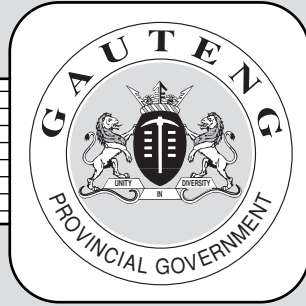


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Provinsiale Koerant

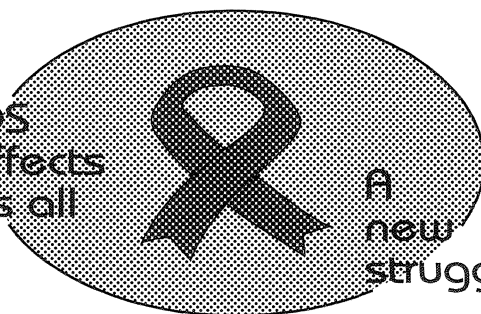
Vol. 19

PRETORIA, 2 JANUARY 2013
JANUARIE 2013

No. 2

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

Prevention is the cure

N.B. The Government Printing Works will not be held responsible for the quality of "Hard Copies" or "Electronic Files" submitted for publication purposes



IMPORTANT NOTICE

The Government Printing Works will not be held responsible for faxed documents not received due to errors on the fax machine or faxes received which are unclear or incomplete. Please be advised that an "OK" slip, received from a fax machine, will not be accepted as proof that documents were received by the GPW for printing. If documents are faxed to the GPW it will be the sender's responsibility to phone and confirm that the documents were received in good order.

Furthermore the Government Printing Works will also not be held responsible for cancellations and amendments which have not been done on original documents received from clients.

**WHEN SUBMITTING NOTICES FOR PUBLICATION,
PLEASE TAKE NOTE OF THE NEW FAX NUMBERS
ON PAGE 3**

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IMPORTANT NOTICE

The
Gauteng Provincial Gazette Function
will be transferred to the
Government Printer in Pretoria
as from 2nd January 2002

NEW PARTICULARS ARE AS FOLLOWS:

Physical address:

Government Printing Works
149 Bosman Street
Pretoria

Postal address:

Private Bag X85
Pretoria
0001

New contact persons: Mrs H. Wolmarans Tel.: (012) 334-4591
Mr James Maluleke Tel.: (012) 334-4523

Fax number: James Maluleke: 012 3345841 / Hester Womarans: 012 3345842

E-mail address: james.maluleke@gpw.gov.za / hester.wolmarans@gpw.gov.za

Contact persons for subscribers:

Mrs N. Kekana: Tel.: (012) 334-4737
Fax: (012) 323-9574

This phase-in period is to commence from **November 2001** (suggest date of advert) and notice comes into operation as from **2 January 2002**.

Subscribers and all other stakeholders are advised to send their advertisements directly to the **Government Printing Works**, two weeks before the 2nd January 2002.

*In future, adverts have to be paid in advance
before being published in the Gazette.*

HENNIE MALAN

Director: Financial Management
Office of the Premier (Gauteng)

IT IS THE CLIENTS RESPONSIBILITY TO ENSURE THAT THE CORRECT AMOUNT IS PAID AT THE CASHIER OR DEPOSITED INTO THE GOVERNMENT PRINTING WORKS BANK ACCOUNT AND ALSO THAT THE REQUISITION/COVERING LETTER TOGETHER WITH THE ADVERTISEMENTS AND THE PROOF OF DEPOSIT REACHES THE GOVERNMENT PRINTING WORKS IN TIME FOR INSERTION IN THE PROVINCIAL GAZETTE.

No ADVERTISEMENTS WILL BE PLACED WITHOUT PRIOR PROOF OF PRE-PAYMENT.

$\frac{1}{4}$ page **R 243.15**

Letter Type: Arial Size: 10

Line Spacing: At:
Exactly 11pt

**TAKE NOTE OF
THE NEW TARIFFS
WHICH ARE
APPLICABLE
FROM THE 1ST OF
APRIL 2012**

$\frac{1}{2}$ page **R 486.30**

Letter Type: Arial Size: 10

Line Spacing: At:
Exactly 11pt

$\frac{3}{4}$ page **R 729.45**

Letter Type: Arial Size: 10

Line Spacing: At:
Exactly 11pt

Full page **R 972.55**

Letter Type: Arial Size: 10

Line Spacing: At:
Exactly 11pt



REPUBLIC
OF
SOUTH AFRICA

LIST OF FIXED TARIFF RATES AND CONDITIONS

FOR PUBLICATION OF LEGAL NOTICES
IN THE *GAUTENG PROVINCIAL GAZETTE*

COMMENCEMENT: 1 APRIL 2012

CONDITIONS FOR PUBLICATION OF NOTICES

CLOSING TIMES FOR THE ACCEPTANCE OF NOTICES

1. (1) The *Gauteng Provincial Gazette* is published every week on Wednesday, and the closing time for the acceptance of notices which have to appear in the *Gauteng Provincial Gazette* on any particular Wednesday, is **15:00 two weeks prior to the publication date**. Should any Wednesday coincide with a public holiday, the publication date remains unchanged. However, the closing date for acceptance of advertisements moves backwards accordingly, in order to allow for ten working days prior to the publication date.
(2) The date for the publication of a **separate** *Gauteng Provincial Gazette* is negotiable.
2. (1) Copy of notices received **after closing time** will be held over for publication in the next *Gauteng Provincial Gazette*.
(2) Amendment or changes in copy of notices cannot be undertaken unless instructions are received **before 10:00 on Thursdays**.
(3) Copy of notices for publication or amendments of original copy can not be accepted over the telephone and must be brought about by letter, by fax or by hand.
(4) In the case of cancellations a refund of the cost of a notice will be considered only if the instruction to cancel has been received on or before the stipulated closing time as indicated in paragraph 2 (2).

APPROVAL OF NOTICES

3. In the event where a cheque, submitted by an advertiser to the Government Printer as payment, is dishonoured, then the Government Printer reserves the right to refuse such client further access to the *Gauteng Provincial Gazette* until any outstanding debts to the Government Printer is settled in full.

THE GOVERNMENT PRINTER INDEMNIFIED AGAINST LIABILITY

4. The Government Printer will assume no liability in respect of—
 - (1) any delay in the publication of a notice or publication of such notice on any date other than that stipulated by the advertiser;
 - (2) erroneous classification of a notice, or the placement of such notice in any section or under any heading other than the section or heading stipulated by the advertiser;

- (3) any editing, revision, omission, typographical errors or errors resulting from faint or indistinct copy.

LIABILITY OF ADVERTISER

5. Advertisers will be held liable for any compensation and costs arising from any action which may be instituted against the Government Printer in consequence of the publication of any notice.

COPY

6. Copy of notices must be typed on one side of the paper only and may not constitute part of any covering letter or document.
7. At the top of any copy, and set well apart from the notice, the following must be stated:

Where applicable

- (1) The heading under which the notice is to appear.
- (2) The cost of publication applicable to the notice, in accordance with the "Word Count Table".

PAYMENT OF COST

9. **With effect from 1 JANUARY 2001 no notice will be accepted for publication unless the cost of the insertion(s) is prepaid in CASH or by CHEQUE or POSTAL ORDERS. It can be arranged that money can be paid into the banking account of the Government Printer, in which case the deposit slip accompanies the advertisement before publication thereof.**
10. (1) The cost of a notice must be calculated by the advertiser in accordance with the word count table.

