

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

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No. 108

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
HELPLINE**

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DEPARTMENT OF HEALTH

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 530

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 **Bucleuch Extension 9** 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 WOODMEAD EAST WUQF (PTY) LTD (REGISTRATION NUMBER 2004/01325/07) (HEREINAFTER REFERRED TO AS THE 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 759 (A PORTION OF PORTION 78) OF THE FARM WATERVAL 5 IR GAUTENG PROVINCE HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT.

(1) NAME

The name of the township is **Bucleuch Extension 9**.

(2) DESIGN

The township consists of erven as indicated on General Plan S.G. No. 3925/2012.

(3) PROVISION AND INSTALLATION OF ENGINEERING SERVICES

The township owner shall make the necessary arrangements with the local authority for the provision and installation of all engineering services of which the local authority is the supplier, as well as the construction of roads and stormwater drainage in and for the township, to the satisfaction of the local authority.

(4) ELECTRICITY

The local authority is not the bulk supplier of electricity to or 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 the necessary arrangements with ESKOM, the licensed supplier of electricity for the provision of electricity.

(5) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT)

Should the development of the township not been commenced with before 10 April 2017, the application to establish the township, shall be resubmitted to the Department of Agriculture and Rural Development for exemption/authorisation in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended.

(6) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF ROADS AND TRANSPORT)

(a) Should the development of the township not been completed before 11 December 2020 the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration.

(b) If however, before the expiry date mentioned in (a) above, circumstances change in such a manner that roads and/or PWV routes under the control of the said Department are affected by the proposed layout of the township, the township owner shall resubmit the application for the purpose of fulfillment of the requirements of the controlling authority in terms of the provisions of Section 48 of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001).

(c) The township owner shall, before or during development of the township, erect a physical barrier which is in compliance with the requirements of the said Department along the lines of no access [Road P1-2 (K101)] as indicated on the approved layout plan of the township. The erection of

such physical barrier and the maintenance thereof, shall be done to the satisfaction of the said Department.

(7) NATIONAL GOVERNMENT (DEPARTMENT: MINERAL RESOURCES)

Should the development of the township not been completed before 2 February 2016 the application to establish the township, shall be resubmitted to the Department : Mineral Resources for reconsideration.

(8) SOUTH AFRICAN NATIONAL ROADS AGENCY LIMITED

The township owner shall, before or during development of the township, erect a security wall/palisade fence which is in compliance with the requirements of the South African National Roads Agency Limited, along the lines of no access [Road P206-1 (N1-21) and National Road N3] as indicated on the approved layout plan of the township. The erection of such security wall/palisade fence and the maintenance thereof, shall be done to the satisfaction of the said Agency.

(9) ACCESS

(a) Access to or egress from the township shall be provided to the satisfaction of the local authority and/or Johannesburg Roads Agency (Pty) Ltd and/or the Department of Roads and Transport (Gauteng Provincial Government).

(b) No access to or egress from the township shall be permitted via the line/lines of no access as indicated on the approved layout plan of the township.

(10) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE

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

(11) REFUSE REMOVAL

The township owner shall provide sufficient refuse collection points in the township and shall make arrangements to the satisfaction of the local authority for the removal of all refuse.

(12) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

If, by reason of the establishment of the township, it should be necessary to remove or replace any existing municipal, TELKOM and/or ESKOM services, the cost of such removal or replacement shall be borne by the township owner.

(13) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its 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 requested thereto by the local authority.

(14) OBLIGATIONS WITH REGARD TO ENGINEERING SERVICES AND RESTRICTION REGARDING THE ALIENATION, TRANSFER, CONSOLIDATION AND/OR NOTARIAL TIE OF ERVEN

(a) The township owner shall, at its own costs, after proclamation of the township, submit an application to the local authority for consent to notorially tie Erf 428, Erf 429 and Erf 430. The notarial tie may not be registered prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the supply of engineering services to the township and/or the erven to be notorially tied, have been submitted or paid to the said local authority.

(b) The township owner shall at its own costs and to the satisfaction of the local authority, remove all refuse, building rubble and/or other materials from Erf 430.

(c) (i) The township owner shall, at its own costs, submit to the Gauteng Provincial Government (Department of Roads and Transport) a geometric design (scale 1:500) of the ingress and egress point off Provincial Road P1-2 (K101) and the specifications for the construction of the access.

