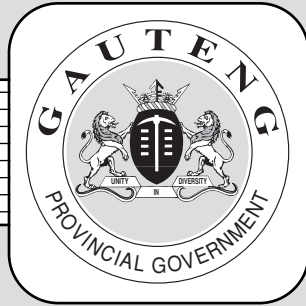


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

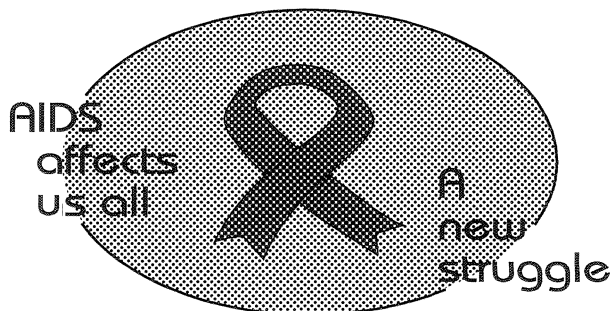
Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

Vol. 21

PRETORIA, 11 FEBRUARY 2015
FEBRUARIE

No. 24

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DEPARTMENT OF HEALTH

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CONTENTS • INHOUD

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES			
52	Town-planning and Townships Ordinance (15/1986): Establishment of township: Elandspark Extension 9.....	3	24
53	do.: Amendment Scheme 01-8816/2	9	24
54	do.: Establishment of township: Elandspark Extension 10.....	10	24
55	do.: Amendment Scheme 01-8816/3	16	24
56	do.: Establishment of township: Elandspark Extension 11	17	24
57	do.: Amendment Scheme 01-8816/4	23	24
58	do.: Establishment of township: Elandspark Extension 11	25	24
59	do.: Amendment Scheme 01-8816/4	31	24
60	do.: Establishment of township: Elandspark Extension 12.....	33	24
61	do.: Amendment Scheme 01-8816/5	39	24

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 52

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 **Elandspark 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 STEINHOFF PROPERTIES (PTY) LTD, REGISTRATION NO. 2001/005911/07 (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 67 (PORTION OF PORTION 25) OF THE FARM ELANDSFONTEIN 107 IR HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township is Elandspark Extension 9.

(2) DESIGN

The township consists of erven as indicated on General Plan S.G. No. 732/2012.

(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 electricity, water and sanitation as well as the construction of roads and stormwater drainage in the township.

(4) GAUTENG PROVINCIAL GOVERNMENT

(a) Should the development of the township not been commenced with before 17 March 2014, 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.

(b) Should the development of the township not been completed before 25 April 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).

(5) DEPARTMENT OF MINERAL RESOURCES

Should the development of the township not been completed before 11 March 2015, the application to establish the township, shall be resubmitted to the Department of Mineral Resources for reconsideration.

(6) 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 01-8816/2.

(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.

(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 or ESKOM services, the cost thereof shall be borne by the township owner.

(9) ACCEPTANCE AND DISPOSAL OF STORMWATER

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

(10) 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.

(11) OBLIGATIONS WITH REGARD TO ENGINEERING SERVICES AND RESTRICTION REGARDING HE 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 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 nor 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, within such period as the local authority may determine, fulfil its obligations in respect of the provision of electricity, water and sanitary engineering 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 nor 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

(c) Notwithstanding the provisions of clause 3.A.(1) 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 engineering services provided, constructed and/or installed as contemplated in (a) and/or (b) above. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser nor 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.

A. Excluding the following which do affect the township but shall not be made applicable to the individual erven in the township :

The following conditions imposed by the National Transport Commission in terms of sections 11(3) and (6) of the Advertising on Roads and Ribbon Development Act 1940 (Act No. 21 of 1940), as amended.

- (i) *The land shall not be subdivided further without the written approval of the controlling authority, as defined in Section 1 of Act 21/1940, read in conjunction with Act 44 of 1948.*
- (ii) *No structure or anything whatsoever shall be erected within a distance of 30 square meters measured from the centre line of the national road without the written approval of the controlling authority, as defined in Section 1 of Act No 21 of 1904, read in conjunction with Act No 44 of 1948.*

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

- (i) *By Notarial Deed No K800/66S dated 3 March 1966 the within-mentioned property is subject to a right of way along the Northern boundary of the property, in favour of Elandsfontein Estate Company limited, as indicated by the figure B.K.L.M.N on diagram S.G. No A 5476/65 as will more fully appear from reference to the said Notarial Deed.*
- (ii) *By virtue of Notarial Deed K1385/76S dated 22 March 1976, this property is subject in perpetuity to a servitude to convey water underground and ancillary purposes over a strip of ground 2 meters wide along the*

South Western boundary, which boundary is indicated by the line ABCDEFG on diagram S.G. No. A 4877/74 in favour of the Town Council of Alberton as will more fully appear from reference to the said Notarial Deed.

(iii) *Expropriation EX651/1993 registered in favour of the Department of Transport, expropriated in terms of Section 8(1) of the National Roads Act 1971, as more fully set out in Condition E. of Deed of Transfer T080596/2010.*

(iv) *By virtue of Notarial Deed of Servitude No. K 5243/2013 S dated 17 July 2013, the within mentioned property is subject to a pipeline servitude already laid and which may hereafter be laid along a strip of ground 7 855 square metres in extent as depicted by figure ABCDEFA indicated on servitude diagram SG. No. 7232/1999 as will more fully appear on the said Notarial Deed of Servitude.*

3. CONDITIONS OF TITLE

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

(1) ALL ERVEN

(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 753

The erf shall not be alienated or transferred without the written consent of the local authority first having been obtained and the local authority shall have an absolute discretion to withhold such consent, unless the transferee accepts the following condition: The local authority had limited the electricity supply to the erf to 493.3 kVA and should the registered owner of the erf exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electrical contributions as determined by the local authority, shall become due and payable by such owner/s to the local authority.

(3) ERF 754

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

(b) The erf is subject to a 3m wide stormwater servitude, in favour of the local authority as indicated on the General Plan.

(c) The erf shall not be alienated or transferred without the written consent of the local authority first having been obtained and the local authority shall have an absolute discretion to withhold such consent, unless the transferee accepts the following condition: The local authority had limited the electricity supply to the erf to 604.3 kVA and should the registered owner of the erf exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electrical contributions as determined by the local authority, shall become due and payable by such owner/s to the local authority.

Hector Makubo
Deputy Director : Legal Administration
City of Johannesburg
(Notice No. 018/2015)

PLAASLIKE BESTUURSKENNISGEWING 52

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

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR STEINHOFF PROPERTIES (EDMS) BPK, (REGISTRASIENOMMER 2001/005911/07) (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 67 ('N GEDEELTE VAN GEDEELTE 25) VAN DIE PLAAS ELANDSFONTEIN 107 IR, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES**(1) NAAM**

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

(2) ONTWERP

Die dorp bestaan uit erwe en deurpaaie soos aangedui op Algemene Plan LG Nr 732/2012.

(3) VOORSIENING EN INSTALLERING VAN DIENSTE

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

(4) GAUTENG PROVINSIALE REGERING

(a) Indien die ontwikkeling van die dorp nie voor 17 Maart 2014 in aanvang neem, moet die aansoek om die dorp te stig, heringedien word by die Departement van Landbou, Bewaring en Omgewing vir vrystelling/magtiging ingevolge die Wet op Nasionale Omgewingsbestuur, 1998 (Wet 107 van 1998), soos gewysig.

(b) Indien die ontwikkeling van die dorp nie voor 25 April 2018 voltooi word nie, moet die aansoek om die dorp te stig, heringedien word by die Departement van Openbare Vervoer, Paaie en Werke vir herooring.

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 48 van die Gauteng Vervoerinfrastruktuur Wet, 2001 (Wet 8 van 2001).

(5) DEPARTEMENT VAN MINERALE HULPBRONNE

Indien die ontwikkeling van die dorp nie voor 11 Maart 2015 voltooi word nie, moet die aansoek om die dorp te stig, heringedien word by die Departement van Minerale Hulpbronne vir herooring.

(6) TOEGANG

(a) Geen toegang tot of uitgang vanuit die dorp, sal toegelaat word via die lyn/lyne van geen toegang, soos aangedui op die goedgekeurde uitlegplan van die dorp Nr 01/8816/2/1.

(b) Tegang tot of uitgang vanuit die dorp moet voorsien word tot die tevredenheid van die plaaslike bestuur en/of Johannesburg Roads Agency.

(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) ONTVANGS EN VERSORGING VAN STORMWATER

Die dorpseienaar moet die dreinerig 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.

(10) 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.

