

**THE PROVINCE OF
GAUTENG**



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GAUTENG**

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PROCLAMATION • PROKLAMASIE

PROCLAMATION 88 OF 2015**AMENDMENT SCHEME PS117**

Midvaal Local Municipality herewith in terms of the provisions of section 125(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), declares that it has been approved an amendment scheme being an amendment of the Peri-Urban Town Planning Scheme, 1975, comprising the same land as included in the township of Savanna City Extension 4. Map 3 and the scheme clauses of the amendment scheme are filed with the Municipal Manager: Midvaal Local Municipality and are open for inspection at all reasonable times.

This amendment is known as Amendment Scheme PS117

MR A.S.A DE KLERK
MUNICIPAL MANAGER
Midvaal Local Municipality
Date: 03 December 2015

DECLARATION AS AN APPROVED TOWNSHIP

In terms of Section 103(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) the Midvaal Local Municipality hereby declares that Savanna City Extension 4 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 SAVANNA CITY DEVELOPMENTS (PTY) LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANTS/TOWNSHIP OWNERS) UNDER THE PROVISIONS OF SECTION 98 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 150 (A PORTION OF PORTION 144) OF THE FARM DOORNKUIL 369, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG HAS BEEN GRANTED.

1 Conditions of establishment**1.1 Name**

The name of the township shall be **SAVANNA CITY EXTENSION 4**.

1.2 Design

The township shall consist of erven and streets as indicated on **General Plan S.G. No 2632/2015**.

1.3 Disposal of existing conditions of title

ALL ERVEN SHALL BE MADE SUBJECT TO EXISTING CONDITIONS AND SERVITUDES, IF ANY, IN RESPECT OF THE REMAINING EXTENT OF PORTION 144 OF THE FARM DOORNKUIL 369 IQ HELD BY CERTIFICATE OF CONSOLIDATED TITLE T 1574/2015 AS FOLLOWS:

1.3.1 EXCLUDING THE FOLLOWING WHICH ARE REFLECTED IN THE TOWNSHIP TITLE BECAUSE OF ANCILLARY RIGHTS BUT DO NOT AFFECT THE TOWNSHIP ERVEN DUE TO THE LOCALITY THEREOF:

- (i) By Notarial Deed No 231/1942 S the right has been granted to the VICTORIA FALLS AND TRANSVAAL POWER COMPANY LIMITED, to convey electricity over the property hereby conveyed, together with ancillary rights with the lines S7 S8 S9 S119, S119 S120, S120 S121, S121 S122 and S122 S10 S11 on the annexed diagram SG No 796/2011 representing the centre line and subject to conditions as will more fully appear from the said notarial deed.
- (ii) The former Remaining Extent of Portion 1 of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 700, 7909 (SEVEN HUNDRED COMMA SEVEN NINE NAUGHT NINE) hectares as indicated by the figures h g 1F 1G 1H Middle of Rietspruit h and 2A 2B 2C Middle of Rietspruit 2A on the annexed diagram SG No 796/2011, the former Remaining Extent of Portion 10 (portion of Portion 1) of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 126, 5426(ONE HUNDRED AND TWENTY SIX COMMA FIVE FOUR TWO SIX) hectares as indicated by the figure d c f e Middle of Rietspruit d on the annexed diagram SG No 796/2011, the former Portion 11 of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province as indicated by the figure a b c d Middle of Rietspruit a on the annexed diagram SG No 796/2011 and the former Portion 12 (portion of Portion 5) of the farm DOORNKUIL 369 Registration Division IQ Gauteng as indicated by the figure 1C 1D 1E b a Middle of Rietspruit 1C on the annexed diagram SG No 796/2011 are subject to the following condition:

Kragtens Notariele Akte K686/1981 S is die eiendom hiermee geregistreer onderhewig aan 'n pyplynserwituut ten gunste van Transvaalse Raad vir die Ontwikkeling van Buitestedelike Gebiede 4 meter wyd langs die hele oostelike grens daarvan soos aangedui deur die lyne -1E,S106 en S95,1F op die aangehegte kaart SG No 796/2011.

- (iii) The former Remaining Extent of Portion 1 of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 700, 7909 (SEVEN HUNDRED COMMA SEVEN NINE NAUGHT NINE) hectares as indicated by the figures h g 1F 1G 1H Middle of Rietspruit h and 2A 2B 2C Middle of Rietspruit 2A on the annexed diagram SG No 796/2011, the former Portion 9 (portion of Portion 1) of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province as indicated by the figure e f g h Middle of Rietspruit e on the annexed diagram SG No 796/2011, the former Remaining Extent of Portion 10 (portion of Portion 1) of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 126, 5426 (ONE HUNDRED AND TWENTY SIX COMMA FIVE FOUR TWO SIX) hectares as indicated by the figure d c f e Middle of Rietspruit d on the annexed diagram SG No 796/2011 and the former Portion 12 (portion of Portion 5) of the farm DOORNKUIL 369 Registration Division IQ Gauteng as indicated by the figure 1C 1D 1E b a Middle of Rietspruit 1C on the annexed diagram SG No 796/2011 are subject to the following conditions:

Kragtens Notariële Akte K3809/1994 S is die reg aan ESKOM verleen om elektrisiteit oor die hierinvermelde eiendom waarvan te vervoer tesame met bykomende regte en onderworpe aan voorwaardes, waarvan die roete intussen bepaal is kragtens Notariële Akte van Roetebepaling K4892/2002 S en nou voorgestel word deur die lyne S30 S31 S32 en S35 S34 S33, S36 S35 en S29 S30, S37 S36 en S28 S29 asook S40 S39 S38 en S25 S26 S27 op die aangehegte

- kaart S.G. No. 796/2011 wat elkeen die middellyn voorstel van 'n elektriese transmissie serwituut 55 meter breed soos meer volledig sal blyk uit gemelde notariële akte.
- (iv) The former Remaining Extent of Portion 1 of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 700, 7909 (SEVEN HUNDRED COMMA SEVEN NINE NAUGHT NINE) hectares as indicated by the figures h g 1F 1G 1H Middle of Rietspruit h and 2A 2B 2C Middle of Rietspruit 2A on the annexed diagram SG No 796/2011 is subject to the following conditions:
- (a) By Notarial Deed K140/2004 S the within mentioned owner grants RAND WATER BOARD a pipeline servitude to convey along a strip of ground 1, 788 square metres and 1841 hectares as depicted by the figures S92 S93 S94 S95 S53 S52 S92 and S98 S54 S96 S97 S98 on the annexed diagram SG No 796/2011 as will more fully appear from reference to the said Notarial Deed
- (b) Subject to a water pipeline servitude 1,2113 hectares in extent in favour of Midvaal Local Municipality as indicated by the figure S52 S53 S54 S55 S52 on the annexed diagram S.G. No. 796/2011, as will more fully appear from Notarial Deed K97/2015 S.
- (c) Subject to a 4,00m wide servitude for municipal purposes in favour of Midvaal Local Municipality with the line S41 S42 representing the western boundary and the line S42 S43 representing the northern boundary as indicated on the annexed diagram S.G. No. 796/2011, as will more fully appear from Notarial Deed K96/2015 S.
- (v) The Remaining Extent of Portion 144 of the farm DOORNKUIL 369, Registration Division I.Q., Gauteng Province, measuring 1265,2965 (One Thousand Two Hundred and Sixty Five comma Two Nine Six Five) hectares is subject to the following conditions:
- A. By Notarial Deed K108/2015 S the within-mentioned property is subject to
- (a) a servitude 2 (two) metres wide, the eastern and southern boundary of which is indicated by the line A B C on diagram S.G. No. 3003/2014 and
- (b) a servitude 3 (three) metres wide, the eastern boundary of which is indicated by the line C D E F on diagram S.G. No. 3003/2014 and the right to use the servitude areas in perpetuity for municipal purposes in favour of Midvaal Local Municipality as will more fully appear on reference to the said notarial deed.in favour of Midvaal Local Municipality as will more fully appear on reference to the said notarial deed.
- B. By Notarial Deed K109/2015 S the within-mentioned property is subject to a servitude 5 (five) metres wide, the centre line of which is indicated by the line A B C D E F G H J K on diagram S.G. No. 3004/2014 and other ancillary rights in favour of Midvaal Local Municipality as will more fully appear on reference to the said notarial deed.
- C. By Notarial Deed K110/2015 S the within-mentioned property is subject to a servitude 1646 (One Thousand Six Hundred and Forty

Six) square metres in extent, as indicated by the figure A B C D A on diagram S.G. No. 3005/2014 and other ancillary rights in favour of Midvaal Local Municipality as will more fully appear on reference to the said notarial deed.

ALL ERVEN SHALL BE MADE SUBJECT TO EXISTING CONDITIONS AND SERVITUDES, IF ANY IN RESPECT OF CERTIFICATE OF CONSOLIDATED TITLE T1574/2015 AS FOLLOWS:

1.3.2 EXCLUDING THE FOLLOWING WHICH DO NOT AFFECT THE TOWNSHIP ERVEN AND SHALL NOT BE CARRIED FORWARD IN THE TOWNSHIP TITLE DUE TO THE LOCALITY THEREOF

- (i) The former Portion 11 of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province as indicated by the figure a b c d Middle of Rietspruit a on the annexed diagram SG No 796/2011, the former Portion 12 (portion of Portion 5) of the farm DOORNKUIL 369 Registration Division IQ Gauteng as indicated by the figure 1C 1D 1E b a Middle of Rietspruit 1C on the annexed diagram SG No 796/2011 and the former Remaining Extent of Portion 18 (portion of Portion 2) of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 132, 9676 (ONE HUNDRED AND THIRTY TWO COMMA NINE SIX SEVEN SIX) hectares as indicated by the figure 4A 4B 4C 4D 4E 4F 4G 4H Middle of Railway 4A on the annexed diagram SG No 796/2011 are subject to the following conditions:
- (a) Kragtens Notariele Akte K802/1959 S is die reg aan ESKOM verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer tesame met bykomende regte en onderworpe aan voorwaardes soos meer volledig sal blyk uit gesegde akte en kaart waarvan die roete aangedui word deur die lyne S22, S21, middle van Rietspruit en S15, S16, middle van Rietspruit en S12, S22 en S13, S14, S15 en S21, S20, S19 en S16, S17, S18 op die aangehegte kaart SG No 796/2011
- (b) Die binnegemelde eiendom is Kragtens Notariele Akte K6408/1994 S onderhewig aan 'n kraglynserwituut ten gunste van ESKOM met bykomende regte, waarvan die roete aangedui word deur die lyne – S74,S73,S73,S72,S71--, ---- en S79 S78 en S 77 S76 S75 S74 – op die aangehegte kaart SG No 796/2011
- (ii) The former Portion 9 (portion of Portion 1) of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province as indicated by the figure e f g h Middle of Rietspruit e on the annexed diagram SG No 796/2011 is subject to the following conditions:
- (a) By Notarial Deed K141/2004 S the within mentioned owner grants RAND WATER BOARD a pipeline servitude to convey along a strip of ground 4998 square metres and depicted by the figure S50,S90,S91,S92,S52,S51,S50----- on the annexed diagram SG No 796/2011 as will more fully appear from reference to the said Notarial Deed
- (b) By Notarial Deed K142/2004 S the within mentioned owner grants RAND WATER BOARD a pipeline servitude to convey along a strip of ground 2063 square metres and depicted by the figure S99 S106 S95 S94 S99----- on the annexed diagram SG No 796/2011 as will more fully appear from reference to the said Notarial Deed
- (c) Subject to a water pipeline servitude 4183 square metres in extent in favour of Midvaal Local Municipality as indicated by the figure S57 S50 S51 S52 S55 S56 S57 on the annexed diagram S.G. No. 796/2011, as will more fully appear from Notarial Deed K98/2015 S.