- (ii) The township owner shall, after approval of the layout and specifications, construct the said ingress and egress point, at its own costs, to the satisfaction of the said Department.
 - (iii) The township owner shall submit to the local authority, a certificate issued by the Department that the ingress and egress point has been constructed to the satisfaction of the said Department. Erven and/or units in the township may not be alienated or transferred into the name of a purchaser neither shall a Certificate of Registered Title be registered in the name of the township owner nor shall any further agreement of lease or sub-lease be registered, prior to the local authority certifying to the Registrar of Deeds that such certificate had been issued by the said Department.
- (d) The township owner shall submit to the local authority, a certificate issued by ESKOM that acceptable financial arrangements with regard to the supply of electricity, have been made by the township owner to the local authority. Erven and/or units in the township may not be alienated or transferred into the name of a purchaser neither shall a Certificate of Registered Title be registered in the name of the township owner, nor shall any further agreement of lease or sub-lease be registered, prior to the local authority certifying to the Registrar of Deeds that such certificate had been issued by ESKOM; and
- (e) The township owner shall, at its own costs and to the satisfaction of the local authority, design, provide and construct all engineering services including the internal road over Erf 429 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 neither shall a Certificate of Registered Title be registered in the name of the township owner, nor shall any further agreement of lease or sub-lease be registered, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been provided and installed; and
- (f) The township owner shall, within such period as the local authority may determine, fulfil its 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 neither shall a Certificate of Registered Title be registered in the name of the township owner, nor shall any further agreement of lease or sub-lease be registered, prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the supply of engineering services by the township owner, have been submitted or paid to the said local authority; and
- (g) The township owner shall, at its costs and to the satisfaction of the local authority, survey and register all servitudes required to protect the engineering services provided, constructed and/or installed as contemplated above. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser neither shall a Certificate of Registered Title be registered in the name of the township owner, nor shall any further agreement of lease or sub-lease be registered, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been or will be protected to the satisfaction of the local authority.

2. DISPOSAL OF EXISTING CONDITIONS OF TITLE.

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

A. Excluding the following servitudes which do not affect the township due to its locality:

- (a) *Notarial Deed No. 1293/1963S: The right to convey electricity together with ancillary rights registered in favour of the Electricity Supply Commission, as more fully set out in Condition B. of Deed of Transfer T050663/07.*

- (b) *Notarial Deed No. K55/1973S: The right to convey electricity together with ancillary rights registered in favour of EVKOM, as more fully set out in Condition C. of Deed of Transfer T050663/07.*
- (c) *Notarial Deed No. K2514/1976S: The right to convey electricity together with ancillary rights registered in favour of ESCOM, as more fully set out in Condition D. of Deed of Transfer T050663/07.*
- (d) *Notarial Deed No. 5028/1992S: The right to convey electricity together with ancillary rights registered in favour of the ESKOM, as more fully set out in Condition G. of Deed of Transfer T050663/07.*
- (e) *Notarial Deed K3366/1997S: The 3m wide servitude for municipal purposes registered in favour of the Town Council of Midrand vide diagram S.G. No. A7672/89, as more fully set out in Condition H. of Deed of Transfer T050663/07.*
- (f) *Notarial Deed K4394/1999S: The sewer servitude registered in favour of Portion 516 of the farm Waterval No. 5 vide diagram S.G. No. 12040/1997, as more fully set out in Condition I. of Deed of Transfer T050663/07.*
- (g) *Notarial Deed K 4398/1999S: The servitude registered in favour of ESKOM vide diagram S.G. No. 6150/1997, as more fully set out in Condition J. of Deed of Transfer T050663/07.*
- (h) *Notarial Deed No. K3161/2000S: The servitude of electric power transmission to convey electricity registered in favour of ESKOM vide diagram S.G. No. 8801/1998, as more fully set out in Condition K. of Deed of Transfer T050663/07.*

B. Including the following which does affect the township and shall be made applicable to the individual erven in the township:

- (a) *Notarial Lease No. K6635/2012 registered in favour of Atterbury Waterval Investment Company (Pty) Ltd as per the endorsement on page 1 of Certificate of Registered Title T98152/2012.*

3. CONDITIONS OF TITLE.

A. Conditions of Title imposed in favour of the local authority in terms of the provisions of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

- (1) ERF 428
 - (a) (i) 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 panhandle 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.
 - (ii) 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.
 - (iii) 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 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.

(b) The erf is subject to a 5m wide servitude for sewer and stormwater purposes in favour of the local authority as indicated on the General Plan.

(2) ERF 429

(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 and shall not be sub-leased or mortgaged without the written consent of the local authority first having been obtained.

(c) Each and every owner, lessor, lessee and/or sub-lessee of Erf 429 shall guarantee 24 hour access to Erf 429 to the local authority to maintain, where applicable, the local authority's installations and provide services to the residents in Buccleuch Extension 9.

(d) The erf may only be utilised for access and access control purposes and may not be rezoned.

(3) ERF 430

(a) (i) 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 panhandle 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.