(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 dienste binne die grense van die dorp, ontwerp, voorsien en konstrueer, asook alle interne paaie en die stormwaterretikulasie. 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 Geregisteerde 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, 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 stormwaterdreinerig en die installering 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 Geregisteerde 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

(c) 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 servitute opmeet en registreer om die dienste wat voorsien, gekonstrueer en/of geïnstalleer is beoog in (a), en/of (b) 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 Geregisteerde 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 servitute, indien enige.

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

A. Uitsluitend die volgende wat die dorp raak en nie van toepassing gemaak sal word op die individuele erwe in die dorp nie :

The following conditions imposed by the National Transport Commission in terms of sections 11(3) and (6) of the Advertising on Roads and Ribbon Development Act 1940 (Act No. 21 of 1940), as amended.

- (i) *The land shall not be subdivided further without the written approval of the controlling authority, as defined in Section 1 of Act 21/1940, read in conjunction with Act 44 of 1948.*
- (ii) *No structure or anything whatsoever shall be erected within a distance of 30 square meters measured from the centre line of the national road without the written approval of the controlling authority, as defined in Section 1 of Act No 21 of 1904, read in conjunction with Act No 44 of 1948.*

B. Uitsluitend die volgende servitute wat nie die dorp raak nie as gevolg van ligging :

- (i) *By Notarial Deed No K800/66S dated 3 March 1966 the within-mentioned property is subject to a right of way along the Northern boundary of the property, in favour of Elandsfontein Estate Company limited, as indicated by the figure B.K.L.M.N on diagram S.G. No A 5476/65 as will more fully appear from reference to the said Notarial Deed.*

(ii) *By virtue of Notarial Deed K1385/76S dated 22 March 1976, this property is subject in perpetuity to a servitude to convey water underground and ancillary purposes over a strip of ground 2 meters wide along the South Western boundary, which boundary is indicated by the line ABCDEFG on diagram S.G. No. A 4877/74 in favour of the Town Council of Alberton as will more fully appear from reference to the said Notarial Deed.*

(iii) *Expropriation EX651/1993 registered in favour of the Department of Transport, expropriated in terms of Section 8(1) of the National Roads Act 1971, as more fully set out in Condition E. of Deed of Transfer T080596/2010.*

(iv) *By virtue of Notarial Deed of Servitude No. K 5243/2013 S dated 17 July 2013, the within mentioned property is subject to a pipeline servitude already laid and which may hereafter be laid along a strip of ground 7 855 square metres in extent as depicted by figure ABCDEFA indicated on servitude diagram SG. No. 7232/1999 as will more fully appear on the said Notarial Deed of Servitude.*

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

(a) Elke erf is onderworpe aan 'n serwituut 2 m breed, ten gunste van die plaaslike bestuur, vir riolerings- en ander munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.

(b) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 2 m daarvan, geplant word nie.

(c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleiding, en ander werke wat hy volgens goeie goeie 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 rioolhoofpypleiding en ander werke veroorsaak word.

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

(2) ERF 755

(a) Die erf is onderworpe aan 'n 3m breë stormwaterserwituut langs die noord-oostelike grens ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.

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

(c) Die erf mag nie vervreem of oorgedra word sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie en die plaaslike bestuur sal 'n absolute diskresie hê om sodanige toestemming te weerhou, tensy die oordragener die volgende voorwaarde aanvaar: Die plaaslike bestuur het die elektrisiteitskapasiteit tot die erf tot 522.5 kVA beperk en indien die geregistreerde eienaar van die erf die kapasiteit oorskry of indien 'n aansoek om sodanige kapasiteit te oorskry, ingedien word by die plaaslike bestuur, sal addisionele elektrisiteitsbydraes soos bepaal deur die plaaslike bestuur, verskuldig en betaalbaar wees aan die plaaslike bestuur deur sodanige eienaar.

(3) ERF 756

(a) Die erf is onderworpe aan 'n 3m breë stormwaterserwituut langs die noord-oostelike grens ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.

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

(c) Die erf mag nie vervreem of oorgedra word sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie en die plaaslike bestuur sal 'n absolute diskresie hê om sodanige toestemming te weerhou, tensy die oordragener die volgende voorwaarde aanvaar: Die plaaslike bestuur het die elektrisiteitskapasiteit tot die erf tot 237.4 kVA beperk en indien die geregistreerde eienaar van die erf die kapasiteit oorskry of indien 'n aansoek om sodanige kapasiteit te oorskry, ingedien word by die plaaslike bestuur, sal addisionele elektrisiteitsbydraes soos bepaal deur die plaaslike bestuur, verskuldig en betaalbaar wees aan die plaaslike bestuur deur sodanige eienaar.

Hector Makhubo
Adjunk Direkteur : Regsadministrasie
Stad van Johannesburg
 (Kennisgewing Nr 018/2015)
 11 Februarie 2015

LOCAL AUTHORITY NOTICE 53

AMENDMENT SCHEME 01-8816/2

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 Johannesburg Town Planning Scheme, 1979, comprising the same land as included in the township of **Elandspark Extension 9**. 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 01-8816/2.

Hector Makhubo
Deputy Director : Legal Administration
City of Johannesburg
 (Notice No. 019/2015)
 11 February 2015

PLAASLIKE BESTUURSKENNISGEWING 53

WYSIGINGSKEMA 01-8816/2

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 Johannesburg Dorpsbeplanningskema, 1979, wat uit dieselfde grond as die dorp **Elandspark Uitbreiding 9** 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 01-8816/2.

Hector Makhubo
Adjunk Direkteur : Regsadministrasie
Stad van Johannesburg
 (Kennisgewing Nr 019/2015)
 11 Februarie 2015

LOCAL AUTHORITY NOTICE 54**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 **Elandspark Extension 10** 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 STEINHOFF PROPERTIES (PTY) LTD, REGISTRATION NO. 2001/005911/07 (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 68 (PORTION OF PORTION 25) OF THE FARM ELANDSFONTEIN 107 IR HAS BEEN APPROVED.

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

The name of the township is Elandspark Extension 10.

(2) DESIGN

The township consists of erven as indicated on General Plan S.G. No. 733/2012.

(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 electricity, water and sanitation as well as the construction of roads and stormwater drainage in the township.

(4) GAUTENG PROVINCIAL GOVERNMENT

(a) Should the development of the township not been commenced with before 17 March 2014, 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.

(b) Should the development of the township not been completed before 25 April 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).

(5) DEPARTMENT OF MINERAL RESOURCES

Should the development of the township not been completed before 11 March 2015, the application to establish the township, shall be resubmitted to the Department of Mineral Resources for reconsideration.

(6) 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 01-8816/3.

(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.

(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 or ESKOM services, the cost thereof shall be borne by the township owner.

(9) ACCEPTANCE AND DISPOSAL OF STORMWATER

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

(10) 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.

(11) OBLIGATIONS WITH REGARD TO ENGINEERING 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 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 nor 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, within such period as the local authority may determine, fulfil its obligations in respect of the provision of electricity, water and sanitary engineering 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 nor 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

(c) Notwithstanding the provisions of clause 3.A.(1) 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 engineering services provided, constructed and/or installed as contemplated in (a) and/or (b) above. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser nor 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.

A. Excluding the following which do affect the township but shall not be made applicable to the individual erven in the township :

The following conditions imposed by the National Transport Commission in terms of sections 11(3) and (6) of the Advertising on Roads and Ribbon Development Act 1940 (Act No. 21 of 1940), as amended.

- (i) *The land shall not be subdivided further without the written approval of the controlling authority, as defined in Section 1 of Act 21/1940, read in conjunction with Act 44 of 1948.*
- (ii) *No structure or anything whatsoever shall be erected within a distance of 30 square metres measured from the centre line of the national road without the written approval of the controlling authority, as defined in Section 1 of Act No 21 of 1904, read in conjunction with Act No 44 of 1948.*

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

- (i) *By Notarial Deed No K800/66S dated 3 March 1966 the within-mentioned property is subject to a right of way along the Northern boundary of the property, in favour of Elandsfontein Estate Company limited, as indicated by the figure B.K.L.M.N on diagram S.G. No A 5476/65 as will more fully appear from reference to the said Notarial Deed.*
- (ii) *By virtue of Notarial Deed K1385/76S dated 22 March 1976, this property is subject in perpetuity to a servitude to convey water underground and ancillary purposes over a strip of ground 2 meters wide along the*

South Western boundary, which boundary is indicated by the line ABCDEFG on diagram S.G. No. A 4877/74 in favour of the Town Council of Alberton as will more fully appear from reference to the said Notarial Deed.

(iii) Expropriation EX651/1993 registered in favour of the Department of Transport, expropriated in terms of Section 8(1) of the National Roads Act 1971, as more fully set out in Condition E. of Deed of Transfer T080596/2010.