- (iii) The former Remaining Extent of Portion 10 (portion of Portion 1) of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 126, 5426 (ONE HUNDRED AND TWENTY SIX COMMA FIVE FOUR TWO SIX) hectares as indicated by the figure d c f e Middle of Rietspruit d on the annexed diagram SG No 796/2011 is subject to the following conditions:
- (a) By Notarial Deed K143/2004 S the within mentioned owner grants RAND WATER BOARD a pipeline servitude to convey along a strip of ground 3045 square metres and depicted by the figure S49 S89 S90 S50 S49 ----- on the annexed diagram SG No 796/2011 as will more fully appear from reference to the said Notarial Deed
 - (b) By Notarial Deed K144/2004 S the within mentioned owner grants RAND WATER BOARD a pipeline servitude to convey along a strip of ground 3280 square metres and depicted by the figure S100 S105 S106 S99 S100----- on the annexed diagram SG No 796/2011 as will more fully appear from reference to the said Notarial Deed
 - (c) Subject to a water pipeline servitude 2608 square metres in extent in favour of Midvaal Local Municipality as indicated by the figure S58 S49 S50 S57 S58 on the annexed diagram S.G. No. 796/2011, as will more fully appear from Notarial Deed K99/2015 S.
- (iv) The former Portion 11 of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province as indicated by the figure a b c d Middle of Rietspruit a on the annexed diagram SG No 796/2011 is subject to the following conditions:
- (a) Kragtens Notariele Akte K3810/1994 S is die reg aan ESKOM verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer waarvan die roete aangedui word deur die lyn S38 S37 en S27 S28 op die aangehegte kaart SG No 796/2011 tesame met bykomende regte en onderworpe aan voorwaardes soos meer volledig sal blyk uit gemelde Notariele Akte
 - (b) By virtue of Notarial Deed of Servitude K1487/2004 S the within mentioned property is subject to a pipeline servitude already laid and which may hereafter be laid along a strip of ground 4731 square metres as depicted by the figure S48 S88 S89 S49 S48 on the annexed diagram SG No 796/2011 in favour of RAND WATER BOARD with ancillary rights, as will more fully appear from the said deed
 - (c) By virtue of Notarial Deed K1488/2004 S the within mentioned property is subject to a servitude granted to RAND WATER BOARD for itself, its successors in title or assigns, the right in perpetuity to convey and transmit water by means of a pipeline already laid and which may hereafter be laid along a strip of ground 1357 square metres as depicted by the figure S102 S104 S105 S100 S101 S102 on the annexed diagram SG No 796/2011, with ancillary rights, as will more fully appear from the said deed
 - (d) Subject to a water pipeline servitude 4061 square metres in extent in favour of Midvaal Local Municipality as indicated by the figure S59 S48 S49 S58 S59 on the annexed diagram S.G. No. 796/2011, as will more fully appear from Notarial Deed K243/2015 S.
- (v) The former Portion 12 (portion of Portion 5) of the farm DOORNKUIL 369 Registration Division IQ Gauteng as indicated by the figure 1C 1D 1E b a Middle of Rietspruit 1C on the annexed diagram SG No 796/2011 is subject to the following conditions:

- (a) By Notarial Deed K2967/2001 S the within mentioned property is subject to a power-line servitude in favour of ESKOM with ancillary rights the route of which is indicated by the line ES1 ES2 on the annexed diagram SG No 796/2011
 - (b) By Notarial Deed K145/2004 S the within mentioned owner grants RAND WATER BOARD a pipeline servitude to convey along a strip of ground 3760 square metres and depicted by the figure S85 S86 S87 S88 S48 S47 S46 S45 on the annexed diagram SG No 796/2011 as will more fully appear from reference to the said Notarial Deed
 - (c) By Notarial Deed K146/2004 S the within mentioned owner grants RAND WATER BOARD a pipeline servitude to convey along a strip of ground 2, 1125 square metres and depicted by the figure S103, 1E, S104, S102, S103 on the annexed diagram SG No 796/2011 as will more fully appear from reference to the said Notarial Deed
 - (d) Subject to a water pipeline servitude 3186 square metres in extent in favour of Midvaal Local Municipality as indicated by the figure S45 S46 S47 S48 S59 S60 S61 S62 middle of Rietspruit S45 on the annexed diagram S.G. No. 796/2011, as will more fully appear from Notarial Deed K101/2015 S.
- (vi) The former Remaining Extent of Portion 18 (portion of Portion 2) of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 132, 9676 (ONE HUNDRED AND THIRTY TWO COMMA NINE SIX SEVEN SIX) hectares as indicated by the figure 4A 4B 4C 4D 4E 4F 4G 4H Middle of Railway 4A on the annexed diagram SG No 796/2011 is subject to the following condition:
- (a) By Notarial Deed K139/2004 S the within mentioned owner grants RAND WATER BOARD a pipeline servitude to convey along a strip of ground 5158 square metres and depicted by the figure –S84 S85 middle of Rietspruit S45 S44 Curve S 84 on the annexed diagram SG No 796/2011 as will more fully appear from reference to the said Notarial Deed
 - (b) Subject to a water pipeline servitude 4385 square metres in extent in favour of Midvaal Local Municipality as indicated by the figure S44 S45 middle of Rietspruit S62 S63 curve S44 on the annexed diagram S.G. No. 796/2011, as will more fully appear from Notarial Deed K102/2015 S.
 - (c) Subject to a municipal purposes servitude in favour of Midvaal Local Municipality 7,00 metres wide as indicated by the centre line S23 S24 on the annexed diagram S.G. No. 796/2011 as will more fully appear from Notarial Deed K103/2015 S.

1.3.3 ALL ERVEN SHALL BE MADE SUBJECT TO EXISTING CONDITIONS AND SERVITUDES, INCLUDING THE FOLLOWING GENERAL ESKOM SERVITUDE WHICH AFFECTS ALL ERVEN IN THE TOWNSHIP

The former Remaining Extent of Portion 1 of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 700, 7909 (SEVEN HUNDRED COMMA SEVEN NINE NAUGHT NINE) hectares as indicated by the figures h g 1F 1G 1H Middle of Rietspruit h and 2A 2B 2C Middle of Rietspruit 2A on the annexed diagram SG No 796/2011 is subject to the following conditions:

By virtue of Notarial Deed K4706/2011 S the within mentioned property is subject to a perpetual servitude of electric power transmission to convey electricity across the

property by means of one overhead powerline and underground cables and a perpetual servitude for telecommunication and other related purposes with ancillary rights over the property substantially along the routes referred to above in favour of ESKOM HOLDINGS SOC LIMITED, Registration Number 2002/015527/06, as will more fully appear from the said notarial deed, which affects all erven and streets in the township.

1.3.4 EXCLUDING THE FOLLOWING WHICH ONLY AFFECT ERVEN AND/OR STREETS AS NOTED:

- (i) The former Remaining Extent of Portion 1 of the farm DOORKUIL 369 Registration Division IQ Gauteng Province measuring 700, 7909 (SEVEN HUNDRED COMMA SEVEN NINE NAUGHT NINE) hectares as indicated by the figures h g 1F 1G 1H Middle of Rietspruit h and 2A 2B 2C Middle of Rietspruit 2A on the annexed diagram SG No 796/2011, the former Portion 9 (portion of Portion 1) of the farm DOORKUIL 369 Registration Division IQ Gauteng Province as indicated by the figure e f g h Middle of Rietspruit e on the annexed diagram SG No 796/2011, the former Remaining Extent of Portion 10 (portion of Portion 1) of the farm DOORKUIL 369 Registration Division IQ Gauteng Province measuring 126, 5426 (ONE HUNDRED AND TWENTY SIX COMMA FIVE FOUR TWO SIX) hectares as indicated by the figure d c f e Middle of Rietspruit d on the annexed diagram SG No 796/2011 and the former Portion 12 (portion of Portion 5) of the farm DOORKUIL 369 Registration Division IQ Gauteng as indicated by the figure 1C 1D 1E b a Middle of Rietspruit 1C on the annexed diagram SG No 796/2011 are subject to the following conditions:

By Notarial Deed K6409/1994 S the withinmentioned property is subject to a powerline servitude in favour of ESKOM with ancillary rights the route of which has now been determined by virtue of Notarial Deed of Route Determination K3822/1999 S as represented by the lines S67 S68 S69 S70, S66 S67, S65 S66, S64 S65 in respect of the centre line for an electrical transmission servitude 15,50 metres wide and the figure S80 S81 S82 S83 S80 in respect of a servitude area on the annexed diagram S.G. No. 796/2011as will more fully appear from the said notarial deed, which affects Erven 8257 (Park), 8259(Park) and Christobal Street only, as shown on the General Plan.

- (ii) By Notarial Deed No. 474/1938S the right has been granted to the VICTORIA FALLS AND TRANSVAAL POWER COMPANY LIMITED to convey electricity over the property hereby conveyed, together with ancillary rights, the centreline of which is represented by the lines S1 S2 S3 123, S123 S124, S124 S125, S125 S126, and S126 S4 S5 S6 on diagram SG No 796/2011 annexed to Certificate of Consolidated Title T1574/2015 and subject to conditions, as will more fully appear on reference to the said notarial deed; which affects Central Boulevard Street in the township only, as shown on the General Plan.

1.4 Provincial Government

- (a) The township owner shall comply with the conditions of the Department of Roads and Public Transport (Gauteng Provincial Government) as set out in their letter.
- (b) Should the development of the township not be completed within 10 years from the date of township approval, the application shall be resubmitted to the Department of Roads and Public Transport (Gauteng Provincial Government) for reconsideration.
- (c) If however, before the expiry date of the mentioned period, circumstances change in such a way that roads and/or PWV routes under the control of the Premier-in-Executive Council are affected by the proposed layout of the township, the township owner shall resubmit the application for the purpose of fulfilment of the requirements of the controlling authority in terms of the provisions

of Section 11 of Act 21 of 1940, as amended.

1.5 Land for municipal and public open space purposes

- (a) Erven 5565, 5566, 6276 and 6805 shall be transferred into the name of the local authority as "Municipal";
- (b) Erven 8249 to 8254, 8257, 8259, 8264 to 8269 shall be transferred into the name of the local authority as "Public Open Space";
- (c) Erven 8255, 8256, 8258, 8260 to 8263 shall be transferred into the name of the local authority as "Public Open Space", for the purpose of storm water retention ponds and park use.

1.6 Demolition of buildings and structures

The township owner shall cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished.

1.7 Removal of litter

The township owner shall at his own expense cause all litter within the township area to be removed, after construction of services.

1.8 Repositioning of circuits

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

1.9 Relocation of Graves

Erven 5536 and 5537 are affected by graves and the required procedure is to be followed to the satisfaction of the relevant authorities, prior to the transfer of the erf.

2 Conditions of title

2.1 Conditions imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)

The erven, except Erven (Public Open Space erven) 8249 to 8269, mentioned hereunder shall be subject to the conditions as indicated:

- 2.1.1 The erven are subject to a servitude, 2 meters wide, in favour of the local authority for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2 meters wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.
- 2.1.2 No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 (two) meters thereof.
- 2.1.3 The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other work as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.
- 2.1.4 Erven 5331, 5573, 5609, 5636, 5802, 5809, 5810, 5823, 5842, 5897, 6043,

6084, 6086, 6122, 6276, 6352, 6456, 6511, 6523, 6697, 6729, 6734, 6764, 6804, 6806, 6831, 6843, 6887, 6892, 6918, 6943, 7253, 7307, 7363, 7413, 7615 to 7628, 8069 to 8086, 8118, 8182 and 8227

The erven are subject to a 2,00 m wide servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

- 2.1.5 Erven 5319, 5330, 5469, 5492, 5617, 5637, 5662, 5839, 5903, 6457, 6507, 6527, 6698, 6728, 6765, 6800, 6841, 6893, 6919, 7254, , 7263, 7272, 7325, 7343, 7345, 7377, 7398, 7431, 7784, 7843, 8114, 8119, 8178, 8183 and 8222

The erven are subject to a 3,00 m wide servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

- 2.1.6 Erven 5085, 5478, and 6972

The erf is subject to a 2,00 m wide and a 3,00m wide servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

- 2.1.7 Erf 8255 (Park) and 5258

The erf is subject to a 4,00m wide servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

- 2.1.8 Erf 8257 (Park)

The erf is subject to Right of Way Servitudes Area, in favour of the general public, as indicated on the general plan.

- 2.1.9 Erf 8257 (Park)

The erf is subject to Right of Way Servitudes Area, 36m Right of Way, in favour of the general public, as indicated on the general plan.

- 2.1.10 Erven 8255 and 8256

The erf is subject to a storm-water attenuation servitude area in favour of the local authority, as indicated on the general plan.

- 2.1.11 Erf 6551

The erven are subject to two 2,00 m wide servitudes for municipal purposes in favour of the local authority, as indicated on the general plan.

PROKLAMASIE 88 VAN 2015**WYSIGINGSKEMA PS117**

Midvaal Plaaslike Munisipaliteit verklaar hiermee ingevolge die bepalings van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), dat dit 'n wysigings skema synde 'n wysiging van die Buitestedelike Dorpsbeplanningskema, 1975, wat uit dieselfde grond as die dorp Savanna City Uitbreiding 4 bestaan, goedgekeur het. Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Munisipale Bestuurder: Midvaal Plaaslike Munisipaliteit en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema PS117

MNR A.S.A DE KLERK
MUNISIPALE BESTUURDER
Midvaal Plaaslike Munisipaliteit
Datum: 03 Desember 2015

VERKLARING TOT 'N GOEDGEKEURDE DORP

Ingevolge artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar Midvaal Plaaslike Munisipaliteit hiermee die dorp Savanna City Uitbreiding 4 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die meegaande bylae.