(ii) 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.

(iii) 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 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.

(b) The erf is subject to a 5m wide servitude for stormwater purposes in favour of the local authority as indicated on the General Plan.

(c) The erf shall not be alienated or transferred into the name of any purchaser and shall not be sub-leased or mortgaged without the written consent of the local authority first having been obtained.

(d) The erf may only be utilised for private open space purposes and may not be rezoned.

B. Conditions of Title imposed in favour of third parties to be registered/created on the first registration of the erven concerned.

No erf in the township shall be transferred nor shall a Certificate of Registered Title or a lease agreement or a sub-lease agreement be registered, unless the following conditions and/or servitudes have been registered:

(1) ERF 428

(a) The erf is subject to a 3m X 6m servitude for electrical mini-substation purposes in favour of ESKOM as indicated on the General Plan.

- (b) The erf is subject to a 5m wide servitude for electrical cable purposes in favour of ESKOM as indicated on the General Plan.
- (c) Each and every owner, lessor, lessee and/or sub-lessee of Erf 428 or any unit thereon, shall have free access over Erf 429, to afford them access to a public road.
- (d) Each and every owner, lessor, lessee and/or sub-lessee of Erf 428 or any unit thereon, shall have free entrance to Erf 430.
- (2) ERF 429
- (a) Each and every owner, lessor, lessee and/or sub-lessee of Erf 429 shall ensure that each and every owner, lessor, lessee and/or sub-lessee of Erf 428 or any unit thereon, shall have free access over Erf 429, to afford them access to a public road.
- (b) Each and every owner, lessor, lessee and/or sub-lessee of Erf 429 shall have full responsibility for the functioning and proper maintenance of the erf and the engineering services within the said erf all to the satisfaction of the local authority failing which such maintenance shall be done by the local authority at the costs of the owner, lessor, lessee and/or sub-lessee of Erf 429.
- (c) The owner, lessor, lessee and/or sub-lessee of Erf 429 shall properly and clearly display the street name and street numbers allocated to the individual erven in Buccleuch Extension 9 and shall maintain such to the satisfaction of the local authority.
- (3) ERF 430
- (a) Each and every owner, lessor, lessee and/or sub-lessee of Erf 430 shall ensure that each and every owner, lessor, lessee and/or sub-lessee of Erf 428 or any unit thereon, shall have free entrance to Erf 430.
- (b) Each and every owner, lessor, lessee and/or sub-lessee of Erf 430 shall have full responsibility for the functioning and proper maintenance of the erf and the engineering services within the said erf and the attenuation system(s) on the erf (if applicable) all to the satisfaction of the local authority, failing which such maintenance shall be done by the local authority at the costs of the owner, lessor, lessee and/or sub-lessee of Erf 430.

C. Conditions of Title imposed by the Department of Roads and Transport (Gauteng Provincial Government) in terms of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001), as amended.

- (1) ERVEN 428 AND 430
- (a) The registered owner, lessor, lessee and/or sub-lessee of the erven shall maintain, to the satisfaction of the Department of Roads and Transport (Gauteng Provincial Government), the physical barrier erected along the erven boundaries abutting Provincial Road P1-2 (K101).
- (b) Except for the physical barrier referred to in clause (a) above or any essential stormwater drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected neither shall anything be constructed or laid under or below the surface of any of the erven within a distance less than 16m from the boundaries of the erven abutting Road P1-2 (K101). No alteration or addition shall be made to any existing structure or building situated within such distance of the said boundaries except with the written consent of the Department of Roads and Transport (Gauteng Provincial Government).

D. Conditions of Title imposed by the South African National Roads Agency Limited in terms of the South African National Roads Agency Limited and National Roads Act, 1998 (Act 7 of 1998) as amended.

(1) ERF 428

(a) The registered owner, lessor, lessee and/or sub-lessee of the erf shall maintain, to the satisfaction of the South African National Roads Agency Limited, the security wall/palisade fence erected along the erf boundaries abutting National Roads P206-1(N1-21) and N3.

(b) Except for the security wall/palisade fence referred to in clause (a) above or any essential stormwater drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected neither shall anything be constructed or laid under or below the surface of the erf within a distance less than 20m (in the case of single storey buildings) or 30m (in the case of multi-storey buildings) from the boundary of the erf abutting National Roads P206-1(N1-21) and N3. No alteration or addition shall be made to any existing structure or building situated within such distance of the said boundary, except with the written consent of the South African National Roads Agency Limited.

(2) ERF 430

(a) The registered owner, lessor, lessee and/or sub-lessee of the erf shall maintain, to the satisfaction of the South African National Roads Agency Limited, the security wall/palisade fence erected along the erf boundary abutting National Road N3.