(iv) By virtue of Notarial Deed of Servitude No. K 5243/2013 S dated 17 July 2013, the within mentioned property is subject to a pipeline servitude already laid and which may hereafter be laid along a strip of ground 7 855 square metres in extent as depicted by figure ABCDEFA indicated on servitude diagram SG. No. 7232/1999 as will more fully appear on the said Notarial Deed of Servitude.

3. CONDITIONS OF TITLE

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

(1) ALL ERVEN

(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 757

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

(b) The erf is subject to a 3m wide stormwater servitude in favour of the local authority, as indicated on the General Plan.

(c) The erf shall not be alienated or transferred without the written consent of the local authority first having been obtained and the local authority shall have an absolute discretion to withhold such consent, unless the transferee accepts the following condition: The local authority had limited the electricity supply to the erf to 217.1 kVA and should the registered owner of the erf exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electrical contributions as determined by the local authority, shall become due and payable by such owner/s to the local authority.

(3) ERF 758

(a) The erf is subject to a 3m wide stormwater servitude in favour of the local authority, as indicated on the General Plan.

(b) The erf shall not be alienated or transferred without the written consent of the local authority first having been obtained and the local authority shall have an absolute discretion to withhold such consent, unless the transferee accepts the following condition: The local authority had limited the electricity supply to the erf to 194.6 kVA and should the registered owner of the erf exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electrical contributions as determined by the local authority, shall become due and payable by such owner/s to the local authority.

(4) ERF 759

The erf shall not be alienated or transferred without the written consent of the local authority first having been obtained and the local authority shall have an absolute discretion to withhold such consent, unless the transferee

accepts the following condition: The local authority had limited the electricity supply to the erf to 370.2 kVA and should the registered owner of the erf exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electrical contributions as determined by the local authority, shall become due and payable by such owner/s to the local authority.

Hector Makubo
Deputy Director : Legal Administration
City of Johannesburg
 (Notice No. 020/2015)
 11 February 2015

PLAASLIKE BESTUURSKENNISGEWING 54

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 **Elandspark Uitbreiding 10** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR STEINHOFF PROPERTIES (EDMS) BPK, (REGISTRASIENOMMER 2001/005911/07) (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 68 ('N GEDEELTE VAN GEDEELTE 25) VAN DIE PLAAS ELANDSFONTEIN 107 IR, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is **Elandspark Uitbreiding 10**.

(2) ONTWERP

Die dorp bestaan uit erwe en deurpaaie soos aangedui op Algemene Plan LG Nr 733/2012.

(3) VOORSIENING EN INSTALLERING VAN DIENSTE

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

(4) GAUTENG PROVINSIALE REGERING

(a) Indien die ontwikkeling van die dorp nie voor 17 Maart 2014 in aanvang neem, moet die aansoek om die dorp te stig, heringedien word by die Departement van Landbou, Bewaring en Omgewing vir vrystelling/magtiging ingevolge die Wet op Nasionale Omgewingsbestuur, 1998 (Wet 107 van 1998), soos gewysig.

(b) Indien die ontwikkeling van die dorp nie voor 25 April 2018 voltooi word nie, moet die aansoek om die dorp te stig, heringedien word by die Departement van Openbare Vervoer, Paaie en Werke 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 48 van die Gauteng Vervoerinfrastruktuur Wet, 2001 (Wet 8 van 2001).

(5) DEPARTEMENT VAN MINERALE HULPBRONNE

Indien die ontwikkeling van die dorp nie voor 11 Maart 2015 voltooi word nie, moet die aansoek om die dorp te stig, heringedien word by die Departement van Minerale Hulpbronne vir heroorweging.

(6) TOEGANG

(a) Geen toegang tot of uitgang vanuit die dorp, sal toegelaat word via die lyn/lyne van geen toegang, soos aangedui op die goedgekeurde uitlegplan van die dorp Nr 01/8816/2/1.

(b) Tegang tot of uitgang vanuit die dorp moet voorsien word tot die tevredenheid van die plaaslike bestuur en/of Johannesburg Roads Agency.

(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) ONTVANGS EN VERSORGING VAN STORMWATER

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

(10) 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.

(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 dienste binne die grense van die dorp, ontwerp, voorsien en konstrueer, asook alle interne paaie en die stormwaterretikulering. 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, 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 installering 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

(c) 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), en/of (b) 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.

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

A. Uitsluitend die volgende wat die dorp raak en nie van toepassing gemaak sal word op die individuele erwe in die dorp nie :

The following conditions imposed by the National Transport Commission in terms of sections 11(3) and (6) of the Advertising on Roads and Ribbon Development Act 1940 (Act No. 21 of 1940), as amended.

- (i) *The land shall not be subdivided further without the written approval of the controlling authority, as defined in Section 1 of Act 21/1940, read in conjunction with Act 44 of 1948.*
- (ii) *No structure or anything whatsoever shall be erected within a distance of 30 square metres measured from the centre line of the national road without the written approval of the controlling authority, as defined in Section 1 of Act No 21 of 1940, read in conjunction*

with Act No 44 of 1948.

B. Uitsluitend die volgende serwitute wat nie die dorp raak nie as gevolg van die ligging :

(i) *By Notarial Deed No K800/66S dated 3 March 1966 the within-mentioned property is subject to a right of way along the Northern boundary of the property, in favour of Elandsfontein Estate Company limited, as indicated by the figure B.K.L.M.N on diagram S.G. No A 5476/65 as will more fully appear from reference to the said Notarial Deed.*

(ii) *By virtue of Notarial Deed K1385/76S dated 22 March 1976, this property is subject in perpetuity to a servitude to convey water underground and ancillary purposes over a strip of ground 2 meters wide along the South Western boundary, which boundary is indicated by the line ABCDEFG on diagram S.G. No. A 4877/74 in favour of the Town Council of Alberton as will more fully appear from reference to the said Notarial Deed.*

(iii) *Expropriation EX651/1993 registered in favour of the Department of Transport, expropriated in terms of Section 8(1) of the National Roads Act 1971, as more fully set out in Condition E. of Deed of Transfer T080596/2010.*

(iv) *By virtue of Notarial Deed of Servitude No. K 5243/2013 S dated 17 July 2013, the within mentioned property is subject to a pipeline servitude already laid and which may hereafter be laid along a strip of ground 7 855 square metres in extent as depicted by figure ABCDEFA indicated on servitude diagram SG. No. 7232/1999 as will more fully appear on the said Notarial Deed of Servitude.*

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

(a) Elke erf is onderworpe aan 'n serwituut 2 m breed, ten gunste van die plaaslike bestuur, vir riolerings- en ander munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.

(b) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 2 m daarvan, geplant word nie.

(c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings, en ander werke wat hy volgens goeë 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 757

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

(b) Die erf is onderworpe aan 'n 3m breë stormwaterserwituut langs die noord-oostelike grens ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.

(c) Die erf mag nie vervreem of oorgedra word sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie en die plaaslike bestuur sal 'n absolute diskresie hê om sodanige toestemming te weerhou, tensy die oordragnemer die volgende voorwaarde aanvaar: Die plaaslike bestuur het die elektrisiteitskapasiteit tot die erf tot 217.1 kVA beperk en indien die geregistreerde eienaar van die erf die kapasiteit oorskry of indien 'n aansoek om sodanige kapasiteit te oorskry, ingedien word by die plaaslike bestuur, sal addisionele elektrisiteitsbydraes soos bepaal deur die plaaslike bestuur, verskuldig en betaalbaar wees aan die plaaslike bestuur deur sodanige eienaar.

(3) ERF 758

(a) Die erf is onderworpe aan 'n 3m breë stormwaterserwituut langs die noord-oostelike grens ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.

(b) Die erf mag nie vervreem of oorgedra word sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie en die plaaslike bestuur sal 'n absolute diskresie hê om sodanige toestemming te weerhou, tensy die oordragnemer die volgende voorwaarde aanvaar: Die plaaslike bestuur het die elektrisiteitskapasiteit tot die erf tot 194.6 kVA beperk en indien die geregistreerde eienaar van die erf die kapasiteit oorskry of indien 'n aansoek om sodanige kapasiteit te oorskry, ingedien word by die plaaslike bestuur, sal addisionele elektrisiteitsbydraes soos bepaal deur die plaaslike bestuur, verskuldig en betaalbaar wees aan die plaaslike bestuur deur sodanige eienaar.

(4) ERF 759

Die erf mag nie vervreem of oorgedra word sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie en die plaaslike bestuur sal 'n absolute diskresie hê om sodanige toestemming te weerhou, tensy die oordragnemer die volgende voorwaarde aanvaar: Die plaaslike bestuur het die elektrisiteitskapasiteit tot die erf tot 370.2 kVA beperk en indien die geregistreerde eienaar van die erf die kapasiteit oorskry of indien 'n aansoek om sodanige kapasiteit te oorskry, ingedien word by die plaaslike bestuur, sal addisionele elektrisiteitsbydraes soos bepaal deur die plaaslike bestuur, verskuldig en betaalbaar wees aan die plaaslike bestuur deur sodanige eienaar.