BYLAE

VERKLARING VAN DIE VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR SAVANNA CITY DEVELOPMENTS (PTY) LIMITED (HIERNA DIE DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN ARTIKEL 98 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 150 ('N GEDEELTE VAN GEDEELTE 144) VAN DIE PLAAS DOORNKUIL 369, REGISTRASIE AFDELING I.Q., GAUTENG PROVINSIE GOEDGEKEUR IS.

1 Stigtingsvoorwaardes**1.1 Naam**

Die naam van die dorp is **SAVANNA CITY UITBREIDING 4.**

1.2 Ontwerp

Die dorp bestaan uit erwe en paaie soos aangedui op die **Algemene Plan 2632/2015**

1.3 Beskikking oor bestaande titelvoorwaardes

ALLE ERWE MOET ONDERWORPE GEMAAK WORD AAN BESTAANDE VOORWAARDES EN SERWITUTE, INDIEN ENIGE, TEN OPSIGTE VAN DIE RESTANT VAN GEDEELTE 144 VAN DIE PLAAS DOORNKUIL 369IQ GEHOU DEUR DIE SERTIFIKAAT VAN GEKONSOLIDEERDE TITEL T1574/2015 SOOS VOLG:

1.3.1 UITSLUITEND DIE VOLGENDE WAT REFLEKTEER IN DIE DORPS TITEL AS GEVOLG VAN DIE BYKOMENDE REGTE MAAR AFFEKTEER NIE DIE DORPS ERWE NIE AS GEVOLG VAN DIE LIGGING DAARVAN:

- (i) By Notarial Deed No 231/1942 S the right has been granted to the VICTORIA FALLS AND TRANSVAAL POWER COMPANY LIMITED, to convey electricity over the property hereby conveyed, together with ancillary rights with the lines S7 S8 S9 S119 S120, S120 S121 S122 and S122 S10 S11 on the annexed diagram.
- (ii) The former Remaining Extent of Portion 1 of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 700, 7909 (SEVEN HUNDRED COMMA SEVEN NINE NAUGHT NINE) hectares as indicated by the figures h g 1F 1G 1H Middle of Rietspruit h and 2A 2B 2C Middle of Rietspruit 2A on the annexed diagram SG No 796/2011, the former Remaining Extent of Portion 10 (portion of Portion 1) of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 126, 5426(ONE HUNDRED AND TWENTY SIX COMMA FIVE FOUR TWO SIX) hectares as indicated by the figure d c f e Middle of Rietspruit d on the annexed diagram SG No 796/2011, the former Portion 11 of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province as indicated by the figure a b c d Middle of Rietspruit a on the annexed diagram SG No 796/2011 and the former Portion 12 (portion of Portion 5) of the farm DOORNKUIL 369 Registration Division IQ Gauteng as indicated by the figure 1C 1D 1E b a Middle of Rietspruit 1C on the annexed diagram SG No 796/2011 are subject to the following condition:

Kragtens Notariele Akte K686/1981 S is die eiendom hiermee geregistreer onderhewig aan 'n pyplynserwituut ten gunste van Transvaalse Raad vir die Ontwikkeling van Buitestedelike Gebiede 4 meter wyd langs die hele oostelike grens daarvan soos aangedui deur die lyne -1E,S106 en S95,1F op die aangehegte kaart SG No 796/2011.

- (iii) The former Remaining Extent of Portion 1 of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 700, 7909 (SEVEN HUNDRED COMMA SEVEN NINE NAUGHT NINE) hectares as indicated by the figures h g 1F 1G 1H Middle of Rietspruit h and 2A 2B 2C Middle of Rietspruit 2A on the annexed diagram SG No 796/2011, the former Portion 9 (portion of Portion 1) of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province as indicated by the figure e f g h Middle of Rietspruit e on the annexed diagram SG No 796/2011, the former Remaining Extent of Portion 10 (portion of Portion 1) of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 126, 5426 (ONE HUNDRED AND TWENTY SIX COMMA FIVE FOUR TWO SIX) hectares as indicated by the figure d c f e Middle of Rietspruit d on the annexed diagram SG No 796/2011 and the former Portion 12 (portion of Portion 5) of the farm DOORNKUIL 369 Registration Division IQ Gauteng as indicated by the figure 1C 1D 1E b a Middle of Rietspruit 1C on the annexed diagram SG No 796/2011 are subject to the following conditions:

Kragtens Notariële Akte K3809/1994 S is die reg aan ESKOM verleen om elektrisiteit oor die hierinvermelde eiendom waarvan te vervoer tesame met bykomende regte en onderworpe aan voorwaardes, waarvan die roete intussen bepaal is kragtens Notariële Akte van Roetebepaling K4892/2002 S en nou voorgestel word deur die lyne S30 S31 S32 en S35 S34 S33, S36 S35 en S29 S30, S37 S36 en S28 S29 asook S40 S39 S38 en S25 S26 S27 op die aangehegte kaart S.G. No. 796/2011 wat elkeen die middellyn voorstel van 'n

elektriese transmissie serwituut 55 meter breed soos meer volledig sal blyk uit gemelde notariële akte.

- (iv) The former Remaining Extent of Portion 1 of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 700, 7909 (SEVEN HUNDRED COMMA SEVEN NINE NAUGHT NINE) hectares as indicated by the figures h g 1F 1G 1H Middle of Rietspruit h and 2A 2B 2C Middle of Rietspruit 2A on the annexed diagram SG No 796/2011 is subject to the following conditions:
- (a) By Notarial Deed K140/2004 S the within mentioned owner grants RAND WATER BOARD a pipeline servitude to convey along a strip of ground 1, 788 square metres and 1841 hectares as depicted by the figures S92 S93 S94 S95 S53 S52 S92 and S98 S54 S96 S97 S98 on the annexed diagram SG No 796/2011 as will more fully appear from reference to the said Notarial Deed
 - (b) Subject to a water pipeline servitude 1,2113 hectares in extent in favour of Midvaal Local Municipality as indicated by the figure S52 S53 S54 S55 S52 on the annexed diagram S.G. No. 796/2011, as will more fully appear from Notarial Deed K97/2015 S.
 - (c) Subject to a 4,00m wide servitude for municipal purposes in favour of Midvaal Local Municipality with the line S41 S42 representing the western boundary and the line S42 S43 representing the northern boundary as indicated on the annexed diagram S.G. No. 796/2011, as will more fully appear from Notarial Deed K96/2015 S.
- (v) The Remaining Extent of Portion 144 of the farm DOORNKUIL 369, Registration Division I.Q., Gauteng Province, measuring 1265,2965 (One Thousand Two Hundred and Sixty Five comma Two Nine Six Five) hectares is subject to the following conditions:
- A. By Notarial Deed K108/2015 S the within-mentioned property is subject to
 - (a) a servitude 2 (two) metres wide, the eastern and southern boundary of which is indicated by the line A B C on diagram S.G. No. 3003/2014 and
 - (b) a servitude 3 (three) metres wide, the eastern boundary of which is indicated by the line C D E F on diagram S.G. No. 3003/2014 and the right to use the servitude areas in perpetuity for municipal purposes in favour of Midvaal Local Municipality as will more fully appear on reference to the said notarial deed.in favour of Midvaal Local Municipality as will more fully appear on reference to the said notarial deed.
 - B. By Notarial Deed K109/2015 S the within-mentioned property is subject to a servitude 5 (five) metres wide, the centre line of which is indicated by the line A B C D E F G H J K on diagram S.G. No. 3004/2014 and other ancillary rights in favour of Midvaal Local Municipality as will more fully appear on reference to the said notarial deed.
 - C. By Notarial Deed K110/2015 S the within-mentioned property is subject to a servitude 1646 (One Thousand Six Hundred and Forty Six) square metres in extent, as indicated by the figure A B C D A on

diagram S.G. No. 3005/2014 and other ancillary rights in favour of Midvaal Local Municipality as will more fully appear on reference to the said notarial deed.

ALLE ERWE MOET ONDERWORPE GEMAAK WORD AAN BESTAANDE VOORWAARDES EN SERWITUTE, INDIEN ENIGE, TEN OPSIGTE VAN DIE SERTIFIKAAT VIR GEKONSOLIDEERDE TITEL T1574/2015 SOOS VOLG:

1.3.2 UITSLUITEND DIE VOLGENDE WAT NIE DIE DORPS ERWE AFFEKTEER EN WAT NIE OORGEDRA WORD IN DIE DORPS TITEL WEENS DIE LIGGING DAARVAN

- (j) The former Portion 11 of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province as indicated by the figure a b c d Middle of Rietspruit a on the annexed diagram SG No 796/2011, the former Portion 12 (portion of Portion 5) of the farm DOORNKUIL 369 Registration Division IQ Gauteng as indicated by the figure 1C 1D 1E b a Middle of Rietspruit 1C on the annexed diagram SG No 796/2011 and the former Remaining Extent of Portion 18 (portion of Portion 2) of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 132, 9676 (ONE HUNDRED AND THIRTY TWO COMMA NINE SIX SEVEN SIX) hectares as indicated by the figure 4A 4B 4C 4D 4E 4F 4G 4H Middle of Railway 4A on the annexed diagram SG No 796/2011 are subject to the following conditions:
- (c) Kragtens Notariele Akte K802/1959 S is die reg aan ESKOM verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer tesame met bykomende regte en onderworpe aan voorwaardes soos meer volledig sal blyk uit gesegde akte en kaart waarvan die roete aangedui word deur die lyne S22, S21, middle van Rietspruit en S15, S16, middle van Rietspruit en S12, S22 en S13, S14, S15 en S21, S20, S19 en S16, S17, S18 op die aangehegte kaart SG No 796/2011
- (d) Die binnegemelde eiendom is Kragtens Notariele Akte K6408/1994 S onderhewig aan 'n kraglynserwituut ten gunste van ESKOM met bykomende regte, waarvan die roete aangedui word deur die lyne – S74,S73,S73,S72,S71--, ---- en S79 S78 en S 77 S76 S75 S74 – op die aangehegte kaart SG No 796/2011
- (vii) The former Portion 9 (portion of Portion 1) of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province as indicated by the figure e f g h Middle of Rietspruit e on the annexed diagram SG No 796/2011 is subject to the following conditions:
- (d) By Notarial Deed K141/2004 S the within mentioned owner grants RAND WATER BOARD a pipeline servitude to convey along a strip of ground 4998 square metres and depicted by the figure S50,S90,S91,S92,S52,S51,S50----- on the annexed diagram SG No 796/2011 as will more fully appear from reference to the said Notarial Deed
- (e) By Notarial Deed K142/2004 S the within mentioned owner grants RAND WATER BOARD a pipeline servitude to convey along a strip of ground 2063 square metres and depicted by the figure S99 S106 S95 S94 S99----- on the annexed diagram SG No 796/2011 as will more fully appear from reference to the said Notarial Deed
- (f) Subject to a water pipeline servitude 4183 square metres in extent in favour of Midvaal Local Municipality as indicated by the figure S57 S50 S51 S52 S55 S56 S57 on the annexed diagram S.G. No. 796/2011, as will more fully appear from Notarial Deed K98/2015 S.