(b) Except for the security wall/palisade fence referred to in clause (a) above or any essential stormwater drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected neither shall anything be constructed or laid under or below the surface of the erf within a distance less than 20m (in the case of single storey buildings) or 30m (in the case of multi-storey buildings) from the boundary of the erf abutting National Road P206-1(N1-21) neither shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made, except with the written consent of the South African National Roads Agency Limited.

Lance Julius

**Acting Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality**

Notice No. 267/2013

1 May 2013

PLAASLIKE BESTUURSKENNISGEWING 530

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 **Buccleuch Uitbreiding 9** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die meegaande Bylae.

BYLAE

VERKLARING VAN DIE VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR WOODMEAD EAST WUQF (EDMS) BPK (REGISTRASIENOMMER 2004/01325/07) (HIERNA DIE 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 759 ('N GEDEELTE VAN GEDEELTE 78) VAN DIE PLAAS WATERVAL 5 IR GOEDGEKEUR IS.

1. STIGTINGSVOORWAARDES**(1) NAAM**

Die naam van die dorp is **Bucleuch Uitbreiding 9**.

(2) ONTWERP

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 3925/2012.

(3) VOORSIENING EN INSTALLERING VAN INGENIEURSDIENSTE

Die dorpseienaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering van alle ingenieursdienste waarvan die plaaslike bestuur die verskaffer is, asook die konstruksie van strate en stormwaterdreinerings in die dorp, tot die tevredenheid van die plaaslike bestuur.

(4) ELEKTRISITEIT

Die plaaslike bestuur is nie die grootmaatverskaffer van elektrisiteit aan of in die dorp nie. Die dorpseienaar moet ingevolge Artikel 118(2)(b) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, (Ordonnansie 15 van 1986), die nodige reëlings tref met ESKOM, die gelisensieëerde verskaffer, vir die voorsiening van elektrisiteit aan die dorp.

(5) GAUTENG PROVINSIALE REGERING (DEPARTEMENT VAN LANDBOU EN LANDELIKE ONTWIKKELING)

Indien die ontwikkeling van die dorp nie voor 10 April 2017 in aanvang neem, moet die aansoek om die dorp te stig, heringedien word by die Departement van Landbou en Landelike Ontwikkeling vir magtiging ingevolge die Wet op Nasionale Omgewingsbestuur, 1998 (Wet 107 van 1998), soos gewysig.

(6) GAUTENG PROVINSIALE REGERING (DEPARTEMENT VAN PAAIE EN VERVOER)

(a) Indien die ontwikkeling van die dorp nie voor 11 Desember 2020 voltooi word nie, moet die aansoek om die dorp te stig, heringedien word by die Departement van Paaie en Vervoer vir herooringing.

(b) Indien omstandighede egter, voor die vervaldatum vermeld in (a) hierbo, 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 dorpseienaar die aansoek herindien vir doeleindes van die nakoming van die vereistes van die beherende liggaam in gevolg die bepalings van Artikel 48 van die Gauteng Vervoerinfrastruktuur Wet, 2001 (Wet 8 van 2001).

(c) Die dorpseienaar moet voor of tydens ontwikkeling van die dorp, 'n fisiese versperring wat in ooreenstemming is met die vereistes van die Departement, langs die lyne van geen toegang [Pad P1-2 (K101)] soos aangedui op die goedgekeurde uitlegplan van die dorp, oprig. Die oprigting van sodanige versperring en die instandhouding daarvan, moet tot tevredenheid van die gemelde Departement gedoen word.

(7) NASIONALE REGERING (DEPARTEMENT: MINERALE HULPBRONNE)

Indien die ontwikkeling van die dorp nie voor 2 Februarie 2016 voltooi word nie, moet die aansoek om die dorp te stig, heringedien word by die Departement: Minerale Hulpbronne vir herooringing.

(8) SUID-AFRIKAANSE NASIONALE PADAGENTSAP BEPERK

Die dorpseienaar moet voor of gedurende die ontwikkeling van die dorp, 'n sekuriteitsmuur /palisade heining wat in ooreenstemming is met die vereistes van die Suid Afrikaanse Nasionale Padagentskap Beperk, langs die lyne van geen toegang [Pad P206-1 (N1-21) en Nasionale Pad N3] soos aangedui op die goedgekeurde uitlegplan van die dorp, oprig. Die oprigting van sodanige sekuriteitsmuur/palisade heining en die instandhouding daarvan, moet gedoen word tot tevredenheid van die gemelde Agentskap.