Hector Makhubo
Adjunk Direkteur : Regsadministrasie
Stad van Johannesburg
(Kennisgewing Nr 020/2015)
11 Februarie 2015

LOCAL AUTHORITY NOTICE 55

AMENDMENT SCHEME 01-8816/3

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 Johannesburg Town Planning Scheme, 1979, comprising the same land as included in the township of **Elandspark Extension 10**. 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 01-8816/3.

Hector Makhubo
Deputy Director : Legal Administration
City of Johannesburg
(Notice No. 021/2015)
11 February 2015

PLAASLIKE BESTUURSKENNISGEWING 55

WYSIGINGSKEMA 01-8816/3

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 Johannesburg Dorpsbeplanningskema, 1979, wat uit dieselfde grond as die dorp **Elandspark Uitbreiding 10** 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 01-8816/3.

Hector Makhubo
Adjunk Direkteur : Regsadministrasie
Stad van Johannesburg
(Kennisgewing Nr 021/2015)
11 Februarie 2015

LOCAL AUTHORITY NOTICE 56

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 **Elandspark Extension 11** 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 STEINHOFF PROPERTIES (PTY) LTD, REGISTRATION NO. 2001/005911/07 (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 69 (PORTION OF PORTION 25) OF THE FARM ELANDSFONTEIN 107 IR HAS BEEN APPROVED.

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

The name of the township is Elandspark Extension 11.

(2) DESIGN

The township consists of erven as indicated on General Plan S.G. No. 734/2012.

(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 electricity, water and sanitation as well as the construction of roads and stormwater drainage in the township.

(4) GAUTENG PROVINCIAL GOVERNMENT

(a) Should the development of the township not been commenced with before 17 March 2014, 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.

(b) Should the development of the township not been completed before 25 April 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).

(5) DEPARTMENT OF MINERAL RESOURCES

Should the development of the township not been completed before 11 March 2015, the application to establish the township, shall be resubmitted to the Department of Mineral Resources for reconsideration.

(6) 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 01-8816/4.

(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.

(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 or ESKOM services, the cost thereof shall be borne by the township owner.

(9) ACCEPTANCE AND DISPOSAL OF STORMWATER

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

(10) 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.

(11) OBLIGATIONS WITH REGARD TO ENGINEERING SERVICES AND RESTRICTION REGARDING HE 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 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 nor 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, within such period as the local authority may determine, fulfil its obligations in respect of the provision of electricity, water and sanitary engineering 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 nor 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

(c) Notwithstanding the provisions of clause 3.A.(1) 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 engineering services provided, constructed and/or installed as contemplated in (a) and/or (b) above. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser nor 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.

A. Excluding the following which do affect the township but shall not be made applicable to the individual erven in the township :

The following conditions imposed by the National Transport Commission in terms of sections 11(3) and (6) of the Advertising on Roads and Ribbon Development Act 1940 (Act No. 21 of 1940), as amended.

- (i) *The land shall not be subdivided further without the written approval of the controlling authority, as defined in Section 1 of Act 21/1940, read in conjunction with Act 44 of 1948.*
- (ii) *No structure or anything whatsoever shall be erected within a distance of 30 square metres measured from the centre line of the national road without the written approval of the controlling authority, as defined in Section 1 of Act No 21 of 1904, read in conjunction with Act No 44 of 1948.*

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

- (i) *By Notarial Deed No K800/66S dated 3 March 1966 the within-mentioned property is subject to a right of way along the Northern boundary of the property, in favour of Elandsfontein Estate Company limited, as indicated by the figure B.K.L.M.N on diagram S.G. No A 5476/65 as will more fully appear from reference to the said Notarial Deed.*
- (ii) *By virtue of Notarial Deed K1385/76S dated 22 March 1976, this property is subject in perpetuity to a servitude to convey water underground and ancillary purposes over a strip of ground 2 meters wide along the*

South Western boundary, which boundary is indicated by the line ABCDEFG on diagram S.G. No. A 4877/74 in favour of the Town Council of Alberton as will more fully appear from reference to the said Notarial Deed.

(iii) *Expropriation EX651/1993 registered in favour of the Department of Transport, expropriated in terms of Section 8(1) of the National Roads Act 1971, as more fully set out in Condition E. of Deed of Transfer T080596/2010.*

(iv) *By virtue of Notarial Deed of Servitude No. K 5243/2013 S dated 17 July 2013, the within mentioned property is subject to a pipeline servitude already laid and which may hereafter be laid along a strip of ground 7 855 square metres in extent as depicted by figure ABCDEFA indicated on servitude diagram SG. No. 7232/1999 as will more fully appear on the said Notarial Deed of Servitude.*

3. CONDITIONS OF TITLE

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

(1) ALL ERVEN

(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 760

(a) The erf is subject to a 2m wide sewer servitude on the eastern boundary, in favour of the local authority, as indicated on the General Plan.

(b) The erf is subject to a 2m wide sewer servitude on the western boundary, in favour of the local authority, as indicated on the General Plan.

(c) The erf is subject to a 3m wide stormwater servitude on the southern boundary, in favour of the local authority, as indicated on the General Plan.

(d) The erf is subject to a 3m wide stormwater servitude on the eastern boundary, in favour of the local authority, as indicated on the General Plan.

(e) The erf shall not be alienated or transferred without the written consent of the local authority first having been obtained and the local authority shall have an absolute discretion to withhold such consent, unless the transferee accepts the following condition: The local authority had limited the electricity supply to the erf to 236.2 kVA and should the registered owner of the erf exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electrical contributions as determined by the local authority, shall become due and payable by such owner/s to the local authority.

(3) ERF 761

(a) The erf is subject to a 2m wide sewer servitude on the western boundary, in favour of the local authority, as indicated on the General Plan.

(b) The erf shall not be alienated or transferred without the written consent of the local authority first having been obtained and the local authority shall have an absolute discretion to withhold such consent, unless the transferee accepts the following condition: The local authority had limited the electricity supply to the erf to 205 kVA and should the registered owner of the erf exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electrical contributions as determined by the local authority, shall

become due and payable by such owner/s to the local authority.

(4) ERF 762

(a) The erf is subject to a 2m wide sewer servitude on the western boundary, in favour of the local authority, as indicated on the General Plan.

(b) The erf shall not be alienated or transferred without the written consent of the local authority first having been obtained and the local authority shall have an absolute discretion to withhold such consent, unless the transferee accepts the following condition: The local authority had limited the electricity supply to the erf to 219.7 KVA and should the registered owner of the erf exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electrical contributions as determined by the local authority, shall become due and payable by such owner/s to the local authority.

Hector Makubo
Deputy Director : Legal Administration
City of Johannesburg
 (Notice No. 022/2015)
 11 February 2015

PLAASLIKE BESTUURSKENNISGEWING 56

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 **Elandspark Uitbreiding 11** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR STEINHOFF PROPERTIES (EDMS) BPK, (REGISTRASIENOMMER 2001/005911/07) (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 69 ('N GEDEELTE VAN GEDEELTE 25) VAN DIE PLAAS ELANDSFONTEIN 107 IR, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is **Elandspark Uitbreiding 11**.

(2) ONTWERP

Die dorp bestaan uit erwe en deurpaaie soos aangedui op Algemene Plan LG Nr 734/2012.

(3) VOORSIENING EN INSTALLERING VAN DIENSTE

Die dorpsseienaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering van elektrisiteit, water en sanitasie asook die konstruksie van strate en stormwaterdreinerings in en vir die dorp.

(4) GAUTENG PROVINSIALE REGERING

(a) Indien die ontwikkeling van die dorp nie voor 17 Maart 2014 in aanvang neem, moet die aansoek om die dorp te stig, heringedien word by die Departement van Landbou, Bewaring en Omgewing vir vrystelling/magtiging ingevolge die Wet op Nasionale Omgewingsbestuur, 1998 (Wet 107 van 1998), soos gewysig.

(b) Indien die ontwikkeling van die dorp nie voor 25 April 2018 voltooi word nie, moet die aansoek om die dorp te stig, heringedien word by die Departement van Openbare Vervoer, Paaie en Werke 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 dorpsseienaar die aansoek herindien vir doeleindes van die nakoming van die vereistes van die beherende liggaam in gevolge die bepalings van Artikel 48 van die Gauteng Vervoerinfrastruktuur Wet, 2001 (Wet 8 van 2001).