- (viii) The former Remaining Extent of Portion 10 (portion of Portion 1) of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 126, 5426 (ONE HUNDRED AND TWENTY SIX COMMA FIVE FOUR TWO SIX) hectares as indicated by the figure d c f e Middle of Rietspruit d on the annexed diagram SG No 796/2011 is subject to the following conditions:
- (d) By Notarial Deed K143/2004 S the within mentioned owner grants RAND WATER BOARD a pipeline servitude to convey along a strip of ground 3045 square metres and depicted by the figure S49 S89 S90 S50 S49 ----- on the annexed diagram SG No 796/2011 as will more fully appear from reference to the said Notarial Deed
 - (e) By Notarial Deed K144/2004 S the within mentioned owner grants RAND WATER BOARD a pipeline servitude to convey along a strip of ground 3280 square metres and depicted by the figure S100 S105 S106 S99 S100----- on the annexed diagram SG No 796/2011 as will more fully appear from reference to the said Notarial Deed
 - (f) Subject to a water pipeline servitude 2608 square metres in extent in favour of Midvaal Local Municipality as indicated by the figure S58 S49 S50 S57 S58 on the annexed diagram S.G. No. 796/2011, as will more fully appear from Notarial Deed K99/2015 S.
- (ix) The former Portion 11 of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province as indicated by the figure a b c d Middle of Rietspruit a on the annexed diagram SG No 796/2011 is subject to the following conditions:
- (e) Kragtens Notariele Akte K3810/1994 S is die reg aan ESKOM verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer waarvan die roete aangedui word deur die lyn S38 S37 en S27 S28 op die aangehegte kaart SG No 796/2011 tesame met bykomende regte en onderworpe aan voorwaardes soos meer volledig sal blyk uit gemelde Notariele Akte
 - (f) By virtue of Notarial Deed of Servitude K1487/2004 S the within mentioned property is subject to a pipeline servitude already laid and which may hereafter be laid along a strip of ground 4731 square metres as depicted by the figure S48 S88 S89 S49 S48 on the annexed diagram SG No 796/2011 in favour of RAND WATER BOARD with ancillary rights, as will more fully appear from the said deed
 - (g) By virtue of Notarial Deed K1488/2004 S the within mentioned property is subject to a servitude granted to RAND WATER BOARD for itself, its successors in title or assigns, the right in perpetuity to convey and transmit water by means of a pipeline already laid and which may hereafter be laid along a strip of ground 1357 square metres as depicted by the figure S102 S104 S105 S100 S101 S102 on the annexed diagram SG No 796/2011, with ancillary rights, as will more fully appear from the said deed
 - (h) Subject to a water pipeline servitude 4061 square metres in extent in favour of Midvaal Local Municipality as indicated by the figure S59 S48 S49 S58 S59 on the annexed diagram S.G. No. 796/2011, as will more fully appear from Notarial Deed K243/2015 S.
- (x) The former Portion 12 (portion of Portion 5) of the farm DOORNKUIL 369 Registration Division IQ Gauteng as indicated by the figure 1C 1D 1E b a Middle of Rietspruit 1C on the annexed diagram SG No 796/2011 is subject to the following conditions:

- (e) By Notarial Deed K2967/2001 S the within mentioned property is subject to a power-line servitude in favour of ESKOM with ancillary rights the route of which is indicated by the line ES1 ES2 on the annexed diagram SG No 796/2011
 - (f) By Notarial Deed K145/2004 S the within mentioned owner grants RAND WATER BOARD a pipeline servitude to convey along a strip of ground 3760 square metres and depicted by the figure S85 S86 S87 S88 S48 S47 S46 S45 on the annexed diagram SG No 796/2011 as will more fully appear from reference to the said Notarial Deed
 - (g) By Notarial Deed K146/2004 S the within mentioned owner grants RAND WATER BOARD a pipeline servitude to convey along a strip of ground 2, 1125 square metres and depicted by the figure S103, 1E, S104, S102, S103 on the annexed diagram SG No 796/2011 as will more fully appear from reference to the said Notarial Deed
 - (h) Subject to a water pipeline servitude 3186 square metres in extent in favour of Midvaal Local Municipality as indicated by the figure S45 S46 S47 S48 S59 S60 S61 S62 middle of Rietspruit S45 on the annexed diagram S.G. No. 796/2011, as will more fully appear from Notarial Deed K101/2015 S.
- (xi) The former Remaining Extent of Portion 18 (portion of Portion 2) of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 132, 9676 (ONE HUNDRED AND THIRTY TWO COMMA NINE SIX SEVEN SIX) hectares as indicated by the figure 4A 4B 4C 4D 4E 4F 4G 4H Middle of Railway 4A on the annexed diagram SG No 796/2011 is subject to the following condition:
- (d) By Notarial Deed K139/2004 S the within mentioned owner grants RAND WATER BOARD a pipeline servitude to convey along a strip of ground 5158 square metres and depicted by the figure –S84 S85 middle of Rietspruit S45 S44 Curve S 84 on the annexed diagram SG No 796/2011 as will more fully appear from reference to the said Notarial Deed
 - (e) Subject to a water pipeline servitude 4385 square metres in extent in favour of Midvaal Local Municipality as indicated by the figure S44 S45 middle of Rietspruit S62 S63 curve S44 on the annexed diagram S.G. No. 796/2011, as will more fully appear from Notarial Deed K102/2015 S.
 - (f) Subject to a municipal purposes servitude in favour of Midvaal Local Municipality 7,00 metres wide as indicated by the centre line S23 S24 on the annexed diagram S.G. No. 796/2011 as will more fully appear from Notarial Deed K103/2015 S.

1.3.3 ALLE ERWE SAL ONDERWORPE WEES AAN DIE VOLGENDE VOORWAARDES EN SERWITUTE, INSLUITEND DIE VOLGENDE ALGEMENE ESKOM SERWITUUT WAT AL DIE ERWE IN DIE DORP AFFEKTEER

The former Remaining Extent of Portion 1 of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 700, 7909 (SEVEN HUNDRED COMMA SEVEN NINE NAUGHT NINE) hectares as indicated by the figures h g 1F 1G 1H Middle of Rietspruit h and 2A 2B 2C Middle of Rietspruit 2A on the annexed diagram SG No 796/2011 is subject to the following conditions:

By virtue of Notarial Deed K4706/2011 S the within mentioned property is subject to a perpetual servitude of electric power transmission to convey electricity across the property by means of one overhead powerline and underground cables and a perpetual servitude for telecommunication and other related purposes with ancillary rights over the property substantially along the routes referred to above in favour of ESKOM HOLDINGS SOC LIMITED, Registration Number 2002/015527/06, as will more fully appear from the said notarial deed, which affects all erven and streets in the township.

1.3.4 UITSLUITEND DIE VOLGENDE WAT SLEGS DIE ERWE EN/OF STRATE SOOS AANEGEDUI AFEKTEER:

- (i) The former Remaining Extent of Portion 1 of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 700, 7909 (SEVEN HUNDRED COMMMA SEVEN NINE NAUGHT NINE) hectares as indicated by the figures h g 1F 1G 1H Middle of Rietspruit h and 2A 2B 2C Middle of Rietspruit 2A on the annexed diagram SG No 796/2011, the former Portion 9 (portion of Portion 1) of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province as indicated by the figure e f g h Middle of Rietspruit e on the annexed diagram SG No 796/2011, the former Remaining Extent of Portion 10 (portion of Portion 1) of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 126, 5426 (ONE HUNDRED AND TWENTY SIX COMMMA FIVE FOUR TWO SIX) hectares as indicated by the figure d c f e Middle of Rietspruit d on the annexed diagram SG No 796/2011 and the former Portion 12 (portion of Portion 5) of the farm DOORNKUIL 369 Registration Division IQ Gauteng as indicated by the figure 1C 1D 1E b a Middle of Rietspruit 1C on the annexed diagram SG No 796/2011 are subject to the following conditions:

By Notarial Deed K6409/1994 S the withinmentioned property is subject to a powerline servitude in favour of ESKOM with ancillary rights the route of which has now been determined by virtue of Notarial Deed of Route Determination K3822/1999 S as represented by the lines S67 S68 S69 S70, S66 S67, S65 S66, S64 S65 in respect of the centre line for an electrical transmission servitude 15,50 metres wide and the figure S80 S81 S82 S83 S80 in respect of a servitude area on the annexed diagram S.G. No. 796/2011as will more fully appear from the said notarial deed, which affects Erven 8257 (Park), 8259(Park) and Christobal street only, as shown on the General Plan.

- (ii) By Notarial Deed No. 474/1938S the right has been granted to the VICTORIA FALLS AND TRANSVAAL POWER COMPANY LIMITED to convey electricity over the property hereby conveyed, together with ancillary rights, the centreline of which is represented by the lines S1 S2 S3 123, S123 S124, S124 S125, S125 S126, and S126 S4 S5 S6 on diagram SG No 796/2011 annexed to Certificate of Consolidated Title T1574/2015 and subject to conditions, as will more fully appear on reference to the said notarial deed; which affects Central Boulevard street in the township only, as shown on the General Plan.

1.4 Provinsiale Regering

- (a) Die dorpseienaar moet aan die vereistes van die Departement van Paaie en Vervoer (Gauteng Provinsiale Regering) voldoen soos uiteengesit in die skrywe;
- (b) Indien die ontwikkeling van die dorp nie voor 10 jaar van die datum van die dorps goedkeuring voltooi is nie, moet die aansoek heringedien word by die Departement Paaie en Vervoer (Gauteng Provinsiale Regering) vir herooring;
- (c) Indien omstandighede egter, voor die vervaldatum vermeld in (b) hierbo, tot so 'n mate verander dat paaie en/of PWV roetes onder die beheer van die betrokke Primier-van-Uitvoerende Raad deur die beoogde uitleg van die dorp geraak word, moet die dorpseienaar die aansoek herindien vir doeleindes van die nakoming

van die vereistes van die beherende liggaam in gevolge die bepalings van Artikel 11 van Wet 21 van 1940, soos gewysig.

1.5 Erwe vir publieke oop ruimte doeleindes

- (a) Erwe 5565, 5566, 6276 en 6805 sal oorgedra word in die naam van die plaaslike owerheid as "Munisipaal";
- (b) Erwe 8249 tot 8254, 8257, 8259, 8264 tot 8269 sal oorgedra word in die naam van die plaaslike owerheid as "Publieke Oop Ruimte";
- (c) Erwe 8255, 8256, 8258, 8260 tot 8263 sal oorgedra word in die naam van die plaaslike owerheid as "Publieke Oop Ruimte", vir doel van storm water attenuasie damme en park gebruike.

1.6 Sloping van geboue en strukture

Die dorpseienaar moet alle bestaande geboue en strukture wat binne boulynreserwes, kant ruimtes of oor gemeenskaplike grense geleë is, laat sloop.

1.7 Vullisverwydering

Die dorpseienaar moet op sy/haar eie koste alle vullis binne die dorp area verwyder, na die konstruksie van dienste.

1.8 Verskuiwing van kraglyne

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

1.13 Hervestiging van grafte

Erwe 5536 en 5537 word geraak deur grafte en die voorgeskrewe proses moet gevolg word tot die goedkeuring van die betrokke owerhede, voor die oordrag van die erf.

2 Titellovoorwaardes

2.1 Titellovoorwaardes opgelê ten gunste van die plaaslike owerheid ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).

Alle erwe, behalwe erwe (Publieke Oop Ruimte erwe) 8249 tot 8269, hieronder genoem moet onderworpe wees aan die voorwaardes soos aangedui:

- 2.1.1 Die erwe is onderworpe aan 'n 2 meter bree serwituut, ten gunste van die plaaslike owerheid vir riolering en ander munisipale doeleindes, langs enige twee grense, uitgesluit 'n straat grens en in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleinde van 2 meter bree serwituut oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike owerheid van enige sodanige serwituut mag afsien.
- 2.1.2 Geen gebou of ander struktuur mag binne die vernoemde serwituut gebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 2 meter daarvan, geplant word nie.
- 2.1.3 Die plaaslike owerheid is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud en verwydering van sodanige rioolhoofpyleidings, en ander werke wat hy volgens goed dunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde doel, onderworpe daaraan dat die plaaslike owerheid enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleiding en ander

werke veroorsaak word.

- 2.1.4 Erwe 5331, 5573, 5609, 5636, 5802, 5809, 5810, 5823, 5842, 5897, 6043, 6084, 6086, 6122, 6276, 6352, 6456, 6511, 6523, 6697, 6729, 6734, 6764, 6804, 6806, 6831, 6843, 6887, 6892, 6918, 6943, 7253, 7307, 7363, 7413, 7615 tot 7628, 8069 tot 8086, 8118, 8182 en 8227.

Die erwe is onderworpe aan 'n 2 meter serwituut vir munisipale dienste ten gunste van die plaaslike owerheid soos aangedui op die Algemene Plan.

- 2.1.5 Erwe 5319, 5330, 5469, 5492, 5617, 5637, 5662, 5839, 5903, 6457, 6507, 6527, 6698, 6728, 6765, 6800, 6841, 6893, 6919, 7254, 7263, 7272, 7325, 7343, 7345, 7377, 7398, 7431, 7784, 7843, 8114, 8119, 8178, 8183 en 8222.

Die erwe is onderworpe aan 'n 3 meter bree serwituut vir munisipale dienste ten gunste van die plaaslike owerheid, soos aangedui op die Algemene Plan.

- 2.1.6 Erwe 5085, 5478 and 6972

Die erwe is onderworpe aan 'n 2 meter en 'n 3 meter bree serwituut vir munisipale dienste ten gunste van die plaaslike owerheid, soos aangedui op die Algemene Plan.

- 2.1.7 Erwe 8255 (Park) and 5258

Die erwe is onderworpe aan 'n 4 meter bree serwituut vir munisipale dienste ten gunste van die plaaslike owerheid, soos aangedui op die Algemene Plan.

- 2.1.8 Erf 8257 (Park)

Die erwe is onderworpe aan 'n Reg van Weg serwituut area, ten gunste van die algemene publiek, soos aangedui op die Algemene Plan.

- 2.1.9 Erf 8257 (Park)

Die erwe is onderworpe aan 'n Reg van Weg serwituut area, 36 meter bree Reg van Weg, ten gunste van die algemene publiek, soos aangedui op die Algemene Plan.

- 2.1.9 Erwe 8255 en 8256

Die Erwe is onderworpe aan 'n storm water attenuasie serwituut area, ten gunste van die plaaslike owerheid, soos aangedui op die Algemene Plan.