(9) TOEGANG

(b) Toegang tot of uitgang vanuit die dorp moet voorsien word tot die tevredenheid van die plaaslike bestuur en/of Johannesburg Roads Agency (Edms) Bpk en/of die Departement van Paaie en Transport (Gauteng Provinsiale Regering).

(b) Geen toegang tot of uitgang vanuit die dorp sal toegelaat word langs die lyne van geen toegang soos aangedui op goedgekeurde uitlegplan van die dorp.

(10) ONTVANGS EN VERSORGING VAN STORMWATERDREINERING

Die dorpseienaar moet reël dat die stormwaterdreinering van die dorp inpas by dië van die aangrensende paaie en dat alle stormwater wat van die paaie afloop of afgelei word, ontvang en versorg word.

(11) VULLISVERWYDERING

Die dorpseienaar moet voldoende vullisversamelingspunte in die dorp voorsien en moet reëlings tot tevredeheid van die plaaslike bestuur tref vir die verwydering van alle vullis.

(12) VERWYDERING OF VERVANGING VAN BESTAANDE DIENSTE

Indien dit, as gevolg van die stigting van die dorp, nodig is om enige bestaande munisipale, TELKOM en/of ESKOM dienste te verwyder of te vervang, moet die koste daarvan deur die dorpseienaar gedra word.

(13) SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet op sy eie koste, alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot die tevredeheid van die plaaslike bestuur, wanneer daartoe versoek deur die plaaslike bestuur.

(14) VERPLIGTINGE TEN OPSIGTE VAN INGENIEURSDIENSTE EN BEPERKING BETREFFENDE DIE VERVREEMDING, OORDRAG, KONSOLIDASIE EN/OF NOTARIËLE VERBINDING VAN ERWE

(a) Die dorpseienaar moet op sy eie koste, na proklamasie van die dorp, 'n aansoek by die plaaslike bestuur indien vir toestemming om Erwe 482, 429 en 430 notarieël te verbind. Die notariële verbinding mag nie geregistreer word, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van die ingenieursdienste aan die dorp en/of die erwe wat notarieël verbind gaan word, aan die plaaslike bestuur gelewer of betaal is.

(b) Die dorpseienaar moet op sy eie koste en tot tevredeheid van die plaaslike bestuur, alle vullis, bourommel en/of ander materiale vanaf Erf 430 verwyder.

(c) (i) Die dorpseienaar moet op sy eie koste, 'n geometriese ontwerp (skaal 1:500) van die ingangs- en uitgangspunt vanuit Provinsiale Pad P1-2 (K101) en die spesifikasies van die konstruksie van die toegang, by die Departement van Paaie en Vervoer (Gauteng Provinsiale Regering) indien.

(ii) Die dorpseienaar moet, na goedkeuring van die uitleg en spesifikasies, die ingangs- en uitgangspunt, op sy eie koste, tot tevredeheid van die gemelde Department konstruktoreer.

(iii) Die dorpseienaar moet 'n sertifikaat uitgereik deur die Department dat die ingangs- en uitgangspunt tot tevredeheid van die gemelde Department gekonstruktoreer is, by die plaaslike bestuur indien. Erwe en/of eenhede in die dorp, mag nie vervreem of oorgedra word in die naam van 'n koper, ook mag 'n Sertifikaat van Geregistreerde Titel nie in naam van die dorpseienaar geregistreer word nie of mag enige verdere huurooreenkoms of sub-huurooreenkoms geregistreer word, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat sodanige sertifikaat deur die gemelde Departement uitgereik is.

(d) Die dorpseienaar moet 'n sertifikaat uitgereik deur ESKOM wat bevestig dat aanvaarbare finansiële reëlings met betrekking tot die voorsiening van elektrisiteit, getref is, by die plaaslike bestuur indien. Erwe en/of eenhede in die dorp, mag nie vervreem of oorgedra word in die naam van 'n koper, ook mag 'n Sertifikaat van Geregistreerde Titel nie in naam van die dorpseienaar geregistreer word nie of mag enige verdere huurooreenkoms of sub-huurooreenkoms geregistreer word, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat sodanige sertifikaat deur ESKOM uitgereik is; en

(e) Die dorpseienaar moet op sy eie koste en tot tevredenheid van die plaaslike bestuur, alle ingenieursdienste binne die grense van die dorp, ontwerp, voorsien en konstrueer, insluitend die interne pad oor Erf 429 en die stormwaterretikulasie. Erwe en/of eenhede in die dorp mag nie vervreem of oorgedra word in die naam van 'n koper, ook mag 'n Sertifikaat van Geregistreerde Titel nie in naam van die dorpseienaar geregistreer word nie of mag enige verdere huurooreenkoms of sub-huurooreenkoms geregistreer word, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie ingenieursdienste voorsien en geïnstalleer is; en