(5) DEPARTEMENT VAN MINERALE HULPBRONNE

Indien die ontwikkeling van die dorp nie voor 11 Maart 2015 voltooi word nie, moet die aansoek om die dorp te

stig, heringedien word by die Departement van Minerale Hulpbronne vir heroorweging.

(6) TOEGANG

(a) Geen toegang tot of uitgang vanuit die dorp, sal toegelaat word via die lyn/lyne van geen toegang, soos aangedui op die goedgekeurde uitlegplan van die dorp Nr 01/8816/2/1.

(b) Tegang tot of uitgang vanuit die dorp moet voorsien word tot die tevredenheid van die plaaslike bestuur en/of Johannesburg Roads Agency.

(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) 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.

(10) 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.

(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 dienste binne die grense van die dorp, ontwerp, voorsien en konstrueer, asook alle interne paaie en die stormwaterretikulasie. 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, 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 installering 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

(c) 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), en/of (b) 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.

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

A. Uitsluitend die volgende wat die dorp raak en nie van toepassing gemaak sal word op die individuele erwe in die dorp nie :

The following conditions imposed by the National Transport Commission in terms of sections 11(3) and (6) of the Advertising on Roads and Ribbon Development Act 1940 (Act No. 21 of 1940), as amended.

- (i) *The land shall not be subdivided further without the written approval of the controlling authority, as defined in Section 1 of Act 21/1940, read in conjunction with Act 44 of 1948.*
- (ii) *No structure or anything whatsoever shall be erected within a distance of 30 square metres measured from the centre line of the national road without the written approval of the controlling authority, as defined in Section 1 of Act No 21 of 1904, read in conjunction with Act No 44 of 1948.*

B. Uitsluitend die volgende serwituute wat nie die dorp raak nie as gevolg van die ligging :

- (i) *By Notarial Deed No K800/66S dated 3 March 1966 the within-mentioned property is subject to a right of way along the Northern boundary of the property, in favour of Elandsfontein Estate Company limited, as indicated by the figure B.K.L.M.N on diagram S.G. No A 5476/65 as will more fully appear from reference to the said Notarial Deed.*
- (ii) *By virtue of Notarial Deed K1385/76S dated 22 March 1976, this property is subject in perpetuity to a servitude to convey water underground and ancillary purposes over a strip of ground 2 meters wide along the South Western boundary, which boundary is indicated by the line ABCDEFG on diagram S.G. No. A 4877/74 in favour of the Town Council of Alberton as will more fully appear from reference to the said Notarial Deed.*
- (iii) *Expropriation EX651/1993 registered in favour of the Department of Transport, expropriated in terms of Section 8(1) of the National Roads Act 1971, as more fully set out in Condition E. of Deed of Transfer T080596/2010.*
- (iv) *By virtue of Notarial Deed of Servitude No. K 5243/2013 S dated 17 July 2013, the within mentioned property is subject to a pipeline servitude already laid and which may hereafter be laid along a strip of ground 7 855 square metres in extent as depicted by figure ABCDEFA indicated on servitude diagram SG. No. 7232/1999 as will more fully appear on the said Notarial Deed of Servitude.*

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

(a) Elke erf is onderworpe aan 'n serwituut 2 m breed, ten gunste van die plaaslike bestuur, vir riolerings- en ander munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.

(b) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 2 m daarvan, geplant word nie.

(c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings, en ander werke wat hy volgens goeie doedunke 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 760

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

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

(c) Die erf is onderworpe aan 'n 3m breë stormwatersewituut langs die noord-oostelike grens ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.

(d) Die erf mag nie vervreem of oorgedra word sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie en die plaaslike bestuur sal 'n absolute diskresie hê om sodanige toestemming te weerhou, tensy die oordragnemer die volgende voorwaarde aanvaar: Die plaaslike bestuur het die elektrisiteitskapasiteit tot die erf tot 236.2 kVA beperk en indien die geregistreerde eienaar van die erf die kapasiteit oorskry of indien 'n aansoek om sodanige kapasiteit te oorskry, ingedien word by die plaaslike bestuur, sal addisionele elektrisiteitsbydraes soos bepaal deur die plaaslike bestuur, verskuldig en betaalbaar wees aan die plaaslike bestuur deur sodanige eienaar.

(3) ERF 761

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

(b) Die erf mag nie vervreem of oorgedra word sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie en die plaaslike bestuur sal 'n absolute diskresie hê om sodanige toestemming te weerhou, tensy die oordragnemer die volgende voorwaarde aanvaar: Die plaaslike bestuur het die elektrisiteitskapasiteit tot die erf tot 205 kVA beperk en indien die geregistreerde eienaar van die erf die kapasiteit oorskry of indien 'n aansoek om sodanige kapasiteit te oorskry, ingedien word by die plaaslike bestuur, sal addisionele elektrisiteitsbydraes soos bepaal deur die plaaslike bestuur, verskuldig en betaalbaar wees aan die plaaslike bestuur deur sodanige eienaar.

(4) ERF 762

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

(b) Die erf mag nie vervreem of oorgedra word sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie en die plaaslike bestuur sal 'n absolute diskresie hê om sodanige toestemming te weerhou, tensy die oordragnemer die volgende voorwaarde aanvaar: Die plaaslike bestuur het die elektrisiteitskapasiteit tot die erf tot 219.7 kVA beperk en indien die geregistreerde eienaar van die erf die kapasiteit oorskry of indien 'n aansoek om sodanige kapasiteit te oorskry, ingedien word by die plaaslike bestuur, sal addisionele elektrisiteitsbydraes soos bepaal deur die plaaslike bestuur, verskuldig en betaalbaar wees aan die plaaslike bestuur deur sodanige eienaar.

Hector Makhubo
Adjunk Direkteur : Regsadministrasie
Stad van Johannesburg
 (Kennisgewing Nr 022/2015)
 11 Februarie 2015

LOCAL AUTHORITY NOTICE 57

AMENDMENT SCHEME 01-8816/4

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 Johannesburg Town Planning Scheme, 1979, comprising the same land as included in the township of **Elandspark Extension 11**. 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 01-8816/4.

Hector Makhubo
Deputy Director : Legal Administration
City of Johannesburg
 (Notice No. 023/2015)
 11 February 2015

PLAASLIKE BESTUURSKENNISGEWING 57**WYSIGINGSKEMA 01-8816/4**

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 Johannesburg Dorpsbeplanningskema, 1979, wat uit dieselfde grond as die dorp **Elandspark Uitbreiding 11** 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 01-8816/4.

Hector Makhubo
Adjunk Direkteur : Regsadministrasie
Stad van Johannesburg
(Kennisgewing Nr 023/2015)
11 Februarie 2015

LOCAL AUTHORITY NOTICE 58**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 **Elandspark Extension 11** 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 STEINHOFF PROPERTIES (PTY) LTD, REGISTRATION NO. 2001/005911/07 (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 69 (PORTION OF PORTION 25) OF THE FARM ELANDSFONTEIN 107 IR HAS BEEN APPROVED.

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

The name of the township is Elandspark Extension 11.

(2) DESIGN

The township consists of erven as indicated on General Plan S.G. No. 734/2012.

(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 electricity, water and sanitation as well as the construction of roads and stormwater drainage in the township.

(4) GAUTENG PROVINCIAL GOVERNMENT

(a) Should the development of the township not been commenced with before 17 March 2014, 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.

(b) Should the development of the township not been completed before 25 April 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).

(5) DEPARTMENT OF MINERAL RESOURCES

Should the development of the township not been completed before 11 March 2015, the application to establish the township, shall be resubmitted to the Department of Mineral Resources for reconsideration.

(6) 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 01-8816/4.

(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.

(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 or ESKOM services, the cost thereof shall be borne by the township owner.

(9) ACCEPTANCE AND DISPOSAL OF STORMWATER

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

(10) 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.

(11) OBLIGATIONS WITH REGARD TO ENGINEERING 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 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 nor 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, within such period as the local authority may determine, fulfil its obligations in respect of the provision of electricity, water and sanitary engineering 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 nor 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

(c) Notwithstanding the provisions of clause 3.A.(1) 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 engineering services provided, constructed and/or installed as contemplated in (a) and/or (b) above. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser nor 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.

A. Excluding the following which do affect the township but shall not be made applicable to the individual erven in the township :

The following conditions imposed by the National Transport Commission in terms of sections 11(3) and (6) of the Advertising on Roads and Ribbon Development Act 1940 (Act No. 21 of 1940), as amended.