- 2.1.10 Erf 6551

Die Erf is onderworpe aan 'n 2 meter bree serwituut vir munisipale dienste, ten gunste van die plaaslike owerheid, soos aangedui op die Algemene Plan.

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 1937 OF 2015**AMENDMENT SCHEME PS117**

Midvaal Local Municipality herewith in terms of the provisions of section 125(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), declares that it has been approved an amendment scheme being an amendment of the Peri-Urban Town Planning Scheme, 1975, comprising the same land as included in the township of Savanna City Extension 4. Map 3 and the scheme clauses of the amendment scheme are filed with the Municipal Manager: Midvaal Local Municipality and are open for inspection at all reasonable times.

This amendment is known as Amendment Scheme PS117

MR A.S.A DE KLERK
MUNICIPAL MANAGER
Midvaal Local Municipality
Date: 03 December 2015

DECLARATION AS AN APPROVED TOWNSHIP

In terms of Section 103(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) the Midvaal Local Municipality hereby declares that Savanna City Extension 4 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 SAVANNA CITY DEVELOPMENTS (PTY) LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANTS/TOWNSHIP OWNERS) UNDER THE PROVISIONS OF SECTION 98 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 150 (A PORTION OF PORTION 144) OF THE FARM DOORNKUIL 369, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG HAS BEEN GRANTED.

1 Conditions of establishment**1.1 Name**

The name of the township shall be **SAVANNA CITY EXTENSION 4**.

1.2 Design

The township shall consist of erven and streets as indicated on **General Plan S.G. No 2632/2015**.

1.3 Disposal of existing conditions of title

ALL ERVEN SHALL BE MADE SUBJECT TO EXISTING CONDITIONS AND SERVITUDES, IF ANY, IN RESPECT OF THE REMAINING EXTENT OF PORTION 144 OF THE FARM DOORNKUIL 369 IQ HELD BY CERTIFICATE OF CONSOLIDATED TITLE T 1574/2015 AS FOLLOWS:

1.3.1 EXCLUDING THE FOLLOWING WHICH ARE REFLECTED IN THE TOWNSHIP TITLE BECAUSE OF ANCILLARY RIGHTS BUT DO NOT AFFECT THE TOWNSHIP ERVEN DUE TO THE LOCALITY THEREOF:

- (i) By Notarial Deed No 231/1942 S the right has been granted to the VICTORIA FALLS AND TRANSVAAL POWER COMPANY LIMITED, to convey electricity over the property hereby conveyed, together with ancillary rights with the lines S7 S8 S9 S119, S119 S120, S120 S121, S121 S122 and S122 S10 S11 on the annexed diagram SG No 796/2011 representing the centre line and subject to conditions as will more fully appear from the said notarial deed.
- (ii) The former Remaining Extent of Portion 1 of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 700, 7909 (SEVEN HUNDRED COMMA SEVEN NINE NAUGHT NINE) hectares as indicated by the figures h g 1F 1G 1H Middle of Rietspruit h and 2A 2B 2C Middle of Rietspruit 2A on the annexed diagram SG No 796/2011, the former Remaining Extent of Portion 10 (portion of Portion 1) of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 126, 5426(ONE HUNDRED AND TWENTY SIX COMMA FIVE FOUR TWO SIX) hectares as indicated by the figure d c f e Middle of Rietspruit d on the annexed diagram SG No 796/2011, the former Portion 11 of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province as indicated by the figure a b c d Middle of Rietspruit a on the annexed diagram SG No 796/2011 and the former Portion 12 (portion of Portion 5) of the farm DOORNKUIL 369 Registration Division IQ Gauteng as indicated by the figure 1C 1D 1E b a Middle of Rietspruit 1C on the annexed diagram SG No 796/2011 are subject to the following condition:

Kragtens Notariele Akte K686/1981 S is die eiendom hiermee geregistreer onderhewig aan 'n pyplynserwituut ten gunste van Transvaalse Raad vir die Ontwikkeling van Buitestedelike Gebiede 4 meter wyd langs die hele oostelike grens daarvan soos aangedui deur die lyne -1E,S106 en S95,1F op die aangehegte kaart SG No 796/2011.

- (iii) The former Remaining Extent of Portion 1 of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 700, 7909 (SEVEN HUNDRED COMMA SEVEN NINE NAUGHT NINE) hectares as indicated by the figures h g 1F 1G 1H Middle of Rietspruit h and 2A 2B 2C Middle of Rietspruit 2A on the annexed diagram SG No 796/2011, the former Portion 9 (portion of Portion 1) of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province as indicated by the figure e f g h Middle of Rietspruit e on the annexed diagram SG No 796/2011, the former Remaining Extent of Portion 10 (portion of Portion 1) of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 126, 5426 (ONE HUNDRED AND TWENTY SIX COMMA FIVE FOUR TWO SIX) hectares as indicated by the figure d c f e Middle of Rietspruit d on the annexed diagram SG No 796/2011 and the former Portion 12 (portion of Portion 5) of the farm DOORNKUIL 369 Registration Division IQ Gauteng as indicated by the figure 1C 1D 1E b a Middle of Rietspruit 1C on the annexed diagram SG No 796/2011 are subject to the following conditions:

Kragtens Notariële Akte K3809/1994 S is die reg aan ESKOM verleen om elektrisiteit oor die hierinvermelde eiendom waarvan te vervoer tesame met bykomende regte en onderworpe aan voorwaardes, waarvan die roete intussen bepaal is kragtens Notariële Akte van Roetebepaling K4892/2002 S en nou voorgestel word deur die lyne S30 S31 S32 en S35 S34 S33, S36 S35 en S29 S30, S37 S36 en S28 S29 asook S40 S39 S38 en S25 S26 S27 op die aangehegte kaart S.G. No. 796/2011 wat elkeen die middellyn voorstel van 'n elektriese transmissie serwituut 55 meter breed soos meer volledig sal blyk uit gemelde notariële akte.

- (iv) The former Remaining Extent of Portion 1 of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 700, 7909 (SEVEN HUNDRED COMMA SEVEN NINE NAUGHT NINE) hectares as indicated by the figures h g 1F 1G 1H Middle of Rietspruit h and 2A 2B 2C Middle of Rietspruit 2A on the annexed diagram SG No 796/2011 is subject to the following conditions:
- (a) By Notarial Deed K140/2004 S the within mentioned owner grants RAND WATER BOARD a pipeline servitude to convey along a strip of ground 1, 788 square metres and 1841 hectares as depicted by the figures S92 S93 S94 S95 S53 S52 S92 and S98 S54 S96 S97 S98 on the annexed diagram SG No 796/2011 as will more fully appear from reference to the said Notarial Deed
 - (b) Subject to a water pipeline servitude 1,2113 hectares in extent in favour of Midvaal Local Municipality as indicated by the figure S52 S53 S54 S55 S52 on the annexed diagram S.G. No. 796/2011, as will more fully appear from Notarial Deed K97/2015 S.
 - (c) Subject to a 4,00m wide servitude for municipal purposes in favour of Midvaal Local Municipality with the line S41 S42 representing the western boundary and the line S42 S43 representing the northern boundary as indicated on the annexed diagram S.G. No. 796/2011, as will more fully appear from Notarial Deed K96/2015 S.
- (v) The Remaining Extent of Portion 144 of the farm DOORNKUIL 369, Registration Division I.Q., Gauteng Province, measuring 1265,2965 (One Thousand Two Hundred and Sixty Five comma Two Nine Six Five) hectares is subject to the following conditions:
- A. By Notarial Deed K108/2015 S the within-mentioned property is subject to
- (a) a servitude 2 (two) metres wide, the eastern and southern boundary of which is indicated by the line A B C on diagram S.G. No. 3003/2014 and
 - (b) a servitude 3 (three) metres wide, the eastern boundary of which is indicated by the line C D E F on diagram S.G. No. 3003/2014 and the right to use the servitude areas in perpetuity for municipal purposes in favour of Midvaal Local Municipality as will more fully appear on reference to the said notarial deed.in favour of Midvaal Local Municipality as will more fully appear on reference to the said notarial deed.

- B. By Notarial Deed K109/2015 S the within-mentioned property is subject to a servitude 5 (five) metres wide, the centre line of which is indicated by the line A B C D E F G H J K on diagram S.G. No. 3004/2014 and other ancillary rights in favour of Midvaal Local Municipality as will more fully appear on reference to the said notarial deed.
- C. By Notarial Deed K110/2015 S the within-mentioned property is subject to a servitude 1646 (One Thousand Six Hundred and Forty Six) square metres in extent, as indicated by the figure A B C D A on diagram S.G. No. 3005/2014 and other ancillary rights in favour of Midvaal Local Municipality as will more fully appear on reference to the said notarial deed.

ALL ERVEN SHALL BE MADE SUBJECT TO EXISTING CONDITIONS AND SERVITUDES, IF ANY IN RESPECT OF CERTIFICATE OF CONSOLIDATED TITLE T1574/2015 AS FOLLOWS:

1.3.2 EXCLUDING THE FOLLOWING WHICH DO NOT AFFECT THE TOWNSHIP ERVEN AND SHALL NOT BE CARRIED FORWARD IN THE TOWNSHIP TITLE DUE TO THE LOCALITY THEREOF

- (i) The former Portion 11 of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province as indicated by the figure a b c d Middle of Rietspruit a on the annexed diagram SG No 796/2011, the former Portion 12 (portion of Portion 5) of the farm DOORNKUIL 369 Registration Division IQ Gauteng as indicated by the figure 1C 1D 1E b a Middle of Rietspruit 1C on the annexed diagram SG No 796/2011 and the former Remaining Extent of Portion 18 (portion of Portion 2) of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 132, 9676 (ONE HUNDRED AND THIRTY TWO COMMA NINE SIX SEVEN SIX) hectares as indicated by the figure 4A 4B 4C 4D 4E 4F 4G 4H Middle of Railway 4A on the annexed diagram SG No 796/2011 are subject to the following conditions:
- (a) Kragtens Notariele Akte K802/1959 S is die reg aan ESKOM verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer tesame met bykomende regte en onderworpe aan voorwaardes soos meer volledig sal blyk uit gesegde akte en kaart waarvan die roete aangedui word deur die lyne S22, S21, middle van Rietspruit en S15, S16, middle van Rietspruit en S12, S22 en S13, S14, S15 en S21, S20, S19 en S16, S17, S18 op die aangehegte kaart SG No 796/2011
- (b) Die binnegemelde eiendom is Kragtens Notariele Akte K6408/1994 S onderhewig aan 'n kraglynserwituut ten gunste van ESKOM met bykomende regte, waarvan die roete aangedui word deur die lyne – S74,S73,S73,S72,S71--, ---- en S79 S78 en S 77 S76 S75 S74 – op die aangehegte kaart SG No 796/2011
- (ii) The former Portion 9 (portion of Portion 1) of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province as indicated by the figure e f g h Middle of Rietspruit e on the annexed diagram SG No 796/2011 is subject to the following conditions:
- (a) By Notarial Deed K141/2004 S the within mentioned owner grants RAND WATER BOARD a pipeline servitude to convey along a strip of ground 4998 square metres and depicted by the figure S50,S90,S91,S92,S52,S51,S50----- on the annexed diagram SG No 796/2011 as will more fully appear from reference to the said Notarial Deed
- (b) By Notarial Deed K142/2004 S the within mentioned owner grants RAND WATER BOARD a pipeline servitude to convey along a strip of ground 2063 square metres and depicted by the figure S99 S106 S95 S94 S99----- on the annexed diagram SG No 796/2011 as will more fully appear from reference to the said Notarial Deed

- (c) Subject to a water pipeline servitude 4183 square metres in extent in favour of Midvaal Local Municipality as indicated by the figure S57 S50 S51 S52 S55 S56 S57 on the annexed diagram S.G. No. 796/2011, as will more fully appear from Notarial Deed K98/2015 S.
- (iii) The former Remaining Extent of Portion 10 (portion of Portion 1) of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 126, 5426 (ONE HUNDRED AND TWENTY SIX COMMA FIVE FOUR TWO SIX) hectares as indicated by the figure d c f e Middle of Rietspruit d on the annexed diagram SG No 796/2011 is subject to the following conditions:
- (a) By Notarial Deed K143/2004 S the within mentioned owner grants RAND WATER BOARD a pipeline servitude to convey along a strip of ground 3045 square metres and depicted by the figure S49 S89 S90 S50 S49 ----- on the annexed diagram SG No 796/2011 as will more fully appear from reference to the said Notarial Deed
- (b) By Notarial Deed K144/2004 S the within mentioned owner grants RAND WATER BOARD a pipeline servitude to convey along a strip of ground 3280 square metres and depicted by the figure S100 S105 S106 S99 S100----- on the annexed diagram SG No 796/2011 as will more fully appear from reference to the said Notarial Deed
- (c) Subject to a water pipeline servitude 2608 square metres in extent in favour of Midvaal Local Municipality as indicated by the figure S58 S49 S50 S57 S58 on the annexed diagram S.G. No. 796/2011, as will more fully appear from Notarial Deed K99/2015 S.
- (iv) The former Portion 11 of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province as indicated by the figure a b c d Middle of Rietspruit a on the annexed diagram SG No 796/2011 is subject to the following conditions:
- (a) Kragtens Notariele Akte K3810/1994 S is die reg aan ESKOM verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer waarvan die roete aangedui word deur die lyn S38 S37 en S27 S28 op die aangehegte kaart SG No 796/2011 tesame met bykomende regte en onderworpe aan voorwaardes soos meer volledig sal blyk uit gemelde Notariele Akte
- (b) By virtue of Notarial Deed of Servitude K1487/2004 S the within mentioned property is subject to a pipeline servitude already laid and which may hereafter be laid along a strip of ground 4731 square metres as depicted by the figure S48 S88 S89 S49 S48 on the annexed diagram SG No 796/2011 in favour of RAND WATER BOARD with ancillary rights, as will more fully appear from the said deed
- (c) By virtue of Notarial Deed K1488/2004 S the within mentioned property is subject to a servitude granted to RAND WATER BOARD for itself, its successors in title or assigns, the right in perpetuity to convey and transmit water by means of a pipeline already laid and which may hereafter be laid along a strip of ground 1357 square metres as depicted by the figure S102 S104 S105 S100 S101 S102 on the annexed diagram SG No 796/2011, with ancillary rights, as will more fully appear from the said deed
- (d) Subject to a water pipeline servitude 4061 square metres in extent in favour of Midvaal Local Municipality as indicated by the figure S59 S48 S49 S58 S59 on the annexed diagram S.G. No. 796/2011, as will more fully appear from Notarial Deed K243/2015 S.