(2) Where there is any doubt about the cost of publication of a notice, and in the case of copy, an enquiry, accompanied by the relevant copy, should be addressed to the **Advertising Section, Government Printing Works, Private Bag X85, Pretoria, 0001 [Fax: (012) 323-8805]**, *before publication*.
11. Overpayment resulting from miscalculation on the part of the advertiser of the cost of publication of a notice will not be refunded, unless the advertiser furnishes adequate reasons why such miscalculation occurred. In the event of underpayments, the difference will be recovered from the advertiser, and the notice(s) will not be published until such time as the full cost of such publication has been duly paid in cash or by cheque or postal orders, or into the banking account.

12. *In the event of a notice being cancelled, a refund will be made only if no cost regarding the placing of the notice has been incurred by the Government Printing Works.*
13. The Government Printer reserves the right to levy an additional charge in cases where notices, the cost of which has been calculated in accordance with the Word Count Table, are subsequently found to be excessively lengthy or to contain overmuch or complicated tabulation.

PROOF OF PUBLICATION

14. **Copies of the *Gauteng Provincial Gazette* which may be required as proof of publication, may be ordered from the Government Printer at the ruling price.** The Government Printer will assume no liability for any failure to post such *Gauteng Provincial Gazette(s)* or for any delay in despatching it/them.

GOVERNMENT PRINTERS BANK ACCOUNT PARTICULARS

Bank:	ABSA
	BOSMAN STREET
Account No.:	4057114016
Branch code:	632-005
Reference No.:	00000005
Fax No.:	(012) 323 8805

Enquiries:

Mr James Maluleke	Tel.: (012) 334-4523
Mrs. H. Wolmarans	Tel.: (012) 334-4591

GENERAL NOTICES

NOTICE 2 OF 2013

OPERATION RECLAIM:

HERITAGE IMPACT ASSESSMENT

The City of Tshwane (CoT) in an effort to revitalize the Pretoria Central Business District approved the upgrading of the perimeter within the following boundaries namely:

- (a) Lilian Ngoyi (Van der Walt) Street between Pretorius Street and Madiba (Vermeulen) Street.
- (b) Sisulu (Prinsloo) Street between Madiba (Vermeulen) Street and Pretorius Street, and
- (c) Helen Joseph (Church) Street between Du Toit Street and Thabo Sehume (Andries) Street, as part of the project known as Operation Reclaim.

This is a pilot urban intervention to pedestrianize the identified route with an intention to reclaim the precinct for an on behalf of the non-motorized users of the City.

In terms of section 38 of the National Heritage Resources Act, 1999 (Act 25 of 1999), a heritage Impact Assessment (HIA) is required before a resolution can be adopted by the South African Heritage Resources Agency in respect of the feasibility of such upgrading and whether the City of Tshwane may be proceed therewith.

Mashabane Rose Architects and Urban Designers have been appointed to undertake the HIA and Public Consultation and also to propose the Urban Interventions.

Copies of the said HIA as well as further particulars of the intended actions are open for inspection during normal office hours (07:30 to 16:00) at the following office for a period of 30 (thirty) calendar days as from the date of this publication.

Es'kia Mphahlele Library, Sammy Marks Square, cnr Madiba (Vermeulen) & Sisulu (Prinsloo) Streets. Tel: (012) 358-8710 or (012) 358-1077.

Comments, objections and representations on the said HIA must be lodged in writing with the author of the Heritage Impact Assessment, Mashabane Rose Associates on or before 4 February 2013, or posted to Mashabane Rose Associates at the following address, provided that should any objections be sent by posted mail/e-mail, such objection must reach the Mashabane Rose Associates before or on the aforementioned date:

Es'kia Mphahlele Library, Sammy Marks Square, cnr Madiba (Vermeulen) & Sisulu (Prinsloo) Streets; or

Mashabane Rose Associates, Suite 246, Private Bag X2600, Houghton, 2041; or

Email: mra@icon.co.za

Persons who cannot write may come to the Region 3 Office, Sammy Marks Square Library, cnr Madiba (Vermeulen) & Sisulu (Prinsloo) Streets, during office hours (07:30 to 16:00) where a staff member will assist you to transcribe your comments.

JASON NGOBENI, City Manager

(Notice No. 151 of 2013)

NOTICE 3 OF 2013

NOTICE OF APPLICATIONS FOR ESTABLISHMENT OF TOWNSHIPS

The City of Johannesburg hereby gives notice in terms of section 69 (6) (a) read with section 96 (3) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that applications to establish townships referred to in the Annexures hereto, have been received by it.

Particulars of the application will lie for inspection between 08h00 and 14h00, at the office of the Executive Director: Development Planning, Transportation and Environment, City of Johannesburg, Room 8100, 8th Floor, A Block, Civic Centre, 158 Civic Boulevard (158 Loveday Street), Braamfontein, for a period of 28 days from 2 January 2013.

Objections to or representations in respect of the applications must be lodged in writing and in duplicate to the Executive Director, at the above address or at PO Box 30733, Braamfontein, 2017, within a period of 28 days from 2 January 2013.

ANNEXURE 1

Name of township: **Fourways Extension 61.**

Full name of applicant: Elizabeth Joyce Middleton.

Number of erven in proposed township: 2 erven: "Residential 2".

Description of land on which township is to be established: Part of Holding 45, Craigavon Agricultural Holdings.

Situation of proposed township: Adjacent and south of Oak Avenue, north of and adjacent to Swallow Drive.

City of Johannesburg Reference No: 02-12986.

ANNEXURE 2

Name of township: **Fourways Extension 62.**

Full name of applicant: Elizabeth Joyce Middleton.

Number of erven in proposed township: 1 Erf: "Residential 2", 1 Erf: "Public Open Space".

Description of land on which township is to be established: Part of Holding 45, Craigavon Agricultural Holdings.

Situation of proposed township: Adjacent and south of Oak Avenue, north of Arend Avenue.

City of Johannesburg Reference No: 02-12997.

Chief Executive Officer: PO Box 30733, Braamfontein, 2017.

KENNISGEWING 3 VAN 2013**KENNISGEWING VAN AANSOEK OM STIGING VAN DORPE**

Die Stad van Johannesburg gee hiermee ingevolge artikel 69 (6), gelees saam met artikel 96 (3) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), kennis dat aansoeke om dorpe, in die Bylaes hierby genoem, te stig deur hom ontvang is.

Besonderhede van die aansoek lê ter insae tussen 08h00 en 14h00 by die kantoor van die Uitvoerende Direkteur: Ontwikkelingsbeplanning, Vervoer en Omgewing, Stad van Johannesburg, Kamer 8100, 8ste Vloer, A-Blok, Burgersentrum, Civic Boulevard 158 (Lovedaystraat 158), Braamfontein, vir 'n tydperk van 28 dae vanaf 2 Januarie 2013.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 2 Januarie 2013, skriftelik in tweevoud by die Uitvoerende Direkteur by die bogenoemde adres of by Posbus 30733, Braamfontein, 2017, ingedien of gerig word.

BYLAE 1

Naam van dorp: **Fourways Uitbreiding 61.**

Volle naam van aansoeker: Elizabeth Joyce Middleton.

Aantal erwe in voorgestelde dorp: 2 erwe: "Residensieel 2".

Beskrywing van grond waarop dorp gestig staan te word: Deel van Hoewe 45, Craigavon Landbouhoewes.

Ligging van voorgestelde dorp: Aangrensend en suid van Oaklaan, noord van en aanliggend Swallowweg.

City of Johannesburg Verw. No. 02-12986.

BYLAE 2

Naam van dorp: **Fourways Uitbreiding 62.**

Volle naam van aansoeker: Elizabeth Joyce Middleton.

Aantal erwe in voorgestelde dorp: 1 Erf: "Residensieel 2", 1 Erf: "Publieke Oop Ruimte".

Beskrywing van grond waarop dorp gestig staan te word: Deel van Hoewe 45, Craigavon Landbouhoewes.