(f) Die dorpseienaar moet, binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water en sanitêre ingenieursdienste 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 en/of eenhede in die dorp mag nie vervreem of oorgedra word in die naam van 'n koper, ook mag 'n Sertifikaat van Geregistreerde Titel nie in naam van die dorpseienaar geregistreer word nie of mag enige verdere huurooreenkoms of sub-huurooreenkoms geregistreer word, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van die ingenieursdienste deur die dorpseienaar, aan die plaaslike bestuur gelewer of betaal is; en

(g) Die dorpseienaar op sy eie koste en tot tevredenheid van die plaaslike bestuur, alle serwitute opmeet en registreer om die ingenieursdienste wat voorsien, gebou en/of geïnstalleer is soos beoog hierbo, te beskerm. Erwe en/of eenhede in die dorp, mag nie vervreem of oorgedra word in die naam van 'n koper, ook mag 'n Sertifikaat van Geregistreerde Titel nie in naam van die dorpseienaar geregistreer word nie of mag enige verdere huurooreenkoms of sub-huurooreenkoms geregistreer word, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie ingenieursdienste beskerm is of sal word, tot tevredenheid van die plaaslike bestuur.

2. BESKIKKING OOR BESTAANDE TITELVOORWAARDES

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

A. Uitgesonderd die volgende serwitute wat nie die dorp raak nie as gevolg van die ligging daarvan:

(a) *Notarial Deed No. 1293/1963S: The right to convey electricity together with ancillary rights registered in favour of the Electricity Supply Commission, as more fully set out in Condition B. of Deed of Transfer T050663/07.*

(b) *Notarial Deed No. K55/1973S: The right to convey electricity together with ancillary rights registered in favour of EVKOM, as more fully set out in Condition C. of Deed of Transfer T050663/07.*

(c) *Notarial Deed No. K2514/1976S: The right to convey electricity together with ancillary rights registered in favour of ESCOM, as more fully set out in Condition D. of Deed of Transfer T050663/07.*

(d) *Notarial Deed No. 5028/1992S: The right to convey electricity together with ancillary rights registered in favour of ESKOM, as more fully set out in Condition G. of Deed of Transfer T050663/07.*

(e) *Notarial Deed K3366/1997S: The 3m wide servitude for municipal purposes registered in favour of the Town Council of Midrand vide diagram S.G. No. A7672/89, as more fully set out in Condition H. of Deed of Transfer T050663/07.*

(f) *Notarial Deed K4394/1999S: The sewer servitude registered in favour of Portion 516 of the farm Waterval No. 5 vide diagram S.G. No. 12040/1997, as more fully set out in Condition I. of Deed of Transfer T050663/07.*

(g) *Notarial Deed K 4398/1999S: The servitude registered in favour of ESKOM vide diagram S.G. No. 6150/1997, as more fully set out in Condition J. of Deed of Transfer T050663/07.*

(h) *Notarial Deed No. K3161/2000S: The servitude of electric power transmission to convey electricity registered in favour of ESKOM vide diagram S.G. No. 8801/1998, as more fully set out in Condition K. of Deed of Transfer T050663/07.*

B. Insluitend die volgende wat die dorp raak en van toepassing gemaak moet word op die individuele erwe in die dorp:

(a) *Notarial Lease No. K6635/2012 registered in favour of Atterbury Waterval Investment Company (Pty) Ltd as per the endorsement on page 1 of Certificate of Registered Title T98152/2012.*

3. TITELVOORWAARDES

A. Titelvoorwaardes opgelê ten gunste van die plaaslike bestuur ingevolge die bepaling van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).

(1) ERF 428

(a) (i) Die erf is onderworpe aan 'n serwituut 2m 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 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.

(ii) 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 2m daarvan, geplant word nie.

(iii) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleiding, 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.

(b) Die erf is onderworpe aan 'n 5m breë serwituut vir riool- en stormwaterdoeleindes ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.

(2) ERF 429

(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 naam van enige koper en mag nie onderverhuur of beswaar word nie, sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie.

(c) Iedere en elke eienaar, huurder, verhuurder en/of sub-huurder van Erf 429, moet 24 uur toegang tot Erf 429 aan die plaaslike bestuur waarborg, om waar nodig, die plaaslike bestuur se installasies instand te hou en dienste aan die inwoners van Buccleuch Uitbreiding 9 te lewer.

(d) Die erf mag slegs aangewend word vir doeleindes van toegang- en toegangsbeheer-doeleindes en mag nie hersoneer word nie.