- (v) The former Portion 12 (portion of Portion 5) of the farm DOORNKUIL 369 Registration Division IQ Gauteng as indicated by the figure 1C 1D 1E b a Middle of Rietspruit 1C on the annexed diagram SG No 796/2011 is subject to the following conditions:
- (a) By Notarial Deed K2967/2001 S the within mentioned property is subject to a power-line servitude in favour of ESKOM with ancillary rights the route of which is indicated by the line ES1 ES2 on the annexed diagram SG No 796/2011
 - (b) By Notarial Deed K145/2004 S the within mentioned owner grants RAND WATER BOARD a pipeline servitude to convey along a strip of ground 3760 square metres and depicted by the figure S85 S86 S87 S88 S48 S47 S46 S45 on the annexed diagram SG No 796/2011 as will more fully appear from reference to the said Notarial Deed
 - (c) By Notarial Deed K146/2004 S the within mentioned owner grants RAND WATER BOARD a pipeline servitude to convey along a strip of ground 2, 1125 square metres and depicted by the figure S103, 1E, S104, S102, S103 on the annexed diagram SG No 796/2011 as will more fully appear from reference to the said Notarial Deed
 - (d) Subject to a water pipeline servitude 3186 square metres in extent in favour of Midvaal Local Municipality as indicated by the figure S45 S46 S47 S48 S59 S60 S61 S62 middle of Rietspruit S45 on the annexed diagram S.G. No. 796/2011, as will more fully appear from Notarial Deed K101/2015 S.
- (vi) The former Remaining Extent of Portion 18 (portion of Portion 2) of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 132, 9676 (ONE HUNDRED AND THIRTY TWO COMMA NINE SIX SEVEN SIX) hectares as indicated by the figure 4A 4B 4C 4D 4E 4F 4G 4H Middle of Railway 4A on the annexed diagram SG No 796/2011 is subject to the following condition:
- (a) By Notarial Deed K139/2004 S the within mentioned owner grants RAND WATER BOARD a pipeline servitude to convey along a strip of ground 5158 square metres and depicted by the figure –S84 S85 middle of Rietspruit S45 S44 Curve S 84 on the annexed diagram SG No 796/2011 as will more fully appear from reference to the said Notarial Deed
 - (b) Subject to a water pipeline servitude 4385 square metres in extent in favour of Midvaal Local Municipality as indicated by the figure S44 S45 middle of Rietspruit S62 S63 curve S44 on the annexed diagram S.G. No. 796/2011, as will more fully appear from Notarial Deed K102/2015 S.
 - (c) Subject to a municipal purposes servitude in favour of Midvaal Local Municipality 7,00 metres wide as indicated by the centre line S23 S24 on the annexed diagram S.G. No. 796/2011 as will more fully appear from Notarial Deed K103/2015 S.

1.3.3 ALL ERVEN SHALL BE MADE SUBJECT TO EXISTING CONDITIONS AND SERVITUDES, INCLUDING THE FOLLOWING GENERAL ESKOM SERVITUDE WHICH AFFECTS ALL ERVEN IN THE TOWNSHIP

The former Remaining Extent of Portion 1 of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 700, 7909 (SEVEN HUNDRED COMMA SEVEN NINE NAUGHT NINE) hectares as indicated by the figures h g 1F 1G 1H Middle of Rietspruit h and 2A 2B 2C Middle of Rietspruit 2A on the annexed diagram SG No 796/2011 is subject to the following conditions:

By virtue of Notarial Deed K4706/2011 S the within mentioned property is subject to a perpetual servitude of electric power transmission to convey electricity across the property by means of one overhead powerline and underground cables and a perpetual servitude for telecommunication and other related purposes with ancillary rights over the property substantially along the routes referred to above in favour of ESKOM HOLDINGS SOC LIMITED, Registration Number 2002/015527/06, as will more fully appear from the said notarial deed, which affects all erven and streets in the township.

1.3.4 EXCLUDING THE FOLLOWING WHICH ONLY AFFECT ERVEN AND/OR STREETS AS NOTED:

- (i) The former Remaining Extent of Portion 1 of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 700, 7909 (SEVEN HUNDRED COMMA SEVEN NINE NAUGHT NINE) hectares as indicated by the figures h g 1F 1G 1H Middle of Rietspruit h and 2A 2B 2C Middle of Rietspruit 2A on the annexed diagram SG No 796/2011, the former Portion 9 (portion of Portion 1) of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province as indicated by the figure e f g h Middle of Rietspruit e on the annexed diagram SG No 796/2011, the former Remaining Extent of Portion 10 (portion of Portion 1) of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 126, 5426 (ONE HUNDRED AND TWENTY SIX COMMA FIVE FOUR TWO SIX) hectares as indicated by the figure d c f e Middle of Rietspruit d on the annexed diagram SG No 796/2011 and the former Portion 12 (portion of Portion 5) of the farm DOORNKUIL 369 Registration Division IQ Gauteng as indicated by the figure 1C 1D 1E b a Middle of Rietspruit 1C on the annexed diagram SG No 796/2011 are subject to the following conditions:

By Notarial Deed K6409/1994 S the withinmentioned property is subject to a powerline servitude in favour of ESKOM with ancillary rights the route of which has now been determined by virtue of Notarial Deed of Route Determination K3822/1999 S as represented by the lines S67 S68 S69 S70, S66 S67, S65 S66, S64 S65 in respect of the centre line for an electrical transmission servitude 15,50 metres wide and the figure S80 S81 S82 S83 S80 in respect of a servitude area on the annexed diagram S.G. No. 796/2011as will more fully appear from the said notarial deed, which affects Erven 8257 (Park), 8259(Park) and Christobal Street only, as shown on the General Plan.

- (ii) By Notarial Deed No. 474/1938S the right has been granted to the VICTORIA FALLS AND TRANSVAAL POWER COMPANY LIMITED to convey electricity over the property hereby conveyed, together with ancillary rights, the centreline of which is represented by the lines S1 S2 S3 123, S123 S124, S124 S125, S125 S126, and S126 S4 S5 S6 on diagram SG No 796/2011 annexed to Certificate of Consolidated Title T1574/2015 and subject to conditions, as will more fully appear on reference to the said notarial deed; which affects Central Boulevard Street in the township only, as shown on the General Plan.

1.4 Provincial Government

- (a) The township owner shall comply with the conditions of the Department of Roads and Public Transport (Gauteng Provincial Government) as set out in their letter.
- (b) Should the development of the township not be completed within 10 years from the date of township approval, the application shall be resubmitted to the Department of Roads and Public Transport (Gauteng Provincial Government) for reconsideration.
- (c) If however, before the expiry date of the mentioned period, circumstances change in such a way that roads and/or PWV routes under the control of the Premier-in-Executive Council are affected by the proposed layout of the township, the township owner shall resubmit the application for the purpose of fulfilment of the requirements of the controlling authority in terms of the provisions of Section 11of Act 21 of 1940, as amended.

1.5 Land for municipal and public open space purposes

- (a) Erven 5565, 5566, 6276 and 6805 shall be transferred into the name of the local authority as "Municipal";
- (b) Erven 8249 to 8254, 8257, 8259, 8264 to 8269 shall be transferred into the name of the local authority as "Public Open Space";
- (c) Erven 8255, 8256, 8258, 8260 to 8263 shall be transferred into the name of the local authority as "Public Open Space", for the purpose of storm water retention ponds and park use.

1.6 Demolition of buildings and structures

The township owner shall cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished.

1.7 Removal of litter

The township owner shall at his own expense cause all litter within the township area to be removed, after construction of services.

1.8 Repositioning of circuits

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

1.9 Relocation of Graves

Erven 5536 and 5537 are affected by graves and the required procedure is to be followed to the satisfaction of the relevant authorities, prior to the transfer of the erf.

2 Conditions of title

2.1 Conditions imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)

The erven, except Erven (Public Open Space erven) 8249 to 8269, mentioned hereunder shall be subject to the conditions as indicated:

- 2.1.1 The erven are subject to a servitude, 2 meters wide, in favour of the local authority for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2 meters wide across the access portion of the erf, if an when required by the local authority: Provided that the local authority may dispense with any such servitude.
- 2.1.2 No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 (two) meters thereof.
- 2.1.3 The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other work as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.
- 2.1.4 Erven 5331, 5573, 5609, 5636, 5802, 5809, 5810, 5823, 5842, 5897, 6043, 6084, 6086, 6122, 6276, 6352, 6456, 6511, 6523, 6697, 6729, 6734, 6764, 6804, 6806,

6831, 6843, 6887, 6892, 6918, 6943, 7253, 7307, 7363, 7413, 7615 to 7628, 8069 to 8086, 8118, 8182 and 8227

The erven are subject to a 2,00 m wide servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

- 2.1.5 Erven 5319, 5330, 5469, 5492, 5617, 5637, 5662, 5839, 5903, 6457, 6507, 6527, 6698, 6728, 6765, 6800, 6841, 6893, 6919, 7254, , 7263, 7272, 7325, 7343, 7345, 7377, 7398, 7431, 7784, 7843, 8114, 8119, 8178, 8183 and 8222

The erven are subject to a 3,00 m wide servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

- 2.1.6 Erven 5085, 5478, and 6972

The erf is subject to a 2,00 m wide and a 3,00m wide servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

- 2.1.7 Erf 8255 (Park) and 5258

The erf is subject to a 4,00m wide servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

- 2.1.8 Erf 8257 (Park)

The erf is subject to Right of Way Servitudes Area, in favour of the general public, as indicated on the general plan.

- 2.1.9 Erf 8257 (Park)

The erf is subject to Right of Way Servitudes Area, 36m Right of Way, in favour of the general public, as indicated on the general plan.

- 2.1.10 Erven 8255 and 8256

The erf is subject to a storm-water attenuation servitude area in favour of the local authority, as indicated on the general plan.

- 2.1.11 Erf 6551

The erven are subject to two 2,00 m wide servitudes for municipal purposes in favour of the local authority, as indicated on the general plan.

PLAASLIKE OWERHEID KENNISGEWING 1937 VAN 2015**WYSIGINGSKEMA PS117**

Midvaal Plaaslike Munisipaliteit verklaar hiermee ingevolge die bepalings van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), dat dit 'n wysigings skema synde 'n wysiging van die Buitestedelike Dorpsbeplanningskema, 1975, wat uit dieselfde grond as die dorp Savanna City Uitbreiding 4 bestaan, goedgekeur het. Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Munisipale Bestuurder: Midvaal Plaaslike Munisipaliteit en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema PS117

MNR A.S.A DE KLERK

MUNISIPALE BESTUURDER

Midvaal Plaaslike Munisipaliteit

Datum: 03 Desember 2015

VERKLARING TOT 'N GOEDGEKEURDE DORP

Ingevolge artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar Midvaal Plaaslike Munisipaliteit hiermee die dorp Savanna City Uitbreiding 4 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die meegaande bylae.