Ligging van voorgestelde dorp: Aangrensend en suid van Oaklaan, noord van Arendlaan.

City of Johannesburg Verw. No. 02-12997.

Hoof Uitvoerende Beampte: Posbus 30733, Braamfontein, 2017.

NOTICE 4 OF 2013**DECLARATION AS APPROVED TOWNSHIP: SEBOKENG EXTENSION 16****GAUTENG DEPARTMENT OF LOCAL GOVERNMENT AND HOUSING**

In terms of regulations 23(1) of the Township Establishment and Land Use Regulations, 1986, promulgated by virtue of section 66(1) of the Black Communities Development Act, No. 4 of 1984, the Member of the Gauteng Provincial Government's Executive Committee for Local Government and Housing, hereinafter referred to as the MEC for Local Government and Housing, hereby declares Sebokeng Extension 16 Township to be an approved township subject to the conditions set out in the schedule hereto.

Gauteng Department of Local Government and Housing: Reference No. HLA 7/3/4/1/286.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF THE PROVISIONS OF CHAPTER III OF THE TOWNSHIP ESTABLISHMENT AND LAND USE REGULATIONS, 1986, ISSUED UNDER SECTION 66(1) OF THE BLACK COMMUNITIES DEVELOPMENT ACT, NO. 4 OF 1984 ON PORTION 56 OF THE FARM SEBOKENG NO. 574-IQ, PROVINCE OF GAUTENG, BY THE EMFULENI LOCAL MUNICIPALITY (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT) AND BEING THE REGISTERED OWNER OF THE LAND, HAS BEEN APPROVED

1. CONDITIONS OF ESTABLISHMENT**(1) NAME**

The name of the township shall be Sebokeng Extension 16.

(2) LAYOUT/DESIGN

The township shall consist of erven and streets as indicated on General Plan L No. 84/1989.

(3) ACCESS

- (a) Ingress from Provincial Road P73-1 (K54) to the township and egress to Provincial Road P73-1 (K54) from the township shall be restricted to the junction of-
- (i) the street between Erf 62895 and the northern boundary of the township with Provincial Road P73-1 (K54); and
 - (ii) the street between Erf 63093 and the southern boundary of the township with Provincial Road P73-1 (K54).
- (b) The township applicant shall at its own expense, submit a geometric design layout plan (scale 1:500) of the ingress and egress points referred to in (a) above, and specifications for the construction of the accesses, to the Gauteng Department of Roads and Transport, for approval. The township applicant shall after approval of the layout and specifications, construct the said ingress and egress points, at its own expense to the satisfaction of the Gauteng Department of Roads and Transport.

(4) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township applicant shall arrange for the drainage of the township to fit in with that of Provincial Road P73-1 (K54) and for all stormwater running off or being diverted from the road to be received and disposed of.

(5) REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF TELKOM PLANT

If, by reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing Telkom Plant, the cost thereof shall be borne by the township applicant.

(6) REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING ESKOM POWER LINES

If, by reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing power lines of ESKOM, the cost thereof shall be borne by the township applicant.

(7) RESTRICTION ON THE DISPOSAL OF ERVEN

The township applicant shall not offer for sale or alienate Erven 63130 and 63131 within a period of six months after the erven become registrable, to any person or body other than the state unless the Gauteng Department of Education has indicated in writing that the Department does not wish to acquire the erven.

(8) LAND USE CONDITIONS

The erven mentioned hereunder shall be subject to the conditions as indicated

(a) CONDITIONS IMPOSED BY THE MEC FOR LOCAL GOVERNMENT AND HOUSING, GAUTENG PROVINCE IN TERMS OF THE PROVISIONS OF THE TOWNSHIP ESTABLISHMENT AND LAND USE REGULATIONS, 1986**(i) ALL ERVEN**

(aa) The use of the erf is as defined and subject to such conditions as are contained in the Land Use Conditions in Annexure F to the Township Establishment and Land Use Regulations, 1986, made in terms of section 66(1) of the Black Communities Development Act, No.4 of 1984: Provided that on the date on which a town planning scheme relating to the erf comes into force the rights and obligations contained in such scheme shall supersede those contained in the aforesaid Land Use Conditions.

(bb) The use zone of the erf can on application be altered by the local authority on such terms as it may determine and subject to such conditions as it may impose.

(cc) Proposals to overcome detrimental soil conditions to the satisfaction of the local authority shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the local authority.

(ii) ERVEN 62869 TO 62933, 62935 TO 63129, 63134 TO 63138, 63140 TO 63292, 63294 TO 63360, 63363 TO 63494, 63496 TO 63529 AND 63531 TO 63574

The use zone of the erf shall be "Residential".

(iii) ERVEN 63130 TO 63133, 63293, 63361 AND 63530

The use zone of the erf shall be "Community facility"

(iv) ERVEN 62934, 63139, 63362 AND 63495

The use zone of the erf shall be "Municipal"

(v) ERF 63575

The use zone of the erf shall be "Public open space"

(vi) ERVEN SUBJECT TO SPECIAL CONDITIONS

In addition to the relevant conditions set out above Erven 62869, 63101 to 63106, 63130, 63482 to 63494, 63559 and 63560 are subject to the following condition:

Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on a 20 or 25 meter wide street. The local authority may relax or grant exemption from this condition.

(b) CONDITIONS IMPOSED BY THE CONTROLLING AUTHORITY IN TERMS OF THE ADVERTISING ON ROADS AND RIBBON DEVELOPMENT ACT, 1940 (ACT NO. 21 OF 1940)

In addition to the relevant conditions set out above, the under-mentioned erven shall be subject to the conditions as indicated

(i) ERVEN 62896 TO 62936, 62938 TO 62941, 63064 TO 63066, 63073 TO 63075, 63082 TO 63084, 63090 TO 63092 AND 63575

(aa) The registered owner of the erf shall erect a physical barrier consisting of a 1.3 m high wire fence or barrier of such other material as may be approved by the local authority, in accordance with the most recent standards of the Gauteng Department of Roads and Transport, before or during development of the erf along the boundary thereof abutting on Provincial Road P73-1 (K54) to the satisfaction of the local authority and shall maintain such fence to the satisfaction of the local authority; provided that if the said road has not yet been declared, the relevant physical barrier shall be erected within a period of six (6) months after declaration of such road.

(bb) Except for the physical barrier referred to in sub clause (aa) above, a swimming bath 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 nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 16m from the boundary of the erf abutting on Provincial Road P73-1 (K54) nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the Gauteng Department of Roads and Transport.

(cc) Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting Provincial Road P73-1 (K54).

(ii) ERF 62890 TO 62894 AND 63094 TO 63100

(aa) The registered owner of the erf shall erect a physical barrier consisting of a 1.3 wire fence high or a barrier of such other material as may be approved by the local authority, in accordance with the most recent standards of the Gauteng Department of Roads and Transport, before or during development of the erf along the boundary thereof abutting on

a 20 or 25 meter wide street to the satisfaction of the local authority and shall maintain such fence to the satisfaction of the local authority: Provided that if Provincial Road P73-1 (K54) has not yet been declared, the relevant physical barrier shall be erected within a period of six (6) months after declaration of such road.

- (bb) Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on Provincial Road P73-1 (K54).

(iii) ERVEN 62895 AND 63093

- (aa) The registered owner of the erf shall erect a physical barrier consisting of a 1.3 m high wire fence or barrier of such other material as may be approved by the local authority, in accordance with the most recent standards of the Gauteng Department of Roads and Transport, before or during development of the erf along the boundary thereof abutting on Provincial Road P73-1 (K54) as well as along the boundary thereof abutting on a 20 or 25 meter wide street to the satisfaction of the local authority and shall maintain such fence to the satisfaction of the local authority: provided that if the said road has not yet been declared, the relevant physical barrier shall be erected within a period of six (6) months after declaration of such road.