- (i) *The land shall not be subdivided further without the written approval of the controlling authority, as defined in Section 1 of Act 21/1940, read in conjunction with Act 44 of 1948.*
- (ii) *No structure or anything whatsoever shall be erected within a distance of 30 square meters measured from the centre line of the national road without the written approval of the controlling authority, as defined in Section 1 of Act No 21 of 1904, read in conjunction with Act No 44 of 1948.*

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

- (i) *By Notarial Deed No K800/66S dated 3 March 1966 the within-mentioned property is subject to a right of way along the Northern boundary of the property, in favour of Elandsfontein Estate Company limited, as indicated by the figure B.K.L.M.N on diagram S.G. No A 5476/65 as will more fully appear from reference to the said Notarial Deed.*
- (ii) *By virtue of Notarial Deed K1385/76S dated 22 March 1976, this property is subject in perpetuity to a servitude to convey water underground and ancillary purposes over a strip of ground 2 meters wide along the*

South Western boundary, which boundary is indicated by the line ABCDEFG on diagram S.G. No. A 4877/74 in favour of the Town Council of Alberton as will more fully appear from reference to the said Notarial Deed.

(iii) Expropriation EX651/1993 registered in favour of the Department of Transport, expropriated in terms of Section 8(1) of the National Roads Act 1971, as more fully set out in Condition E. of Deed of Transfer T080596/2010.

(iv) By virtue of Notarial Deed of Servitude No. K 5243/2013 S dated 17 July 2013, the within mentioned property is subject to a pipeline servitude already laid and which may hereafter be laid along a strip of ground 7 855 square metres in extent as depicted by figure ABCDEFA indicated on servitude diagram SG. No. 7232/1999 as will more fully appear on the said Notarial Deed of Servitude.

3. CONDITIONS OF TITLE

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

(1) ALL ERVEN

(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 760

(a) The erf is subject to a 2m wide sewer servitude on the eastern boundary, in favour of the local authority, as indicated on the General Plan.

(b) The erf is subject to a 2m wide sewer servitude on the western boundary, in favour of the local authority, as indicated on the General Plan.

(c) The erf is subject to a 3m wide stormwater servitude on the southern boundary, in favour of the local authority, as indicated on the General Plan.

(d) The erf is subject to a 3m wide stormwater servitude on the eastern boundary, in favour of the local authority, as indicated on the General Plan.

(e) The erf shall not be alienated or transferred without the written consent of the local authority first having been obtained and the local authority shall have an absolute discretion to withhold such consent, unless the transferee accepts the following condition: The local authority had limited the electricity supply to the erf to 236.2 kVA and should the registered owner of the erf exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electrical contributions as determined by the local authority, shall become due and payable by such owner/s to the local authority.

(3) ERF 761

(a) The erf is subject to a 2m wide sewer servitude on the western boundary, in favour of the local authority, as indicated on the General Plan.

(b) The erf shall not be alienated or transferred without the written consent of the local authority first having been obtained and the local authority shall have an absolute discretion to withhold such consent, unless the transferee accepts the following condition: The local authority had limited the electricity supply to the erf to 205 kVA and should the registered owner of the erf exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electrical contributions as determined by the local authority, shall

become due and payable by such owner/s to the local authority.

(4) ERF 762

(a) The erf is subject to a 2m wide sewer servitude on the western boundary, in favour of the local authority, as indicated on the General Plan.

(b) The erf shall not be alienated or transferred without the written consent of the local authority first having been obtained and the local authority shall have an absolute discretion to withhold such consent, unless the transferee accepts the following condition: The local authority had limited the electricity supply to the erf to 219.7 kVA and should the registered owner of the erf exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electrical contributions as determined by the local authority, shall become due and payable by such owner/s to the local authority.

Hector Makubo

Deputy Director : Legal Administration

City of Johannesburg

(Notice No. 022/2015)

11 February 2015

PLAASLIKE BESTUURSKENNISGEWING 58

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 **Elandspark Uitbreiding 11** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR STEINHOFF PROPERTIES (EDMS) BPK, (REGISTRASIENOMMER 2001/005911/07) (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 69 ('N GEDEELTE VAN GEDEELTE 25) VAN DIE PLAAS ELANDSFONTEIN 107 IR, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is **Elandspark Uitbreiding 11**.

(2) ONTWERP

Die dorp bestaan uit erwe en deurpaaie soos aangedui op Algemene Plan LG Nr 734/2012.

(3) VOORSIENING EN INSTALLERING VAN DIENSTE

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

(4) GAUTENG PROVINSIALE REGERING

(a) Indien die ontwikkeling van die dorp nie voor 17 Maart 2014 in aanvang neem, moet die aansoek om die dorp te stig, heringedien word by die Departement van Landbou, Bewaring en Omgewing vir vrystelling/magtiging ingevolge die Wet op Nasionale Omgewingsbestuur, 1998 (Wet 107 van 1998), soos gewysig.

(b) Indien die ontwikkeling van die dorp nie voor 25 April 2018 voltooi word nie, moet die aansoek om die dorp te stig, heringedien word by die Departement van Openbare Vervoer, Paaie en Werke 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 48 van die Gauteng Vervoerinfrastruktuur Wet, 2001 (Wet 8 van 2001).

(5) DEPARTEMENT VAN MINERALE HULPBRONNE

Indien die ontwikkeling van die dorp nie voor 11 Maart 2015 voltooi word nie, moet die aansoek om die dorp te

stig, heringedien word by die Departement van Minerale Hulpbronne vir heroorweging.

(6) TOEGANG

(a) Geen toegang tot of uitgang vanuit die dorp, sal toegelaat word via die lyn/lyne van geen toegang, soos aangedui op die goedgekeurde uitlegplan van die dorp Nr 01/8816/2/1.

(b) Tegang tot of uitgang vanuit die dorp moet voorsien word tot die tevredenheid van die plaaslike bestuur en/of Johannesburg Roads Agency.

(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) 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.

(10) 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.

(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 dienste binne die grense van die dorp, ontwerp, voorsien en konstrueer, asook alle interne paaie en die stormwaterretikulasie. 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, 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 installering 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

(c) 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), en/of (b) 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.

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

A. Uitsluitend die volgende wat die dorp raak en nie van toepassing gemaak sal word op die individuele erwe in die dorp nie :

The following conditions imposed by the National Transport Commission in terms of sections 11(3) and (6) of the Advertising on Roads and Ribbon Development Act 1940 (Act No. 21 of 1940), as amended.

- (i) The land shall not be subdivided further without the written approval of the controlling authority, as defined in Section 1 of Act 21/1940, read in conjunction with Act 44 of 1948.
- (ii) No structure or anything whatsoever shall be erected within a distance of 30 square metres measured from the centre line of the national road without the written approval of the controlling authority, as defined in Section 1 of Act No 21 of 1904, read in conjunction with Act No 44 of 1948.

B. Uitsluitend die volgende serwitute wat nie die dorp raak nie as gevolg van die ligging :

- (i) By Notarial Deed No K800/66S dated 3 March 1966 the within-mentioned property is subject to a right of way along the Northern boundary of the property, in favour of Elandsfontein Estate Company limited, as indicated by the figure B.K.L.M.N on diagram S.G. No A 5476/65 as will more fully appear from reference to the said Notarial Deed.
- (ii) By virtue of Notarial Deed K1385/76S dated 22 March 1976, this property is subject in perpetuity to a servitude to convey water underground and ancillary purposes over a strip of ground 2 meters wide along the South Western boundary, which boundary is indicated by the line ABCDEFG on diagram S.G. No. A 4877/74 in favour of the Town Council of Alberton as will more fully appear from reference to the said Notarial Deed.
- (iii) Expropriation EX651/1993 registered in favour of the Department of Transport, expropriated in terms of Section 8(1) of the National Roads Act 1971, as more fully set out in Condition E. of Deed of Transfer T080596/2010.
- (iv) By virtue of Notarial Deed of Servitude No. K 5243/2013 S dated 17 July 2013, the within mentioned property is subject to a pipeline servitude already laid and which may hereafter be laid along a strip of ground 7 855 square metres in extent as depicted by figure ABCDEFA indicated on servitude diagram SG. No. 7232/1999 as will more fully appear on the said Notarial Deed of Servitude.

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

- (a) Elke erf is onderworpe aan 'n serwituut 2 m breed, ten gunste van die plaaslike bestuur, vir riolerings- en ander munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
 - (b) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 2 m daarvan, geplant word nie.
 - (c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings, en ander werke wat hy volgens goeie noodsaaklike 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 760
- (a) Die erf is onderworpe aan 'n 2m breë rioolserwituut ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.
 - (b) Die erf is onderworpe aan 'n 2m breë rioolserwituut ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.

(c) Die erf is onderworpe aan 'n 3m breë stormwaterserwituut langs die noord-oostelike grens ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.

