwituut met dimensies van 7m straat aansig en 6m diep, ten gunste van die plaaslike bestuur, soos aangedui op algemene plan.
- (e) Die erf is onderworpe aan twee stormwater serwitute, 3,00 meter wyd, ten gunste van die plaaslike bestuur, soos aangedui op die algemene plan.

PLAASLIKE BESTUURSKENNISGEWING 259**JOHANNESBURG WYSIGINGSKEMA 15/3/558**

Die Administrateur verklaar hiermee, ingevolge die bepalings van artikel 125(1)(c) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat hy 'n wysigingskema, synde 'n wysiging van Johannesburg dorpsbeplanningskema 1979, wat uit dieselfde grond bestaan as dit waarmee die grense van die dorp Crown Uitbreiding 4 uitgebrei word, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Gauteng Provinsiale Regering, (Departement van Finansies & Ekonomiese Sake), Johannesburg, en die Stadsklerk, Johannesburg, en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Johannesburg Wysigingskema 15/3/558.

DPLG 11/3/14/4/24(15/3/558)

LOCAL AUTHORITY NOTICE 259**JOHANNESBURG AMENDMENT SCHEME 15/3/558**

The Administrator hereby declares, in terms of the provisions of Section 125(1)(c) of the Town-planning and Townships Ordinance, 1986, that he has approved an amendment scheme, being an amendment of Johannesburg Town-planning Scheme 1979, comprising the same land as that by which the boundaries of Crown Extension 4 township are being extended.

Map 3 and the scheme clauses of the amendment scheme are filed with the Gauteng Provincial Government (Department of Finance & Economic Affairs) Johannesburg, and the Town Clerk Johannesburg, and are open for inspection at all reasonable times.

The amendment is known as Johannesburg Amendment Scheme 15/3/558.

DPLG 11/3/14/A/24(15/3/558)