(3) ERF 430

- (a) (i) Die erf is onderworpe aan 'n serwituut 2m 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 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.
- (ii) 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 2m daarvan, geplant word nie.
- (iii) 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 goeë dunnke 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.
- (b) Die erf is onderworpe aan 'n 5m breë serwituut vir stormwaterdoeleindes ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.
- (c) Die erf mag nie vervreem of oorgedra word in naam van enige koper en mag nie onderverhuur of beswaar word nie, sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie.
- (d) Die erf mag slegs aangewend word vir private oopruimte-doeleindes en mag nie hersoneer word nie.

B. Titelvooarwaardes opgelê ten gunste van derde partye wat geregistreer /geskep moet word op die eerste registrasie van die betrokke erwe.

Geen erf in die dorp mag oorgedra word, ook mag 'n Sertifikaat van Geregistreerde Titel of 'n huurooreenkoms of sub-huurooreenkoms geregistreer word nie, tensy die volgende vooarwaardes en/of serwitute geregistreer is:

(1) ERF 428

- (a) Die erf is onderworpe aan 'n 3m X 6m serwituut vir elektriese mini-substasiedoeleindes ten gunste van ESKOM, soos aangedui op die Algemene Plan.
- (b) Die erf is onderworpe aan 'n 5m breë serwituut vir elektriese kabeldoeleindes ten gunste van ESKOM soos aangedui op die Algemene Plan.
- (b) Iedere en elke eienaar, huurder, verhuurder en/of sub-huurder van Erf 428 of enige eenheid daarop, sal gratis toegang hê oor Erf 429 ten einde toegang tot 'n publieke pad te verkry.
- (c) Iedere en elke eienaar, huurder, verhuurder en/of sub-huurder van Erf 428 of enige eenheid daarop, sal gratis toegang hê tot Erf 430.

(2) ERF 429

- (a) Iedere en elke eienaar, huurder, verhuurder en/of sub-huurder van Erf 429 sal verseker dat iedere en elke eienaar, huurder, verhuurder en/of sub-huurder van Erf 428 of enige eenheid daarop, gratis toegang sal hê oor Erf 429 ten einde toegang tot 'n publieke pad te verkry.
- (b) Iedere en elke eienaar, huurder, verhuurder en/of sub-huurder van Erf 429 sal volle verantwoordelikheid dra vir die funksionering en behoorlike instandhouding van die erf en die

ingenieursdienste in die gemelde erf, alles tot tevredenheid van die plaaslike bestuur by gebreke waarvan sodanige instandhouding gedoen sal word deur die plaaslike bestuur op die koste van die eienaar, huurder, verhuurder en/of sub-huurder van Erf 429.

(c) Die eienaar, huurder, verhuurder en/of sub-huurder van Erf 429 sal behoorlik en duidelik die straatnaam en straatnommers, toegeken aan die individuele erwe in Buccleuch Uitbreiding 9, tentoonstel en sal dit instandhou tot tevredenheid van die plaaslike bestuur.

(3) ERF 430

(a) Iedere en elke eienaar, huurder, verhuurder en/of sub-huurder van Erf 430 sal verseker dat iedere en elke eienaar, huurder, verhuurder en/of sub-huurder van Erf 428 of enige eenheid daarop, gratis toegang sal hê tot Erf 430.

(b) Iedere en elke eienaar, huurder, verhuurder en/of sub-huurder van Erf 430 sal volle verantwoordelikheid dra vir die funksionering en behoorlike instandhouding van die erf en die ingenieursdienste in die gemelde erf, alles tot tevredenheid van die plaaslike bestuur by gebreke waarvan sodanige instandhouding gedoen sal word deur die plaaslike bestuur op die koste van die eienaar, huurder, verhuurder en/of sub-huurder van Erf 430.

C. Titelvoorwaardes opgelê deur die Departement van Paaie en Vervoer (Gauteng Provinsiale Regering) ingevolge die bepalinge van die Gauteng Vervoerinfrastruktuur Wet, 2001 (Wet 8 van 2001), soos gewysig.

(1) ERWE 428 EN 430

(a) Die geregistreerde eienaar, huurder, verhuurder en/of sub-huurder van die erwe, moet die fisiese versperring wat langs die erfgrense aangrensend aan Provinsiale Pad P1-2 (K101) opgerig is, tot tevredenheid van die Departement van Paaie en Vervoer (Gauteng Provinsiale Regering) instandhou.

(b) Behalwe vir die fisiese versperring waarna in klousule (a) hierbo verwys word of enige noodsaaklike stormwaterdreineringsstruktuur, mag geen gebou, struktuur of ander ding wat aan die grond geheg is, selfs al vorm dit nie deel van die grond nie, opgerig word nie of sal niks gebou word op of gelê word binne of onder die oppervlakte van die erwe binne 'n afstand van minder as 16m vanaf die erfgrense aangrensend aan Pad P1-2 (K101). Geen verandering of aanbouing mag aan enige bestaande struktuur of gebou geleë binne die vermelde afstand, gedoen word nie, behalwe met die skriftelike toestemming van die Departement van Paaie en Vervoer (Gauteng Provinsiale Regering).