(d) Die erf mag nie vervreem of oorgedra word sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie en die plaaslike bestuur sal 'n absolute diskresie hê om sodanige toestemming te weerhou, tensy die oordragnemer die volgende voorwaarde aanvaar: Die plaaslike bestuur het die elektrisiteitskapasiteit tot die erf tot 236.2 kVA beperk en indien die geregistreerde eienaar van die erf die kapasiteit oorskry of indien 'n aansoek om sodanige kapasiteit te oorskry, ingedien word by die plaaslike bestuur, sal addisionele elektrisiteitsbydraes soos bepaal deur die plaaslike bestuur, verskuldig en betaalbaar wees aan die plaaslike bestuur deur sodanige eienaar.

(3) ERF 761

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

(b) Die erf mag nie vervreem of oorgedra word sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie en die plaaslike bestuur sal 'n absolute diskresie hê om sodanige toestemming te weerhou, tensy die oordragnemer die volgende voorwaarde aanvaar: Die plaaslike bestuur het die elektrisiteitskapasiteit tot die erf tot 205 kVA beperk en indien die geregistreerde eienaar van die erf die kapasiteit oorskry of indien 'n aansoek om sodanige kapasiteit te oorskry, ingedien word by die plaaslike bestuur, sal addisionele elektrisiteitsbydraes soos bepaal deur die plaaslike bestuur, verskuldig en betaalbaar wees aan die plaaslike bestuur deur sodanige eienaar.

(4) ERF 762

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

(b) Die erf mag nie vervreem of oorgedra word sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie en die plaaslike bestuur sal 'n absolute diskresie hê om sodanige toestemming te weerhou, tensy die oordragnemer die volgende voorwaarde aanvaar: Die plaaslike bestuur het die elektrisiteitskapasiteit tot die erf tot 219.7 kVA beperk en indien die geregistreerde eienaar van die erf die kapasiteit oorskry of indien 'n aansoek om sodanige kapasiteit te oorskry, ingedien word by die plaaslike bestuur, sal addisionele elektrisiteitsbydraes soos bepaal deur die plaaslike bestuur, verskuldig en betaalbaar wees aan die plaaslike bestuur deur sodanige eienaar.

Hector Makhubo
Adjunk Direkteur : Regsadministrasie
Stad van Johannesburg
 (Kennisgewing Nr 022/2015)
 11 Februarie 2015

LOCAL AUTHORITY NOTICE 59

AMENDMENT SCHEME 01-8816/4

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 Johannesburg Town Planning Scheme, 1979, comprising the same land as included in the township of **Elandspark Extension 11**. 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 01-8816/4.

Hector Makhubo
Deputy Director : Legal Administration
City of Johannesburg
 (Notice No. 023/2015)
 11 February 2015

PLAASLIKE BESTUURSKENNISGEWING 59**WYSIGINGSKEMA 01-8816/4**

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 Johannesburg Dorpsbeplanningskema, 1979, wat uit dieselfde grond as die dorp **Elandspark Uitbreiding 11** 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 01-8816/4.

Hector Makhubo

Adjunk Direkteur : Regsadministrasie

Stad van Johannesburg

(Kennisgewing Nr 023/2015)

11 Februarie 2015

LOCAL AUTHORITY NOTICE 60

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 **Elandspark Extension 12** 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 STEINHOFF PROPERTIES (PTY) LTD, REGISTRATION NO. 2001/005911/07 (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 70 (PORTION OF PORTION 25) OF THE FARM ELANDSFONTEIN 107 IR HAS BEEN APPROVED.

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

The name of the township is Elandspark Extension 12.

(2) DESIGN

The township consists of erven as indicated on General Plan S.G. No. 735/2012.

(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 electricity, water and sanitation as well as the construction of roads and stormwater drainage in the township.

(4) GAUTENG PROVINCIAL GOVERNMENT

(a) Should the development of the township not been commenced with before 17 March 2014, 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.

(b) Should the development of the township not been completed before 25 April 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).

(5) DEPARTMENT OF MINERAL RESOURCES

Should the development of the township not been completed before 11 March 2015, the application to establish the township, shall be resubmitted to the Department of Mineral Resources for reconsideration.

(6) 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 01-8816/4.

(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.

(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 or ESKOM services, the cost thereof shall be borne by the township owner.

(9) ACCEPTANCE AND DISPOSAL OF STORMWATER

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

(10) 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.

(11) OBLIGATIONS WITH REGARD TO ENGINEERING SERVICES AND RESTRICTION REGARDING HE 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 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 nor 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, within such period as the local authority may determine, fulfil its obligations in respect of the provision of electricity, water and sanitary engineering 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 nor 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

(c) Notwithstanding the provisions of clause 3.A.(1) 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 engineering services provided, constructed and/or installed as contemplated in (a) and/or (b) above. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser nor 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.

A. Excluding the following which do affect the township but shall not be made applicable to the individual erven in the township :

The following conditions imposed by the National Transport Commission in terms of sections 11(3) and (6) of the Advertising on Roads and Ribbon Development Act 1940 (Act No. 21 of 1940), as amended.

- (i) *The land shall not be subdivided further without the written approval of the controlling authority, as defined in Section 1 of Act 21/1940, read in conjunction with Act 44 of 1948.*
- (ii) *No structure or anything whatsoever shall be erected within a distance of 30 square meters measured from the centre line of the national road without the written approval of the controlling authority, as defined in Section 1 of Act No 21 of 1904, read in conjunction with Act No 44 of 1948.*

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

- (i) *By Notarial Deed No K800/66S dated 3 March 1966 the within-mentioned property is subject to a right of way along the Northern boundary of the property, in favour of Elandsfontein Estate Company limited, as indicated by the figure B.K.L.M.N on diagram S.G. No A 5476/65 as will more fully appear from reference to the said Notarial Deed.*
- (ii) *By virtue of Notarial Deed K1385/76S dated 22 March 1976, this property is subject in perpetuity to a servitude to convey water underground and ancillary purposes over a strip of ground 2 meters wide along the*

South Western boundary, which boundary is indicated by the line ABCDEFG on diagram S.G. No. A 4877/74 in favour of the Town Council of Alberton as will more fully appear from reference to the said Notarial Deed.

(iii) *Expropriation EX651/1993 registered in favour of the Department of Transport, expropriated in terms of Section 8(1) of the National Roads Act 1971, as more fully set out in Condition E. of Deed of Transfer T080596/2010.*

(iv) *By virtue of Notarial Deed of Servitude No. K 5243/2013 S dated 17 July 2013, the within mentioned property is subject to a pipeline servitude already laid and which may hereafter be laid along a strip of ground 7 855 square metres in extent as depicted by figure ABCDEFA indicated on servitude diagram SG. No. 7232/1999 as will more fully appear on the said Notarial Deed of Servitude.*

3. CONDITIONS OF TITLE

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

(1) ALL ERVEN

(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 763

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

(b) The erf shall not be alienated or transferred without the written consent of the local authority first having been obtained and the local authority shall have an absolute discretion to withhold such consent, unless the transferee accepts the following condition: The local authority had limited the electricity supply to the erf to 234.7 kVA and should the registered owner of the erf exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electrical contributions as determined by the local authority, shall become due and payable by such owner/s to the local authority.

(3) ERF 764

The erf shall not be alienated or transferred without the written consent of the local authority first having been obtained and the local authority shall have an absolute discretion to withhold such consent, unless the transferee accepts the following condition: The local authority had limited the electricity supply to the erf to 144.3 kVA and should the registered owner of the erf exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electrical contributions as determined by the local authority, shall become due and payable by such owner/s to the local authority.

(4) ERF 765

(a) The erf is subject to a 3m wide stormwater servitude in favour of the local authority, as indicated on the General Plan.

(b) The erf shall not be alienated or transferred without the written consent of the local authority first having been obtained and the local authority shall have an absolute discretion to withhold such consent, unless the transferee accepts the following condition: The local authority had limited the electricity supply to the erf to 146.4 kVA and should the registered owner of the erf exceed the supply or should an application to exceed such supply

be submitted to the local authority, additional electrical contributions as determined by the local authority, shall become due and payable by such owner/s to the local authority.

Hector Makubo
Deputy Director : Legal Administration
City of Johannesburg
(Notice No. 024/2015)
11 February 2015

PLAASLIKE BESTUURSKENNISGEWING 60

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 **Elandspark Uitbreiding 12** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR STEINHOFF PROPERTIES (EDMS) BPK, (REGISTRASIENOMMER 2001/005911/07) (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 70 ('N GEDEELTE VAN GEDEELTE 25) VAN DIE PLAAS ELANDSFONTEIN 107 IR, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is **Elandspark Uitbreiding 12**.

(2) ONTWERP

Die dorp bestaan uit erwe en deurpaaie soos aangedui op Algemene Plan LG Nr 735/2012.