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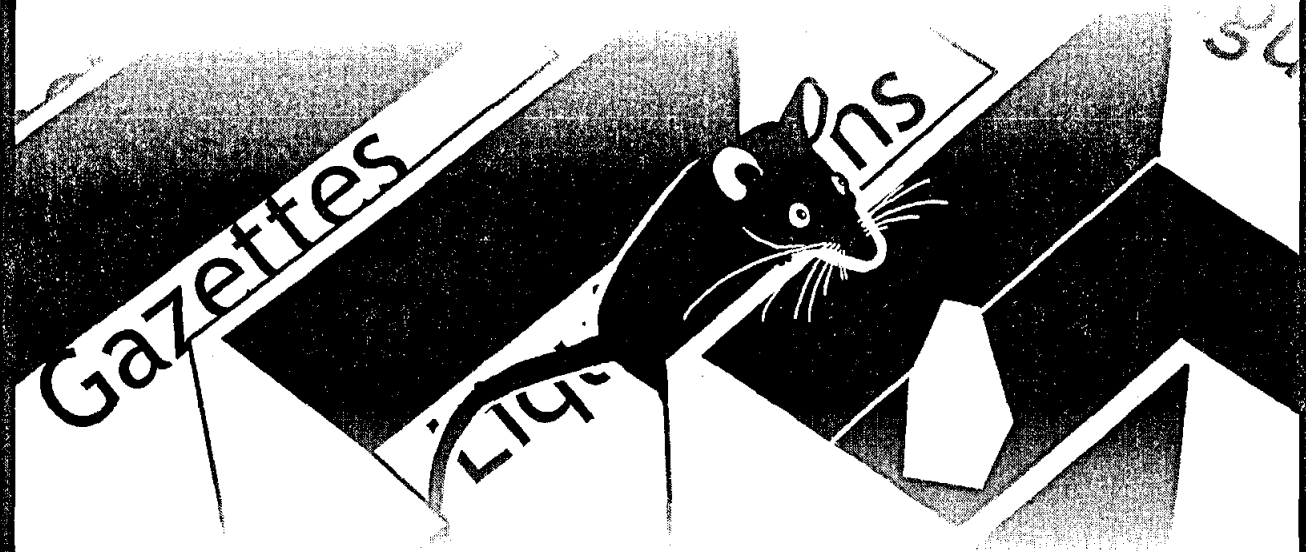
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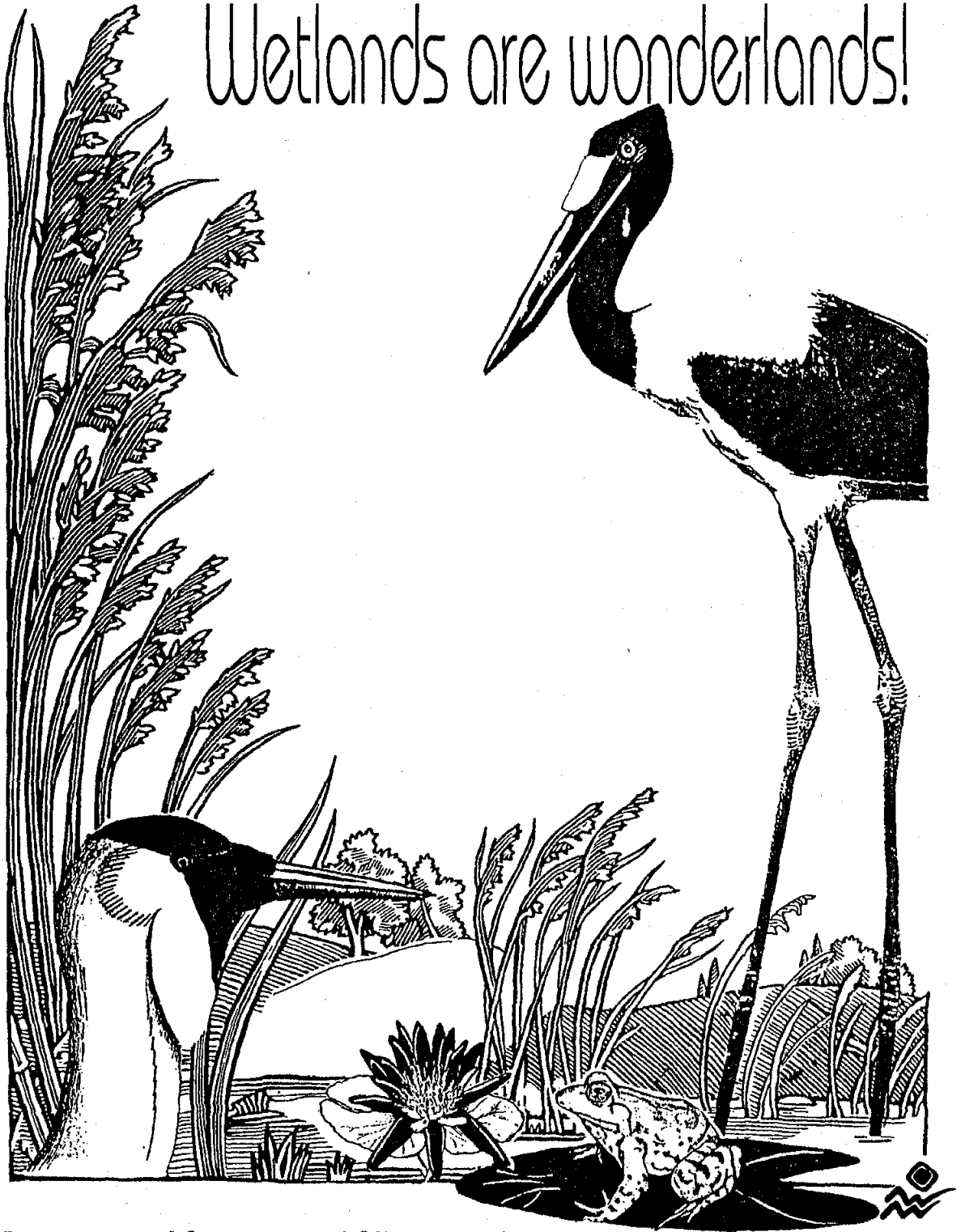
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