- (bb) Except for the physical barrier referred to in subclause (aa) above, a swimming bath 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 nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 16m from the boundary of the erf abutting on Provincial Road P73-1 (K54) nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the Gauteng Department of Roads and Transport.

- (cc) Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting Provincial Road P73-1 (K54) or along the boundary thereof abutting on a 20 or 25 meter wide street.

2. CONDITIONS TO BE COMPLIED WITH BEFORE ERVEN IN THE TOWNSHIP BECOME REGISTRABLE

INSTALLATION AND PROVISION OF SERVICES

The township applicant shall install and provide appropriate, affordable and upgradable internal and external engineering services in or for the township.

3. CONDITIONS OF TITLE

(1) DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions, servitudes and real rights, if any, but excluding in respect of Portion 56 of the farm Sebokeng No. 574-IQ which is registered in terms of Certificate of Registered Title T95635/2007:-

- (a) The following **servitude which affects Erven 62893 to 62900, 63107 and 63129 and streets in the township only (servitude note no. 1 on General Plan L No. 84/1989):**

Conditions B on page 2 of T95635/2007: Notarial Deed of Servitude K601/1979S amended by Notarial Deed K6882/1994S, registered in favour of Eskom, vide diagram S.G. No. A7830/1972 and also indicated on diagram S.G. No. A509/1989.

- (b) The following **servitude which affects Erven 62900 to 62945, 63061 to 63095, 63107, 63119 to 63129, 63132 to 63133, 63293, 63344 to 63347, and 63358 to 63360 and streets in the township only (servitude note no. 2 on General Plan L No. 84/1989):**

Conditions B on page 2 of T95635/2007: Notarial Deed of Servitude K601/1979S amended by Notarial Deed K6882/1994S, registered in favour of Eskom, vide diagram S.G. No. A7818/1972 and also indicated on diagram S.G. No. A509/1989.

- (c) The following **servitude which does not affect the township area because of the location thereof:**

Condition C on page 2 of T95635/2007: Notarial Deed K780/1962S, right of way registered in favour of the general public, vide diagram S.G. No. A1142/1962.

- (d) The following **rights and ancillary obligations in respect of the rights which shall not be passed on to the erven in the township:**

Condition D.1(a) to D.1(d), D.2(a) to D.2(j) and D.3(a) to D.3(d) on pages 2 to 5 of T95635/2007: Water rights and ancillary obligations in respect of the rights.

(2) CONDITIONS IMPOSED BY THE MEC FOR LOCAL GOVERNMENT AND HOUSING, GAUTENG PROVINCE IN TERMS OF THE PROVISION OF THE TOWNSHIP ESTABLISHMENT AND LAND USE REGULATIONS, 1986

All erven with the exception of Erven 62934, 63139, 63362, 63495 and 63575 for public or municipal purposes shall be subject to the following conditions:

- (a) The erf is subject to a servitude, 1 metre wide, along any two boundaries other than a street boundary, in favour of the local authority, for sewerage and other municipal purposes, and in the case of a pan-handle erf, an additional servitude for municipal purposes, 1 metre wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may waive compliance with the requirements of these servitudes.
- (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 1 metre 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.

Gauteng Department of Local Government and Housing: Reference No. HLA 7/3/4/1/286.

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1

EKURHULENI METROPOLITAN MUNICIPALITY

DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 15 of 1986, the Ekurhuleni Metropolitan Municipality hereby declares Bartlett Extension 113 Township 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 JUANFANY CC REGISTRATION NO CK1999/048014/23 (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 968 OF THE FARM KLIPFONTEIN 83 IR HAS BEEN GRANTED BY THE EKURHULENI METROPOLITAN MUNICIPALITY:

1 CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Bartlett Extension 113.

1.2 DESIGN

The township shall consist of erven and the street as indicated on the General Plan SG No. 3961/2011.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, but excluding the 2 metre wide servitude, registered by virtue of Deed of Servitude K 7200/96 S, vide diagram S.G. No A6758/1993, which affects Elizabeth Road only.

1.4 ENDOWMENT

The township owners shall, in terms of the provisions of section 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay a lump sum endowment of R170 600.00 (VAT inclusive) to the local authority which amount shall be used by the local authority for the provision of land for parks and/or open spaces in or for the township.

Such endowments are payable in terms of the provisions of section 81 of the said ordinance, read with section 95 thereof.

1.5 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at their own expense 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, within a period of six (6) months from the date of publication of this notice.

1.6 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If, by reason of the establishment of the township, it becomes necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owners.

1.7 ACCESS

Ingress to and egress from the township shall be via a single point to Erf 1157 in the township from Edwin Road to the satisfaction of the Infrastructure Services: Roads, Transport and Civil Works Department. No direct access will be permitted to Elizabeth Road.

2 CONDITIONS OF TITLE

- 2.1 The erven shall be subject to the following conditions, imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986:-
- (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 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.
 - (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 purposes 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.
- 2.2 ALL ERVEN IN THE TOWNSHIP EXCEPT ERF 1157
- (a) The erf is entitled to servitude of right if way over Erf 1157.
- 2.3 ERF 1157
- (a) Erf 1157 is subject to a right of way in favour of Erven 1114 – 1156.
 - (b) Erf 1157 is subject to a servitude for municipal purposes.
-

LOCAL AUTHORITY NOTICE 2

EKURHULENI METROPOLITAN MUNICIPALITY

BOKSBURG AMENDMENT SCHEME 1783

The Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 15 of 1986, declares that it has approved an Amendment Scheme being an amendment of the Boksburg Town Planning Scheme, 1991, comprising the same land as included in the township of Bartlett Extension 113.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Area Manager: Boksburg Customer Care Centre, 3rd floor, Boksburg Civic Centre, c/o Trichardts and Commissioner Streets, Boksburg, and are open for inspection at all reasonable times.

This amendment is known as Boksburg Amendment Scheme 1783.

Khaya Ngema
City Manager
Civic Centre, Cross Street, Germiston
15/3/3/05/113

PLAASLIKE BESTUURSKENNISGEWING 3
PLAASLIKE BESTUURSKENNISGEWING 692 VAN 2012
JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT
VERKLARING TOT 'N GOEDGEKEURDE DORP

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Johannesburg Stad, Metropolitaanse Munisipaliteit hierby Noordwyk Uitbreiding 87 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR SILKSTAR 102 (EIENDOMS) BEPERK NO 2005/019934/07 (HIERNA DIE AANSOEKDOENER GENOEM) INGEVOLGE DIE BEPALINGS VAN ARTIKEL 98(1) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 1060 VAN DIE PLAAS RANDJESFONTEIN NO. 405, REGISTRASIE AFDELING J.R., PROVINSIE VAN GAUTENG, TOEGESTAAN IS.

1. Stigtingsvoorwaardes

1.1 NAAM

Die naam van die dorp is Noordwyk Uitbreiding 87.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 1116/2008.

1.3 INGENIEURSDIENSTE

1.3.1 Die dorpseienaar is verantwoordelik vir die installering en voorsiening van ingenieursdienste insluitende strate en stormwater dreinerings (hetsy deur middle van serwitute, gedeelte of op enige ander manier, voor oordrag van die Erf, Gedeelte van 'n Erf of Eenheid in 'n Deeltitel) en om 'n bydrae vir eksterne riooldienste te betaal; en

1.3.2 die plaaslike bestuur is verantwoordelik vir die installering en voorsiening van eksterne ingenieursdienste.