(3) VOORSIENING EN INSTALLERING VAN DIENSTE

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

(4) GAUTENG PROVINSIALE REGERING

(a) Indien die ontwikkeling van die dorp nie voor 17 Maart 2014 in aanvang neem, moet die aansoek om die dorp te stig, heringedien word by die Departement van Landbou, Bewaring en Omgewing vir vrystelling/magtiging ingevolge die Wet op Nasionale Omgewingsbestuur, 1998 (Wet 107 van 1998), soos gewysig.

(b) Indien die ontwikkeling van die dorp nie voor 25 April 2018 voltooi word nie, moet die aansoek om die dorp te stig, heringedien word by die Departement van Openbare Vervoer, Paaie en Werke 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 48 van die Gauteng Vervoerinfrastruktuur Wet, 2001 (Wet 8 van 2001).

(5) DEPARTEMENT VAN MINERALE HULPBRONNE

Indien die ontwikkeling van die dorp nie voor 11 Maart 2015 voltooi word nie, moet die aansoek om die dorp te stig, heringedien word by die Departement van Minerale Hulpbronne vir heroorweging.

(6) TOEGANG

(a) Geen toegang tot of uitgang vanuit die dorp, sal toegelaat word via die lyn/lyne van geen toegang, soos aangedui op die goedgekeurde uitlegplan van die dorp Nr 01/8816/2/1.

(b) Tegang tot of uitgang vanuit die dorp moet voorsien word tot die tevredenheid van die plaaslike bestuur en/of Johannesburg Roads Agency.

(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) ONTVANGS EN VERSORGING VAN STORMWATER

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

(10) 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.

(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 dienste binne die grense van die dorp, ontwerp, voorsien en konstrueer, asook alle interne paaie en die stormwaterretikulasie. 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, 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 installering 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

(c) 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 servitute opmeet en registreer om die dienste wat voorsien, gekonstrueer en/of geïnstalleer is beoog in (a), en/of (b) 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 servitute, indien enige.

A. Uitsluitend die volgende wat die dorp raak en nie van toepassing gemaak sal word op die individuele erwe in die dorp nie :

The following conditions imposed by the National Transport Commission in terms of sections 11(3) and (6) of the Advertising on Roads and Ribbon Development Act 1940 (Act No. 21 of 1940), as amended.

- (i) *The land shall not be subdivided further without the written approval of the controlling authority, as defined in Section 1 of Act 21/1940, read in conjunction with Act 44 of 1948.*
- (ii) *No structure or anything whatsoever shall be erected within a distance of 30 square metres measured from the centre line of the national road without the written approval of the controlling authority, as defined in Section 1 of Act No 21 of 1904, read in conjunction with Act No 44 of 1948.*

B. Uitsluitend die volgende servitute wat nie die dorp raak nie as gevolg van die ligging :

(i) By Notarial Deed No K800/66S dated 3 March 1966 the within-mentioned property is subject to a right of way along the Northern boundary of the property, in favour of Elandsfontein Estate Company limited, as indicated by the figure B.K.L.M.N on diagram S.G. No A 5476/65 as will more fully appear from reference to the said Notarial Deed.

(ii) By virtue of Notarial Deed K1385/76S dated 22 March 1976, this property is subject in perpetuity to a servitude to convey water underground and ancillary purposes over a strip of ground 2 meters wide along the South Western boundary, which boundary is indicated by the line ABCDEFG on diagram S.G. No. A 4877/74 in favour of the Town Council of Alberton as will more fully appear from reference to the said Notarial Deed.

(iii) Expropriation EX651/1993 registered in favour of the Department of Transport, expropriated in terms of Section 8(1) of the National Roads Act 1971, as more fully set out in Condition E. of Deed of Transfer T080596/2010.

(iv) By virtue of Notarial Deed of Servitude No. K 5243/2013 S dated 17 July 2013, the within mentioned property is subject to a pipeline servitude already laid and which may hereafter be laid along a strip of ground 7 855 square metres in extent as depicted by figure ABCDEFA indicated on servitude diagram SG. No. 7232/1999 as will more fully appear on the said Notarial Deed of Servitude.

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

(a) Elke erf is onderworpe aan 'n serwituut 2 m breed, ten gunste van die plaaslike bestuur, vir riolerings- en ander munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.

(b) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 2 m daarvan, geplant word nie.

(c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings, en ander werke wat hy volgens goeie doedunke 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 rioolhoofpypleiding en ander werke veroorsaak word.

(2) ERF 763

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

(b) Die erf mag nie vervreem of oorgedra word sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie en die plaaslike bestuur sal 'n absolute diskresie hê om sodanige toestemming te weerhou, tensy die oordragnemer die volgende voorwaarde aanvaar: Die plaaslike bestuur het die elektrisiteitskapasiteit tot die erf tot 234.7 kVA beperk en indien die geregistreerde eienaar van die erf die kapasiteit oorskry of indien 'n aansoek om sodanige kapasiteit te oorskry, ingedien word by die plaaslike bestuur, sal addisionele elektrisiteitsbydraes soos bepaal deur die plaaslike bestuur, verskuldig en betaalbaar wees aan die plaaslike bestuur deur sodanige eienaar.

(3) ERF 764

(a) Die erf mag nie vervreem of oorgedra word sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie en die plaaslike bestuur sal 'n absolute diskresie hê om sodanige toestemming te weerhou, tensy die oordragnemer die volgende voorwaarde aanvaar: Die plaaslike bestuur het die elektrisiteitskapasiteit tot die erf tot 144.3 kVA beperk en indien die geregistreerde eienaar van die erf die kapasiteit oorskry of indien 'n aansoek om sodanige kapasiteit te oorskry, ingedien word by die plaaslike bestuur, sal addisionele elektrisiteitsbydraes soos bepaal deur die plaaslike bestuur, verskuldig en betaalbaar wees aan die plaaslike bestuur deur sodanige eienaar.

(4) ERF 765

(a) Die erf is onderworpe aan 'n 3m breë stormwaterserwituut ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.

(b) Die erf mag nie vervreem of oorgedra word sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie en die plaaslike bestuur sal 'n absolute diskresie hê om sodanige toestemming te weerhou, tensy die oordragnemer die volgende voorwaarde aanvaar: Die plaaslike bestuur het die elektrisiteitskapasiteit tot die erf tot 146.4 kVA beperk en indien die geregistreerde eienaar van die erf die kapasiteit oorskry of indien 'n aansoek om sodanige kapasiteit te oorskry, ingedien word by die plaaslike bestuur, sal addisionele elektrisiteitsbydraes soos bepaal deur die plaaslike bestuur, verskuldig en betaalbaar wees aan die plaaslike bestuur deur sodanige eienaar.

Hector Makhubo

Adjunk Direkteur : Regsadministrasie

Stad van Johannesburg

(Kennisgewing Nr 024/2015)

11 Februarie 2015

LOCAL AUTHORITY NOTICE 61

AMENDMENT SCHEME 01-8816/5

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 Johannesburg Town Planning Scheme, 1979, comprising the same land as included in the township of **Elandspark Extension 12**. 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 01-8816/5.

Hector Makhubo

Deputy Director : Legal Administration

City of Johannesburg

(Notice No. 025/2015)

11 February 2015

PLAASLIKE BESTUURSKENNISGEWING 61

WYSIGINGSKEMA 01-8816/5

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 Johannesburg Dorpsbeplanningskema, 1979, wat uit dieselfde grond as die dorp **Elandspark Uitbreiding 12** 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 01-8816/5.

Hector Makhubo

Adjunk Direkteur : Regsadministrasie

Stad van Johannesburg

(Kennisgewing Nr 025/2015)

11 Februarie 2015

NOTICE—CHANGE OF TELEPHONE NUMBERS: GOVERNMENT PRINTING WORKS

As the mandated government security printer, providing world class security products and services, Government Printing Works has adopted some of the highly innovative technologies to best serve its customers and stakeholders. In line with this task, Government Printing Works has implemented a new telephony system to ensure most effective communication and accessibility. As a result of this development, our telephone numbers will change with effect from 3 February 2014, starting with the Pretoria offices.

The new numbers are as follows:

- Switchboard: 012 748 6001/6002
- Advertising: 012 748 6205/6206/6207/6208/6209/6210/6211/6212
- Publications Enquiries: 012/748 6053/6058 GeneralEnquiries@gpw.gov.za
012 748 6061/6065 BookShop@gpw.gov.za
- Debtors: 012 748 6060/6056/6064 PublicationsDebtors@gpw.gov.za
- Subscription: 012 748 6066/6060/6058
- SCM: 012 748 6380/6373/6218
- Debtors: 012 748 6236/6242
- Creditors: 012 748 6246/6274

Please consult our website at www.gpwonline.co.za for more contact details.

The numbers for our provincial offices in Polokwane, East London and Mmabatho will not change at this stage.