BYLAE

VERKLARING VAN DIE VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR SAVANNA CITY DEVELOPMENTS (PTY) LIMITED (HIERNA DIE DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN ARTIKEL 98 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 150 ('N GEDEELTE VAN GEDEELTE 144) VAN DIE PLAAS DOORNKUIL 369, REGISTRASIE AFDELING I.Q., GAUTENG PROVINSIE GOEDGEKEUR IS.

1 Stigtingsvoorwaardes**1.1 Naam**

Die naam van die dorp is **SAVANNA CITY UITBREIDING 4**.

1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op die **Algemene Plan 2632/2015**

1.3 Beskikking oor bestaande titelvoorwaardes

ALLE ERWE MOET ONDERWORPE GEMAAK WORD AAN BESTAANDE VOORWAARDES EN SERWITUTE, INDIEN ENIGE, TEN OPSIGTE VAN DIE RESTANT VAN GEDEELTE 144 VAN DIE PLAAS DOORNKUIL 369IQ GEHOU DEUR DIE SERTIFIKAAT VAN GEKONSOLIDEERDE TITEL T1574/2015 SOOS VOLG:

1.3.1 UITSLUITEND DIE VOLGENDE WAT REFLEKTEER IN DIE DORPS TITEL AS GEVOLG VAN DIE BYKOMENDE REGTE MAAR AFFEKTEER NIE DIE DORPS ERWE NIE AS GEVOLG VAN DIE LIGGING DAARVAN:

(i) By Notarial Deed No 231/1942 S the right has been granted to the VICTORIA FALLS AND TRANSVAAL POWER COMPANY LIMITED, to convey electricity over the property hereby conveyed, together with ancillary rights with the lines S7 S8 S9 S119 S120, S120 S121 S122 and S122 S10 S11 on the annexed diagram.

(ii) The former Remaining Extent of Portion 1 of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 700, 7909 (SEVEN HUNDRED COMMA SEVEN NINE NAUGHT NINE) hectares as indicated by the figures h g 1F 1G 1H Middle of Rietspruit h and 2A 2B 2C Middle of Rietspruit 2A on the annexed diagram SG No 796/2011, the former Remaining Extent of Portion 10 (portion of Portion 1) of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 126, 5426(ONE HUNDRED AND TWENTY SIX COMMA FIVE FOUR TWO SIX) hectares as indicated by the figure d c f e Middle of Rietspruit d on the annexed diagram SG No 796/2011, the former Portion 11 of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province as indicated by the figure a b c d Middle of Rietspruit a on the annexed diagram SG No 796/2011 and the former Portion 12 (portion of Portion 5) of the farm DOORNKUIL 369 Registration Division IQ Gauteng as indicated by the figure 1C 1D 1E b a Middle of Rietspruit 1C on the annexed diagram SG No 796/2011 are subject to the following condition:

Kragtens Notariele Akte K686/1981 S is die eiendom hiermee geregistreer onderhewig aan 'n pyplynserwituut ten gunste van Transvaalse Raad vir die Ontwikkeling van Buitestedelike Gebiede 4 meter wyd langs die hele oostelike grens daarvan soos aangedui deur die lyne -1E,S106 en S95,1F op die aangehegte kaart SG No 796/2011.

(iii) The former Remaining Extent of Portion 1 of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 700, 7909 (SEVEN HUNDRED COMMA SEVEN NINE NAUGHT NINE) hectares as indicated by the figures h g 1F 1G 1H Middle of Rietspruit h and 2A 2B 2C Middle of Rietspruit 2A on the annexed diagram SG No 796/2011, the former Portion 9 (portion of Portion 1) of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province as indicated by the figure e f g h Middle of Rietspruit e on the annexed diagram SG No 796/2011, the former Remaining Extent of Portion 10 (portion of Portion 1) of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 126, 5426 (ONE HUNDRED AND TWENTY SIX COMMA FIVE FOUR TWO SIX) hectares as indicated by the figure d c f e Middle of Rietspruit d on the annexed diagram SG No 796/2011 and the former Portion 12 (portion of Portion 5) of the farm DOORNKUIL 369 Registration Division IQ Gauteng as indicated by the figure 1C 1D 1E b a Middle of Rietspruit 1C on the annexed diagram SG No 796/2011 are subject to the following conditions:

Kragtens Notariële Akte K3809/1994 S is die reg aan ESKOM verleen om elektrisiteit oor die hierinvermelde eiendom waarvan te vervoer tesame met bykomende regte en onderworpe aan voorwaardes, waarvan die roete intussen bepaal is kragtens Notariële Akte van Roetebepaling K4892/2002 S en nou voorgestel word deur die lyne S30 S31 S32 en S35 S34 S33, S36 S35 en S29 S30, S37 S36 en S28 S29 asook S40 S39 S38 en S25 S26 S27 op die aangehegte kaart S.G. No. 796/2011 wat elkeen die middellyn voorstel van 'n elektriese transmissie serwituu 55 meter breed soos meer volledig sal blyk uit gemelde notariële akte.

- (iv) The former Remaining Extent of Portion 1 of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 700, 7909 (SEVEN HUNDRED COMMA SEVEN NINE NAUGHT NINE) hectares as indicated by the figures h g 1F 1G 1H Middle of Rietspruit h and 2A 2B 2C Middle of Rietspruit 2A on the annexed diagram SG No 796/2011 is subject to the following conditions:
- (a) By Notarial Deed K140/2004 S the within mentioned owner grants RAND WATER BOARD a pipeline servitude to convey along a strip of ground 1, 788 square metres and 1841 hectares as depicted by the figures S92 S93 S94 S95 S53 S52 S92 and S98 S54 S96 S97 S98 on the annexed diagram SG No 796/2011 as will more fully appear from reference to the said Notarial Deed
- (b) Subject to a water pipeline servitude 1,2113 hectares in extent in favour of Midvaal Local Municipality as indicated by the figure S52 S53 S54 S55 S52 on the annexed diagram S.G. No. 796/2011, as will more fully appear from Notarial Deed K97/2015 S.
- (c) Subject to a 4,00m wide servitude for municipal purposes in favour of Midvaal Local Municipality with the line S41 S42 representing the western boundary and the line S42 S43 representing the northern boundary as indicated on the annexed diagram S.G. No. 796/2011, as will more fully appear from Notarial Deed K96/2015 S.
- (v) The Remaining Extent of Portion 144 of the farm DOORNKUIL 369, Registration Division I.Q., Gauteng Province, measuring 1265,2965 (One Thousand Two Hundred and Sixty Five comma Two Nine Six Five) hectares is subject to the following conditions:
- A. By Notarial Deed K108/2015 S the within-mentioned property is subject to
- (a) a servitude 2 (two) metres wide, the eastern and southern boundary of which is indicated by the line A B C on diagram S.G. No. 3003/2014 and
- (b) a servitude 3 (three) metres wide, the eastern boundary of which is indicated by the line C D E F on diagram S.G. No. 3003/2014 and the right to use the servitude areas in perpetuity for municipal purposes in favour of Midvaal Local Municipality as will more fully appear on reference to the said notarial deed.in favour of Midvaal Local Municipality as will more fully appear on reference to the said notarial deed.

- B. By Notarial Deed K109/2015 S the within-mentioned property is subject to a servitude 5 (five) metres wide, the centre line of which is indicated by the line A B C D E F G H J K on diagram S.G. No. 3004/2014 and other ancillary rights in favour of Midvaal Local Municipality as will more fully appear on reference to the said notarial deed.
- C. By Notarial Deed K110/2015 S the within-mentioned property is subject to a servitude 1646 (One Thousand Six Hundred and Forty Six) square metres in extent, as indicated by the figure A B C D A on diagram S.G. No. 3005/2014 and other ancillary rights in favour of Midvaal Local Municipality as will more fully appear on reference to the said notarial deed.

ALLE ERWE MOET ONDERWORPE GEMAAK WORD AAN BESTAANDE VOORWAARDES EN SERWITUTE, INDIEN ENIGE, TEN OPSIGTE VAN DIE SERTIFIKAAT VIR GEKONSOLIDEERDE TITEL T1574/2015 SOOS VOLG:

1.3.2 UITSLUITEND DIE VOLGENDE WAT NIE DIE DORPS ERWE AFFEKTEER EN WAT NIE OORGEDRA WORD IN DIE DORPS TITEL WEENS DIE LIGGING DAARVAN

- (j) The former Portion 11 of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province as indicated by the figure a b c d Middle of Rietspruit a on the annexed diagram SG No 796/2011, the former Portion 12 (portion of Portion 5) of the farm DOORNKUIL 369 Registration Division IQ Gauteng as indicated by the figure 1C 1D 1E b a Middle of Rietspruit 1C on the annexed diagram SG No 796/2011 and the former Remaining Extent of Portion 18 (portion of Portion 2) of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 132, 9676 (ONE HUNDRED AND THIRTY TWO COMMA NINE SIX SEVEN SIX) hectares as indicated by the figure 4A 4B 4C 4D 4E 4F 4G 4H Middle of Railway 4A on the annexed diagram SG No 796/2011 are subject to the following conditions:
- (c) Kragtens Notariele Akte K802/1959 S is die reg aan ESKOM verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer tesame met bykomende regte en onderworpe aan voorwaardes soos meer volledig sal blyk uit gesegde akte en kaart waarvan die roete aangedui word deur die lyne S22, S21, middle van Rietspruit en S15, S16, middle van Rietspruit en S12, S22 en S13, S14, S15 en S21, S20, S19 en S16, S17, S18 op die aangehegte kaart SG No 796/2011
- (d) Die binnegemelde eiendom is Kragtens Notariele Akte K6408/1994 S onderhewig aan 'n kraglynserwituut ten gunste van ESKOM met bykomende regte, waarvan die roete aangedui word deur die lyne – S74,S73,S73,S72,S71--, ---- en S79 S78 en S 77 S76 S75 S74 – op die aangehegte kaart SG No 796/2011
- (vii) The former Portion 9 (portion of Portion 1) of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province as indicated by the figure e f g h Middle of Rietspruit e on the annexed diagram SG No 796/2011 is subject to the following conditions:
- (d) By Notarial Deed K141/2004 S the within mentioned owner grants RAND WATER BOARD a pipeline servitude to convey along a strip of ground 4998 square metres and depicted by the figure S50,S90,S91,S92,S52,S51,S50----- on the annexed diagram SG No 796/2011 as will more fully appear from reference to the said Notarial Deed
- (e) By Notarial Deed K142/2004 S the within mentioned owner grants RAND WATER BOARD a pipeline servitude to convey along a strip of ground 2063 square metres and depicted by the figure S99 S106 S95 S94 S99----- on the annexed diagram SG No 796/2011 as will more fully appear from reference to the said Notarial Deed

- (f) Subject to a water pipeline servitude 4183 square metres in extent in favour of Midvaal Local Municipality as indicated by the figure S57 S50 S51 S52 S55 S56 S57 on the annexed diagram S.G. No. 796/2011, as will more fully appear from Notarial Deed K98/2015 S.
- (viii) The former Remaining Extent of Portion 10 (portion of Portion 1) of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 126, 5426 (ONE HUNDRED AND TWENTY SIX COMMA FIVE FOUR TWO SIX) hectares as indicated by the figure d c f e Middle of Rietspruit d on the annexed diagram SG No 796/2011 is subject to the following conditions:
- (d) By Notarial Deed K143/2004 S the within mentioned owner grants RAND WATER BOARD a pipeline servitude to convey along a strip of ground 3045 square metres and depicted by the figure S49 S89 S90 S50 S49 ----- on the annexed diagram SG No 796/2011 as will more fully appear from reference to the said Notarial Deed
- (e) By Notarial Deed K144/2004 S the within mentioned owner grants RAND WATER BOARD a pipeline servitude to convey along a strip of ground 3280 square metres and depicted by the figure S100 S105 S106 S99 S100----- on the annexed diagram SG No 796/2011 as will more fully appear from reference to the said Notarial Deed
- (f) Subject to a water pipeline servitude 2608 square metres in extent in favour of Midvaal Local Municipality as indicated by the figure S58 S49 S50 S57 S58 on the annexed diagram S.G. No. 796/2011, as will more fully appear from Notarial Deed K99/2015 S.
- (ix) The former Portion 11 of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province as indicated by the figure a b c d Middle of Rietspruit a on the annexed diagram SG No 796/2011 is subject to the following conditions:
- (e) Kragtens Notariele Akte K3810/1994 S is die reg aan ESKOM verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer waarvan die roete aangedui word deur die lyn S38 S37 en S27 S28 op die aangehegte kaart SG No 796/2011 tesame met bykomende regte en onderworpe aan voorwaardes soos meer volledig sal blyk uit gemelde Notariele Akte
- (f) By virtue of Notarial Deed of Servitude K1487/2004 S the within mentioned property is subject to a pipeline servitude already laid and which may hereafter be laid along a strip of ground 4731 square metres as depicted by the figure S48 S88 S89 S49 S48 on the annexed diagram SG No 796/2011 in favour of RAND WATER BOARD with ancillary rights, as will more fully appear from the said deed
- (g) By virtue of Notarial Deed K1488/2004 S the within mentioned property is subject to a servitude granted to RAND WATER BOARD for itself, its successors in title or assigns, the right in perpetuity to convey and transmit water by means of a pipeline already laid and which may hereafter be laid along a strip of ground 1357 square metres as depicted by the figure S102 S104 S105 S100 S101 S102 on the annexed diagram SG No 796/2011, with ancillary rights, as will more fully appear from the said deed
- (h) Subject to a water pipeline servitude 4061 square metres in extent in favour of Midvaal Local Municipality as indicated by the figure S59 S48 S49 S58 S59 on the annexed diagram S.G. No. 796/2011, as will more fully appear from Notarial Deed K243/2015 S.