Die dorpseienaar sal, wanneer hy van voorneme is om die dorp van ingenieurs- en noodsaaklike dienste te voorsien:

1.3.3 elke ingenieursdiens wat vir die dorp voorsien moet word, ingevolge artikel 116 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) by ooreenkoms met die plaaslike bestuur klassifiseer as interne en eksterne ingenieursdienste; en

1.3.4 alle interne ingenieursdienste en noodsaaklike dienste installeer en voorsien tot bevrediging van die plaaslike bestuur en vir hierdie doel moet die verslae, planne en spesifikasies soos vereis deur die plaaslike owerheid ingedien word.

1.4 BESKIKKING OOR BESTAANDE TITEL VOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as

daar is, maar uitgesluit:

- 1.4.1 die reg van weg serwituut ten gunste van Midrand/Rabie Ridge, Ivory Park Metropolitaanse Substruktuur aangetoon deur die figuur abcG op diagram Landmeter Generaal No A426/94 en geregistreer is in terme van Notariele Akte van Serwituut No. 2817/1995S wat slegs Veertiendeweg in die dorp raak.

1.5 PROVINSIALE REGERING

Indien die aansoek vir die dorp nie goedgekeur word deur die Direkteur-Generaal: Departement van Vervoer en Publieke Werke (Gauteng Provinsiale Regering) of die ontwikkeling van die dorp nie voltooi is binne 'n periode van 10 jaar vanaf 4 Desember 2006 nie, moet die aansoek her ingedien word met kommentaar van die genoemde Department vir heroorweging

Indien omstandighede egter, voor die vervaldatum vermeld in (i) 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 gevolge die bepalings van Artikel 11 van Wet 21 van 1940, soos gewysig.

1.6 TOEGANG

Geen ingang van Pad PWV 5, Pad 795 en N1/21 na die dorp en geen uitgang tot Pad PWV 5, Pad 795 en N1/21 uit die dorp sal toegelaat word nie.

1.7 ONTVANGS EN VERSORGING VAN STORMWATER

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van Pad PWV 5, Pad 795 en N1/21 en stormwater wat van die pad afloop of afgelei word, ontvang en versorg.

1.8 OPRIGTING VAN HEINING OF ANDER FISIESE VERSPERRING

Die dorpseienaar moet op eie koste 'n heining of ander fisiese versperring oprig tot bevrediging van die Gauteng Provinsiale Regering: Departement van Vervoer en Publieke Werke soos en wanneer deur hom verlang word om dit te doen, en die versperring in 'n goeie toestand hou tot tyd en wyl hierdie verantwoordelikheid deur die plaaslike bestuur oorgeneem word: met dien verstande dat die dorpseienaar se verantwoordelikheid vir die instandhouding van die strate in die dorp oorgeneem word.

1.9 VERWYDERING VAN ROMMEL

Die dorpseienaar moet op eie koste al rommel binne die dorpsgebied laat verwyder tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

1.10 VERSKUIWING OF 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 dorpseienaar gedra word.

1.11 VERSKUIWING VAN KRAGLYNE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande kraglyne van ESKOM of Telkom te verskuif, moet die koste daarvan deur die dorpseienaar gedra word.

1.12 VERANTWOORDELIKHEID TEN OPSIGTE VAN DIENSTE EN BEPERKING OP DIE VERVREEMDING VAN ERWE.

Die dorpseienaar sal binne sodanige periode as wat die plaaslike bestuur mag bepaal, sy verantwoordelikheid nakom met betrekking tot die voorsiening van water en riooldienste sowel as vir die konstruksie van paaie en stormwater dreinerings en die installering daarvan, soos wat daar vooraf tussen die eienaar en die plaaslike bestuur ooreengekom is. Erwe mag nie vervreem of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur gesertifiseer het dat voldoende waarborge/kontant bydraes aan die plaaslike bestuur betaal is in verband met die voorsiening van dienste aan die dorpseienaar.

1.13 KONSOLIDASIE VAN ERWE

Die dorpseienaar moet op sy eie koste, na proklamasie van die dorp maar voor die oordrag of ontwikkeling van enige erf/eenheid in die dorp, Erwe 2819 en 2820 tot tevredenheid van die plaaslike bestuur konsolideer.

2. TITELVOORWAARDES

2.1 Voorwaardes opgelê deur die Plaaslike Bestuur kragtens die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986)

Alle erwe is onderworpe aan die voorwaardes soos aangedui:

- 2.1.1 Die erwe is onderworpe aan 'n serwituut 2 meter breed vir riolerings- en ander munisipale doeleindes en 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 2 meter breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur. Met dien verstande dat die plaaslike bestuur van sodanige serwituut mag afsien.
- 2.1.2 Geen geboue of ander strukture mag binne die voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 (two) meter daarvan geplant word nie.
- 2.1.3 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 goeie goeie noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voorgenoemde 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.

LOCAL AUTHORITY NOTICE 3

LOCAL AUTHORITY NOTICE 692 OF 2012

CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY

DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) the City of Johannesburg, (former Northern Metropolitan Local Council) hereby declares Noordwyk Extension 87 Township to be an approved township subject to the conditions set out in the schedule hereto.

ANNEXURE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY SILKSTAR 102 (PROPRIETARY) LIMITED NO. 2005/019934/07 (HEREIN AFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF SECTION 98(1) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 1060 OF THE FARM RANDJESFONTEIN NO 405, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG HAS BEEN GRANTED.

1 CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Noordwyk Extension 87.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 1116/2008.

1.3 ENGINEERING SERVICES

1.3.1 The township owner shall be responsible for the installation and provision of engineering services including streets and stormwater drainage (whether by servitude, portion or in any other manner, prior to the transfer of any Erf, Portion of an Erf or Unit in a Sectional Title, and pay a contribution towards bulk services; and

1.3.2 the local authority concerned shall be responsible for the installation and provision of external engineering services;

The township owner shall when he intends to provide the township with engineering and essential services:

1.3.3 by agreement with the local authority classify every engineering service to be provided for the township in terms of section 116 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) as an internal or external engineering service and in accordance with the guidelines; and

1.3.4 install or provide all internal and essential services to the satisfaction of the local authority and for this purpose shall lodge reports, diagrams and specifications as the local authority may require.

1.4 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

2.4.1 the right of way servitude in favour of the Midrand/Rabie Ridge.Ivory Park Metropolitan Substructure indicated by the figure abcG on diagram SG No A426/94 and registered in terms of Notarial Deed of Servitude No. 2817/1995S which affects Fourteenth Road in the township only.

1.5 PROVINCIAL GOVERNMENT

Should the application for the township not be approved by the Deputy Director-General: Department of Transport and Public Works (Gauteng Provincial Government) or the

development of the township not be completed within 10 years from 4 December 2006 the application must be forwarded for comments to the said Department for reconsideration.

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 fulfillment of the requirements of the controlling authority in terms of the provisions of Section 11 of Act 21 of 1940, as amended.

1.6 ACCESS

No ingress from Road PWV 5, Road 795 and N1/21 to the township and no egress to Road PWV 5, Road 795 and N1/21 from the township shall be allowed.

1.7 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of Road PWV 5, Road 795 and N1/21 and for all stormwater running off or being diverted from the road to be received or disposed of.

1.8 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at his own expense erect a fence or other physical barrier to the satisfaction of the Gauteng Provincial Government: Department of Transport and Public Works as and when required by him to do so and the township owner shall maintain such fence or physical barrier in good order and repair until such time as this responsibility is taken over by the local authority: Provided that the township owner responsibility for the maintenance thereof shall cease when the local authority takes over responsibility for the maintenance of the street in the township.

1.9 REMOVAL OF LITTER

The township owner shall at his own expense cause all litter within the township area to be removed to the satisfaction of the local authority when required by the local authority to do so.