D. Titelvoorwaardes opgelê deur die Suid Afrikaanse Nasionale Padagentskap Beperk ingevolge die bepalinge van die Suid Afrikaanse Nasionale Padagentskap Beperk en Nasionale Paaie Wet 1998 (Wet 7 van 1998), soos gewysig.

(1) Erf 428

(a) Die geregistreerde eienaar, huurder, verhuurder en/of sub-huurder van die erf, moet die sekuriteitsmuur/palisadeheining wat langs die erfgrense aangrensend aan Nasionale Paaie P206-1(N1-21) en N3 opgerig is, tot tevredenheid van die Suid Afrikaanse Nasionale Padagentskap Beperk instandhou.

(b) Behalwe vir die sekuriteitsmuur/palisadeheining waarna in klousule (a) hierbo verwys word of enige noodsaaklike stormwaterdreineringsstruktuur, mag geen gebou, struktuur of ander ding wat aan die grond geheg is, selfs al vorm dit nie deel van die grond nie, opgerig word nie of sal niks gebou word op of gelê word binne of onder die oppervlakte van die erf binne 'n afstand van minder as 20m (in die geval van enkelverdieping geboue of 30m (in die geval van multi-verdieping geboue) vanaf die erfgrens aangrensend aan Nasionale Paaie P206-1(N1-21) en N3 opgerig. Geen verandering of aanbouing mag aan enige bestaande struktuur of gebou geleë binne die vermelde afstand, gedoen word nie, behalwe met die skriftelike toestemming van die Suid Afrikaanse Nasionale Padagentskap Beperk.

(2) Erf 430

(a) Die geregistreerde eienaar, huurder, verhuurder en/of sub-huurder van die erf, moet die sekuriteitsmuur/palisdadeheining wat langs die erfgrêns aangrensend aan Nasionale Pad N3 opgerig is, tot tevreedenheid van die Suid Afrikaanse Nasionale Padagentskap Beperk instandhou.

(b) Behalwe vir die sekuriteitsmuur/palisdadeheining waarna in klousule (a) hierbo verwys word of enige noodsaaklike stormwaterdreineringsstruktuur, mag geen gebou, struktuur of ander ding wat aan die grond geheg is, selfs al vorm dit nie deel van die grond nie, opgerig word nie of sal niks gebou word op of gelê word binne of onder die oppervlakte van die erf binne 'n afstand van minder as 20m (in die geval van enkelverdieping geboue of 30m (in die geval van multi-verdieping geboue) vanaf die erfgrêns aangrensend aan Nasionale Paaie P206-1(N1-21) en N3 opgerig. Geen verandering of aanbouing mag aan enige bestaande struktuur of gebou geleë binne die vermelde afstand, gedoen word nie, behalwe met die skriftelike toestemming van die Suid Afrikaanse Nasionale Padagentskap Beperk.

Lance Julius

**Waarnemende Adjunk Direkteur: Regsadministrasie
Stad van Johannesburg Metropolitaanse Munisipaliteit**
Kennisgewing Nr 267/2013
1 Mei 2013

LOCAL AUTHORITY NOTICE
AMENDMENT SCHEME 02-11561

The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of section 125(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), declares that it has approved an amendment scheme being an amendment of the Sandton Town Planning Scheme, 1980, comprising the same land as included in the township of **Bucleuch Extension 9**. Map 3 and the scheme clauses of the amendment scheme are filed with the Acting Executive Director: Development Planning, City of Johannesburg and are open for inspection at all reasonable times.

This amendment is known as Amendment Scheme 02-11561.

Lance Julius

Acting Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 268/2013
1 May 2013

PLAASLIKE BESTUURSKENNISGEWING
WYSIGINGSKEMA 02-11561

Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepalings van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), dat hy 'n wysigingskema synde 'n wysiging van die Sandton Dorpsbeplanningskema, 1980, wat uit dieselfde grond as die dorp **Bucleuch Uitbreiding 9** bestaan, goedgekeur het. Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Waarnemende Uitvoerende Direkteur: Ontwikkelingsbeplanning, Stad van Johannesburg en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema 02-11561.

Lance Julius

Waarnemende Adjunk Direkteur: Regsadministrasie
Stad van Johannesburg Metropolitaanse Munisipaliteit
Kennisgewing Nr 268/2013
1 Mei 2013