1.10 REMOVAL OR 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.

1.11 REPOSITIONING OF CIRCUITS

If, by any reason of the establishment of the township, it should become necessary to reposition any existing circuits of ESKOM or Telkom, the cost thereof shall be borne by the township owner.

1.12 OBLIGATION WITH REGARD TO SERVICES AND REGISTRATION REGARDING THE ALIENATION OF ERVEN.

The township owner shall within such period as the local authority may determine, fulfill his obligations in respect of the provision of water, electricity and sanitary services as well as the construction of roads and storm water drainage and the installation of systems therefore as previously agreed upon between the township owner and the local authority. Erven shall not be alienated or be transferred into the name of a purchaser prior to the local authority verifying 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.

1.13 CONSOLIDATION OF ERVEN

The township owner shall at his own expense cause erven 2819 and 2820 in the township to be consolidated after proclamation of the township.

2 CONDITIONS OF TITLE

2.1 CONDITIONS IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

The erven mentioned hereunder shall be subject to the conditions as indicated:

- 2.1.1 The erven are subject to a servitude, 2 metres 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 metres 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.
- 2.1.2 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 (two) metres thereof.
- 2.1.3 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 work 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.

LOCAL AUTHORITY NOTICE 4

LOCAL AUTHORITY NOTICE 692 OF 2012

HALFWAY HOUSE AND CLAYVILLE TOWN PLANNING SCHEME, 1976, AMENDMENT SCHEME 07-6508

The City of Johannesburg, (former Northern Metropolitan Local Council), hereby declares that it has approved an amendment scheme, being an amendment of the Halfway House & Clayville Town Planning Scheme, 1976, comprising the same land as included in the township of Noordwyk Extension 87, in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

Map 3 and scheme clauses of the amendment scheme are filed with the Deputy Director-General, Gauteng Provincial Government: Department Housing and Local Government, Marshalltown and the Assistant Director: Development Planning, Transportation and Environment, Johannesburg, Room 8100, 8th Floor, A-Block, Metropolitan Centre, Braamfontein and are open for inspection at all reasonable times.

The date this scheme will come into operation is 2 January 2013.

This amendment is known as the Halfway House & Clayville Amendment Scheme 07-6508.

PLAASLIKE BESTUURSKENNISGEWING 4

L JULIUS: ACTING DEPUTY DIRECTOR, LEGAL ADMINISTRATION, DEPARTMENT DEVELOPMENT PLANNING, CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY

PLAASLIKE BESTUURSKENNISGEWING 692 VAN 2012**HALFWAY HOUSE EN CLAYVILLE DORPSBEPLANNINGSKEMA, 1976: WYSIGINGSKEMA 07-6508**

Johannesburg Stad, (vroëer Midrand Metropolitaanse Plaalike Raad), verklaar hierby ingevolge die bepalings van Artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) dat hy 'n wysigingskema synde 'n wysiging van die Halfway House & Clayville Dorpsbeplanningskema, 1976, wat uit die selfde grond as die dorp Noordwyk Uitbreiding 87 bestaan, goedgekeur het.

Kaart 3 en skemaklousules van die wysigingskema word in bewaring gehou deur die Adjunk-Direkteur Generaal, Departement Behuising en Plaaslike Regering, Marshalltown en is by die Assistent Direkteur : Ontwikkelingsbeplanning, Vervoer en Omgewing, Johannesburg, Kamer 8100, 8 ste Verdieping, A-Blok, Metropolitaanse Sentrum, Braamfontein beskikbaar vir inspeksie te alle redelike tye.

Die datum van die inwerkingtreeding van die skema is 2 January 2013.

Hierdie wysiging staan bekend as die Halfway House & Clayville Wysigingskema 07-6508.

L JULIUS: WAAREMENDE ADJUNK DIREKTEUR, REGSADMINISTARSIE, DEPARTEMENT OTWIKKELINGSBESTUUR, JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT

LOCAL AUTHORITY NOTICE 5**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 **Fourways Extension 55** 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 BALWIN PROPERTIES (PTY) LTD, REGISTRATION NUMBER 2003/028851/07, (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 592 OF THE FARM ZEVENFONTEIN 407 J.R., HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT**(1) NAME**

The name of the township is Fourways Extension 55.

(2) DESIGN

The township consists of erven and a street as indicated on General Plan S.G. No. 3611/2012.

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

(a) Should the development of the township not been completed before 19 March 2018, 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 Department of Roads and Transport, along the boundaries abutting Road K46 (William Nicol Drive). The erection and maintenance of such barrier shall be done to the satisfaction of the said Department.

(d) The township owner shall comply with the conditions of the Department as set out in the Department's letter dated 19 March 2008.

(5) ACCESS

(a) No access to or egress from the township shall be permitted along the lines of no access as indicated on approved layout plan 03-8074/3.

(b) 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.

(c) Access to or egress from the township shall be obtained via Broadacres Drive.

(6) ACCEPTANCE AND DISPOSAL OF STORMWATER

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

(7) 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.

(8) 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.

(9) 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.

(10) ENDOWMENT

The township owner shall, in terms of the provisions of Section 98(2) and Regulation 44 of the Town Planning and Townships Ordinance, 1986 (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).

(11) RESTRICTION ON THE DEVELOPMENT OF ERVEN

Erven 2615 and 2616 may only be developed jointly as a development scheme as provided for in terms of the Sectional Titles Act, Act No. 95 of 1986, as amended.

(12) 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 and to the satisfaction of the local authority, design, provide and construct all engineering 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 neither shall a Certificate of Registered Title be registered in the name of the township owner, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been provided and installed; and

(b) The township owner shall, at its own costs, after proclamation of the township, submit an application to the local authority for consent to notarially tie Erf 2615 with Erf 2616 Fourways Extension 55. 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 notarially tied, have been submitted or paid to the said local authority.

(c) The township owner shall, within such period as the local authority may determine, fulfil his its obligations in respect of the provision of electricity, water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefore as well as the redesign of the traffic signal phasing at Uranium/William Nicol, William Nicol/Broadacres (incl pedestrian crossing), 2 m wide paved sidewalk to be provided along all frontage roads, construction of a new traffic circle, as previously agreed upon between the township owner and the local authority.

(d) 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, 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

(e) Notwithstanding the provisions of clause 3.A. (1) hereunder, 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 in sub-clauses (a), (b), (c) and (d) 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, 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.

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) ALL ERVEN (EXCEPT ERF 2616)

(a) Each 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.

(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 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.

(2) ERF 2615

The erf is subject to a 2 metre wide sewer servitude in favour of the local authority, as indicated on the General Plan.

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 be registered, unless the following conditions and/or servitudes have been registered:

(1) ERF 2615

The erf is subject to a 3m x 6m metre wide substation servitude in favour of Eskom, as indicated on the General Plan.

L Julius
Acting Deputy Director : Legal Administration
City of Johannesburg
(Notice No. 695/2012)
2 January 2013

PLAASLIKE BESTUURSKENNISGEWING 5

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 **Fourways Uitbreiding 55** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR BALWIN PROPERTIES (EDMS) BEPERK, REGISTRASIE NOMMER 2003/028851/07 (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 592 VAN DIE PLAAS ZEVENFONTEIN 407 JR, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is **Fourways Uitbreiding 55**.

(2) ONTWERP

Die dorp bestaan uit erwe en deurpaaie soos aangedui op Algemene Plan LG Nr 3611/2012.

(3) VOORSIENING EN INSTALLERING VAN DIENSTE

Die dorpseienaar moet, op eie onkoste, die ontwerp, voorsiening en konstruksie van alle ingenieursdienste insluitend die interne paaie en stormwaterdreinerings in die dorp, tot tevredenheid van die plaaslike bestuur, voorsien.

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

(a) Indien die ontwikkeling van die dorp nie voor of op 19 Maart 2018 voltooi word nie, moet die aansoek heringedien word by die Departement van Paaie en Vervoer, vir heroorweging.

(b) Indien omstandighede egter, voor die verstryking van die tydperk vermeld in (b) 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 beheerende liggaam ingevolge die bepalings van Artikel 48 van die Gauteng Vervoerinfrastruktuur Wet, 2001 (Wet 8 van 2001).

(c) Die dorpseienaar moet, voor of gedurende die ontwikkeling van die dorp, 'n fisiese versperring wat in ooreenstemming is met die standaard van die Departement van Paaie en Vervoer, langs die grense van Pad K46 en William Nicol Rylaan. Die oprigting en instandhouding van sodanige fisiese versperring moet tot die tevredenheid van die gemelde Departement gedoen word.

(d) Die dorpseienaar moet voldoen aan die voorwaardes van die Departement soos uiteengesit in die Departement se brief gedateer 19 Maart 2008.

(5) TOEGANG

(a) Geen toegang tot of uitgang vanuit die dorp sal toegelaat word teen die lyne van geen toegang, soos aangedui op die goedgekeurde uitlegplan 03-8074/3.

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

(c) Toegang tot of uitgang vanuit die dorp, sal slegs toegelaat word Via Broadacres Rylaan.

(6) ONTVANGS EN VERSORGING VAN STORMWATER

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

(7) VULLISVERWYDERING

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

(8) 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 sodanige verwydering of vervanging op koste van die dorpseienaar gedoen word.

(9) 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 tevredenheid van die plaaslike bestuur, wanneer daartoe versoek deur die plaaslike bestuur.

(10) BEGIFTIGING

Die dorpseienaar moet ingevolge die bepalings van Artikel 98(2) saamgelees met Regulasie 44 van die Dorpsbeplanning en Dorpe Ordonnansie, 1986 (Ordonnansie 15 van 1986) 'n globale bedrag *as begiftiging aan die plaaslike bestuur betaal vir die voorsiening van grond vir 'n park (publieke oop ruimte).

(11) BEPERKING OP DIE ONTWIKKELING VAN ERWE

Erwe 2615 en 2616 kan slegs gesamentlik ontwikkel word as 'n behuisingsontwikkelingskema soos bedoel in terme van die Wet op Deeltitels, Wet No 95 van 1986, soos gewysig.

(12) 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 en tot tevredenheid van die plaaslike bestuur, alle dienste binne die grense van die dorp, ontwerp, voorsien en konstrueer, asook alle interne paaie en die stormwaterretikulاسie. Erwe en/of eenhede in die dorp, mag nie vervreem of oorgedra word in die naam van 'n koper nie, ook mag 'n Sertifikaat van Geregistreerde Titel nie in die naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie dienste voorsien en geïnstalleer is; en

(b) Die dorpseienaar moet op sy eie koste, na proklamasie van die dorp 'n aansoek indien by die plaaslike bestuur vir goedkeuring om Erf 2615 en Erf 2616 Fourways Uitbreiding 55 Notariël te verbind. Die Notariële verbinding mag nie geregistreer word alvorens die plaaslike regering aan die Registrateur van Aktes gesertifiseer het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van die dienste vir die dorp en/of die erwe om notariël verbind te word, aan die plaaslike bestuur gelewer of betaal is nie; en

(c) Die dorpseienaar moet, binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, aan sy verpligtinge ten opsigte van die voorsiening van elektrisiteit, water en sanitêre dienste asook die konstruksie van paaie en stormwater dreinerings en die installing van stelsels daarvoor sowel as die herontwerp van die verkeersein infasering by Uranium/William Nicol, William Nicol /Broadacres (insluitend die voortoegang), die 2 m breë geplaveide sygaardjie wat voorsien moet word langs alle voorpaaie, die konstruksie van 'n nuwe verkeersirkel, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur.

(c) Die dorpseienaar moet, binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van elektrisiteit, water en sanitêre dienste asook die konstruksie van paaie en stormwaterdreinerings en die installing van die stelsels daarvoor, met spesifieke verwysing na die verpligting om op sy eie koste die verskeie paaie en kruisings te konstrueer, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur. Erwe en/of eenhede in die dorp mag nie vervreem of oorgedra word in die naam van 'n koper nie, ook mag 'n Sertifikaat van Geregistreerde Titel nie in die naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat voldoende waarborge, kontantbydraes ten opsigte van die voorsiening van die dienste deur die dorpseienaar, aan die plaaslike bestuur gelewer of betaal is nie; en

(d) Erwe en/of eenhede in die dorp, mag nie vervreem of oorgedra word in die naam van 'n koper nie, ook mag 'n Sertifikaat van Geregistreerde Titel nie in die naam van die dorpseienaar geregistreer word nie, alvorens die genoemde Departement aan die Registrateur van Aktes gesertifiseer het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van die dienste vir die dorp deur die dorpseienaar aan die plaaslike bestuur gelewer of betaal is nie; en

(e) Nieteenstaande die bepalings van klousule 3.A.(1)(a) hieronder, moet die dorpseienaar op sy eie koste en tot tevredenheid van die plaaslike bestuur, alle serwitute opmeet en registreer om die dienste wat voorsien, gekonstrueer en/of geïnstalleer is beoog in (a), (b), (c) en (d) hierbo, te beskerm. Erwe en/of eenhede in die dorp, mag nie vervreem of oorgedra word in die naam van 'n koper nie, ook mag 'n Sertifikaat van Geregistreerde Titel nie in die naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie dienste 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.

3. TITELVOORWAARDES**A. Titelvoorwaardes opgelê ten gunste van die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordinansie 15 van 1986).**

(1) ALLE ERWE (BEHALWE ERF 2616)

(a) Elke erf is onderworpe aan 'n serwitut 2 m breed, ten gunste van die plaaslike bestuur, vir roierings- 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 goeie dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde serwituut grens en voorts sal die plaaslike bestuur geregtig wees tot redelike toegang tot genoemde grond vir die voorgenoemde 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 2615

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

B. Titelvoorwaardes 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 nie geregistreer word nie, tensy die volgende voorwaardes en/of serwitute geregistreer is:

(1) ERF 2615

Die erf is onderworpe aan 'n 3m x 6m serwituut vir elektriese mini-substasie doeleindes ten gunste van ESKOM soos aangedui op die Algemene Plan.

L Julius

Waarnemende Waarnemende Adjunk Direkteur : Regsadministrasie

Stad van Johannesburg

(Kennisgewing Nr 695/2012)

2 Januarie 2013

LOCAL AUTHORITY NOTICE 6

AMENDMENT SCHEME 03-8074

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 **Fourways Extension 55**. Map 3 and the scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning : City of Johannesburg and are open for inspection at all reasonable times.

This amendment is known as Amendment Scheme 03-8074.

L Julius

Acting Deputy Director : Legal Administration

City of Johannesburg

(Notice No. 696/2012)

2 January 2013

PLAASLIKE BESTUURSKENNISGEWING 6

WYSIGINGSKEMA 03-8074

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 Dorpsbeplanningskema, 1975, wat uit dieselfde grond as die dorp **Fourways Uitbreiding 55** bestaan, goedgekeur het. Kaart 3 en die skemaklousules van die wysigingskema

word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning : Stad van Johannesburg en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema 03-8074.

L Julius

Waarnemende Waarnemende Adjunk Direkteur : Regsadministrasie

Stad van Johannesburg

(Kennisgewing Nr 696/2012)

2 Januarie 2013

LOCAL AUTHORITY NOTICE 7**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 **Grand Central Extension 8** 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 VAN HEERDEN BROS GROND (PTY) LTD (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 PORTIONS 423 AND 424 OF THE FARM WATERVAL 5-IR. HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT**(1) NAME**

The name of the township is Grand Central Extension 8.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No.: 372/2008.

(3) PROVISION AND INSTALLATION OF SERVICES

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

(4) GAUTENG PROVINCIAL GOVERNMENT

(1) Should the development of the township not been commenced with before 2 September 2014 the application to establish the township, shall be resubmitted to the Department of Agriculture and Rural Development for authorisation in terms of the Environment Conservation Act, 1989 (Act 73 of 1989), as amended.

(2) Should the development of the township not been completed on or before 14 November 2016 the application to establish the township shall be resubmitted to the Department of Public Transport, Roads and Works (Gauteng Provincial Government) for re-consideration.

(3) If however, before the expiry date mentioned in (2) above, 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 township owner shall resubmit the application for the purpose of fulfilment 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).

(5) DEPARTMENT: MINERALS AND ENERGY

Should the development of the township not been completed on or before 5 December 2012 the application to establish the township, shall be resubmitted to the Department: Minerals and Energy for re-consideration.

(6) ACCESS

(a) No access to or egress from the township shall be permitted along the lines of no access as indicated on Layout Plan No. 07-7158/P1/X8.

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

(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 its own cost cause all existing buildings and structures if any 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.

(10) 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).

(11) OBLIGATIONS WITH REGARD TO SERVICES AND RESTRICTION REGARDING THE ALIENATION OF ERVEN

(a) The township owner shall, at its 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 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 its obligations in respect of the provision of water, electricity and sanitary services as well as the entire and or partial construction of **MARKET STREET**, stormwater drainage and the installation of systems therefore, as previously agreed upon between the township owner and the local authority. Erven 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; and

(c) Notwithstanding the provisions of clause 3 hereunder, the township owner shall, at its own costs and to the satisfaction of the local authority, survey and register all servitudes required to protect the services provided, constructed and/or installed as contemplated in (a) and/or (b) above. Erven 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 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 the existing conditions and servitudes, if any

3. CONDITIONS OF TITLE

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)

ALL ERVEN

(a) Each erf is subject to a servitude, 2 m wide, in favour of the local authority, for sewerage and other Municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2 m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.

(b) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 m thereof.

(c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the process of construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

Lance Julius

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

Notice No. 697/2012
2 December 2013

PLAASLIKE BESTUURSKENNISGEWING 7

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 **Grand Central Uitbreiing 8** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die meegaande Bylae.

BYLAE

VERKLARING VAN DIE VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR VAN HEERDEN BROS (EDMS) BPK (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 GEDEELTES 423 EN 424 VAN DIE PLAAS WATERVAL 5 I.R., GOEDGEKEUR IS.

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is **Grand Central Uitbreiding 8**.

(2) ONTWERP

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 372/2008.

(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 en vir die dorp, tot die tevredenheid van die plaaslike bestuur.

(4) GAUTENG PROVINSIALE REGERING

(a) Indien die ontwikkeling van die dorp nie in aanvang neem voor 2 September 2014, moet die aansoek om die dorp te stig, heringedien word by die Departement van Landbou, Bewaring en Omgewing vir vrystelling/ goedkeuring ingevolge die bepalings van die Omgewingsbewaringswet, 1989 (Wet 73 van 1989) soos gewysig.

(b) Indien die ontwikkeling van die dorp nie voor 14 November 2016 voltooi is nie, moet die aansoek om die dorp te stig, heringedien word by die Departement van Openbare Vervoer, Paaie en Werke vir heroorweging.

(c) Indien omstandighede egter, voor die vervaldatum vermeld in (2) 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 ingevolge die bepalings van Artikel 48 van die Gauteng Vervoerinfrastruktuur Wet, 2001 (Wet 8 van 2001).

(5) NASIONALE REGERING (DEPARTEMENT: MINERALE HULPBRONNE)

Indien die ontwikkeling van die dorp nie voor 5 Desember 2012 voltooi word nie, moet die aansoek om die dorp te stig, heringedien word by die Departement: Minerale Hulpbronne vir heroorweging.

(6) TOEGANG

(a) Geen toegang of uitgang moet voorsien word oor die lyne van geen toegang soos aangedui op die goedgekeurde plan van die dorp 07-7158/P1/X8.

(b) Toegang tot of uitgang vanuit die dorp moet tot tevredenheid van die plaaslike bestuur, Johannesburg Roads Agency (Edms) Bpk.

(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, moet die koste daarvan deur die dorpseienaar gedra word.

(8) ONTVANGS EN VERSORGING VAN STORMWATERDREINERING

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

(9) SLOPING VAN GEBOUE EN STRUKTURE

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

(10) BEGIFTIGING

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

(11) VERPLIGTINGE TEN OPSIGTE VAN INGENIEURSDIENSTE EN BEPERKING BETREFFENDE DIE VERVREEMDING VAN ERWE

(a) 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, asook alle interne paaie (albei privaat en publiek), die eienlik samestelling toegang en die stormwaterretikulasie van die dorp.. Erwe of eenhede in die dorp, mag nie vervreem of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie ingenieursdienste voorsien en geïnstalleer is; en

(b) Die dorpseienaar moet, binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van elektrisiteit, water en sanitêre dienste asook die konstruksie van paaie en die gedeeltelik konstruksie van **MARKET STRAAT** mwaterdreinering en die installering van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom. Erwe of eenhede in die dorp mag nie vervreem of oorgedra word in die naam van 'n koper 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

(c) Nieteenstaande die bepalings van klousule 2 hieronder, moet die dorpseienaar op sy eie koste en tot tevredenheid van die plaaslike bestuur, alle serwitute opmeet en registreer om die ingenieursdienste wat voorsien, gekonstrueer en/of geïnstalleer is soos beoog in (a) en/of (b) hierbo, te beskerm. Erwe of eenhede in die dorp, mag nie vervreem of oorgedra word in die naam van 'n koper 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.

3. TITELVOORWAARDES

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

ALLE ERWE

(a) Elke 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.

(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 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 rioolhoofpypleidings en ander werke wat hy volgens goeë dundke 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.

Lance Julius
Waarnemende Adjunk Direkteur: Regsadministrasie
Stad van Johannesburg Metropolitaanse Munisipaliteit
Kennisgewing Nr 697/2012
2 Desember 2013.

LOCAL AUTHORITY NOTICE 8

AMENDMENT SCHEME 07-7158

The City of Johannesburg Metropolitan Municipality herewith in terms 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 Halfway House and Clayville Town Planning Scheme, 1976, comprising the same land as included in the township **GRAND CENTRAL EXTENSION 8**. Map 3 and the scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning and Urban Management: City of Johannesburg and is open for inspection at all reasonable times.

This amendment is known as Amendment Scheme 07-7158

Lance Julius
Acting Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 698/2012
2 Desember 2013

PLAASLIKE BESTUURSKENNISGEWING 8

WYSIGINGSKEMA 07-7158

Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die beplaings van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), dat dit 'n wysigingskema synde 'n wysiging van die Halfway House en Clayville Dorpsbeplanning Skema, 1976, wat uit dieselfde grond as die dorp **GRAND CENTRAL UITBREIDING 8** bestaan, goedgekeur het. Kaart 3 en die skemaklouse van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning en Stedelike Bestuur: Stad van Johannesburg en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema 07-7158

Lance Julius
Waarnemende Adjunk Direkteur: Regsadministrasie
Stad van Johannesburg Metropolitaanse Munisipaliteit
Kennisgewing Nr 698/2012
2 Desember 2013.