- (x) The former Portion 12 (portion of Portion 5) of the farm DOORNKUIL 369 Registration Division IQ Gauteng as indicated by the figure 1C 1D 1E b a Middle of Rietspruit 1C on the annexed diagram SG No 796/2011 is subject to the following conditions:
- (e) By Notarial Deed K2967/2001 S the within mentioned property is subject to a power-line servitude in favour of ESKOM with ancillary rights the route of which is indicated by the line ES1 ES2 on the annexed diagram SG No 796/2011
 - (f) By Notarial Deed K145/2004 S the within mentioned owner grants RAND WATER BOARD a pipeline servitude to convey along a strip of ground 3760 square metres and depicted by the figure S85 S86 S87 S88 S48 S47 S46 S45 on the annexed diagram SG No 796/2011 as will more fully appear from reference to the said Notarial Deed
 - (g) By Notarial Deed K146/2004 S the within mentioned owner grants RAND WATER BOARD a pipeline servitude to convey along a strip of ground 2, 1125 square metres and depicted by the figure S103, 1E, S104, S102, S103 on the annexed diagram SG No 796/2011 as will more fully appear from reference to the said Notarial Deed
 - (h) Subject to a water pipeline servitude 3186 square metres in extent in favour of Midvaal Local Municipality as indicated by the figure S45 S46 S47 S48 S59 S60 S61 S62 middle of Rietspruit S45 on the annexed diagram S.G. No. 796/2011, as will more fully appear from Notarial Deed K101/2015 S.
- (xi) The former Remaining Extent of Portion 18 (portion of Portion 2) of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 132, 9676 (ONE HUNDRED AND THIRTY TWO COMMA NINE SIX SEVEN SIX) hectares as indicated by the figure 4A 4B 4C 4D 4E 4F 4G 4H Middle of Railway 4A on the annexed diagram SG No 796/2011 is subject to the following condition:
- (d) By Notarial Deed K139/2004 S the within mentioned owner grants RAND WATER BOARD a pipeline servitude to convey along a strip of ground 5158 square metres and depicted by the figure –S84 S85 middle of Rietspruit S45 S44 Curve S 84 on the annexed diagram SG No 796/2011 as will more fully appear from reference to the said Notarial Deed
 - (e) Subject to a water pipeline servitude 4385 square metres in extent in favour of Midvaal Local Municipality as indicated by the figure S44 S45 middle of Rietspruit S62 S63 curve S44 on the annexed diagram S.G. No. 796/2011, as will more fully appear from Notarial Deed K102/2015 S.
 - (f) Subject to a municipal purposes servitude in favour of Midvaal Local Municipality 7,00 metres wide as indicated by the centre line S23 S24 on the annexed diagram S.G. No. 796/2011 as will more fully appear from Notarial Deed K103/2015 S.

1.3.3 ALLE ERWE SAL ONDERWORPE WEES AAN DIE VOLGENDE VOORWAARDES EN SERWITUTE, INSLUITEND DIE VOLGENDE ALGEMENE ESKOM SERWITUUT WAT AL DIE ERWE IN DIE DORP AFFEKTEER

The former Remaining Extent of Portion 1 of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 700, 7909 (SEVEN HUNDRED COMMA SEVEN NINE NAUGHT NINE) hectares as indicated by the figures h g 1F 1G 1H Middle of Rietspruit h and 2A 2B 2C Middle of Rietspruit 2A on the annexed diagram SG No 796/2011 is subject to the following conditions:

By virtue of Notarial Deed K4706/2011 S the within mentioned property is subject to a perpetual servitude of electric power transmission to convey electricity across the property by means of one overhead powerline and underground cables and a perpetual servitude for telecommunication and other related purposes with ancillary rights over the property substantially along the routes referred to above in favour of ESKOM HOLDINGS SOC LIMITED, Registration Number 2002/015527/06, as will more fully appear from the said notarial deed, which affects all erven and streets in the township.

1.3.4 UITSLUITEND DIE VOLGENDE WAT SLEGS DIE ERWE EN/OF STRATE SOOS AANEGEDUI AFEKTEER:

- (i) The former Remaining Extent of Portion 1 of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 700, 7909 (SEVEN HUNDRED COMMA SEVEN NINE NAUGHT NINE) hectares as indicated by the figures h g 1F 1G 1H Middle of Rietspruit h and 2A 2B 2C Middle of Rietspruit 2A on the annexed diagram SG No 796/2011, the former Portion 9 (portion of Portion 1) of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province as indicated by the figure e f g h Middle of Rietspruit e on the annexed diagram SG No 796/2011, the former Remaining Extent of Portion 10 (portion of Portion 1) of the farm DOORNKUIL 369 Registration Division IQ Gauteng Province measuring 126, 5426 (ONE HUNDRED AND TWENTY SIX COMMA FIVE FOUR TWO SIX) hectares as indicated by the figure d c f e Middle of Rietspruit d on the annexed diagram SG No 796/2011 and the former Portion 12 (portion of Portion 5) of the farm DOORNKUIL 369 Registration Division IQ Gauteng as indicated by the figure 1C 1D 1E b a Middle of Rietspruit 1C on the annexed diagram SG No 796/2011 are subject to the following conditions:

By Notarial Deed K6409/1994 S the withinmentioned property is subject to a powerline servitude in favour of ESKOM with ancillary rights the route of which has now been determined by virtue of Notarial Deed of Route Determination K3822/1999 S as represented by the lines S67 S68 S69 S70, S66 S67, S65 S66, S64 S65 in respect of the centre line for an electrical transmission servitude 15,50 metres wide and the figure S80 S81 S82 S83 S80 in respect of a servitude area on the annexed diagram S.G. No. 796/2011as will more fully appear from the said notarial deed, which affects Erven 8257 (Park), 8259(Park) and Christobal street only, as shown on the General Plan.

- (ii) By Notarial Deed No. 474/1938S the right has been granted to the VICTORIA FALLS AND TRANSVAAL POWER COMPANY LIMITED to convey electricity over the property hereby conveyed, together with ancillary rights, the centreline of which is represented by the lines S1 S2 S3 123, S123 S124, S124 S125, S125 S126, and S126 S4 S5 S6 on diagram SG No 796/2011 annexed to Certificate of Consolidated Title T1574/2015 and subject to conditions, as will more fully appear on reference to the said notarial deed; which affects Central Boulevard street in the township only, as shown on the General Plan.

1.4 Provinsiale Regering

- (a) Die dorpseienaar moet aan die vereistes van die Departement van Paaie en Vervoer (Gauteng Provinsiale Regering) voldoen soos uiteengesit in die skrywe;
- (b) Indien die ontwikkeling van die dorp nie voor 10 jaar van die datum van die dorps goedkeuring voltooi is nie, moet die aansoek heringedien word by die Departement Paaie en Vervoer (Gauteng Provinsiale Regering) vir herooring;
- (c) Indien omstandighede egter, voor die vervaldatum vermeld in (b) hierbo, tot so 'n mate verander dat paaie en/of PWV roetes onder die beheer van die betrokke Premier-van-Uitvoerende Raad 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 bepaling van Artikel 11 van Wet 21 van 1940, soos gewysig.

1.5 Erwe vir publieke oop ruimte doeleindes

- (a) Erwe 5565, 5566, 6276 en 6805 sal oorgedra word in die naam van die plaaslike owerheid as "Munisipaal";
- (b) Erwe 8249 tot 8254, 8257, 8259, 8264 tot 8269 sal oorgedra word in die naam van die plaaslike owerheid as "Publieke Oop Ruimte";
- (c) Erwe 8255, 8256, 8258, 8260 tot 8263 sal oorgedra word in die naam van die plaaslike owerheid as "Publieke Oop Ruimte", vir doel van storm water attenuasie damme en park gebruike.

1.6 Sloping van geboue en strukture

Die dorpseienaar moet alle bestaande geboue en strukture wat binne boulynreserwes, kant ruimtes of oor gemeenskaplike grense geleë is, laat sloop.

1.7 Vullisverwydering

Die dorpseienaar moet op sy/haar eie koste alle vullis binne die dorp area verwyder, na die konstruksie van dienste.

1.8 Verskuiwing van kraglyne

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

1.13 Hervestiging van grafte

Erwe 5536 en 5537 word geraak deur grafte en die voorgeskrewe proses moet gevolg word tot die goedkeuring van die betrokke owerhede, voor die oordrag van die erf.

2 Titellovoorwaardes

2.1 Titellovoorwaardes opgelê ten gunste van die plaaslike owerheid ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).

Alle erwe, behalwe erwe (Publieke Oop Ruimte erwe) 8249 tot 8269, hieronder genoem moet onderworpe wees aan die voorwaardes soos aangedui:

- 2.1.1 Die erwe is onderworpe aan 'n 2 meter bree serwituut, ten gunste van die plaaslike owerheid vir riolering en ander munisipale doeleindes, langs enige twee grense, uitgesluit 'n straat grens en in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleinde van 2 meter bree serwituut oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike owerheid van enige sodanige serwituut mag afsien.
- 2.1.2 Geen gebou of ander struktuur mag binne die vernoemde serwituut gebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 2 meter daarvan, geplant word nie.
- 2.1.3 Die plaaslike owerheid is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud en verwydering van sodanige rioolhoofpypleiding, en ander werke wat hy volgens goed dunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde doel, onderworpe daaraan dat die plaaslike owerheid enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleiding en ander werke veroorsaak word.

- 2.1.4 Erwe 5331, 5573, 5609, 5636, 5802, 5809, 5810, 5823, 5842, 5897, 6043, 6084, 6086, 6122, 6276, 6352, 6456, 6511, 6523, 6697, 6729, 6734, 6764, 6804, 6806, 6831, 6843, 6887, 6892, 6918, 6943, 7253, 7307, 7363, 7413, 7615 tot 7628, 8069 tot 8086, 8118, 8182 en 8227.

Die erwe is onderworpe aan 'n 2 meter serwitut vir munisipale dienste ten gunste van die plaaslike owerheid soos aangedui op die Algemene Plan.

- 2.1.5 Erwe 5319, 5330, 5469, 5492, 5617, 5637, 5662, 5839, 5903, 6457, 6507, 6527, 6698, 6728, 6765, 6800, 6841, 6893, 6919, 7254, 7263, 7272, 7325, 7343, 7345, 7377, 7398, 7431, 7784, 7843, 8114, 8119, 8178, 8183 en 8222.

Die erwe is onderworpe aan 'n 3 meter bree serwitut vir munisipale dienste ten gunste van die plaaslike owerheid, soos aangedui op die Algemene Plan.

- 2.1.6 Erwe 5085, 5478 and 6972

Die erwe is onderworpe aan 'n 2 meter en 'n 3 meter bree serwitut vir munisipale dienste ten gunste van die plaaslike owerheid, soos aangedui op die Algemene Plan.

- 2.1.7 Erwe 8255 (Park) and 5258

Die erwe is onderworpe aan 'n 4 meter bree serwitut vir munisipale dienste ten gunste van die plaaslike owerheid, soos aangedui op die Algemene Plan.

- 2.1.8 Erf 8257 (Park)

Die erwe is onderworpe aan 'n Reg van Weg serwitut area, ten gunste van die algemene publiek, soos aangedui op die Algemene Plan.

- 2.1.9 Erf 8257 (Park)

Die erwe is onderworpe aan 'n Reg van Weg serwitut area, 36 meter bree Reg van Weg, ten gunste van die algemene publiek, soos aangedui op die Algemene Plan.

- 2.1.9 Erwe 8255 en 8256

Die Erwe is onderworpe aan 'n storm water attenuasie serwitut area, ten gunste van die plaaslike owerheid, soos aangedui op die Algemene Plan.

- 2.1.10 Erf 6551

Die Erf is onderworpe aan 'n 2 meter bree serwitut vir munisipale dienste, ten gunste van die plaaslike owerheid, soos aangedui op die Algemene Plan.

IMPORTANT

Information

from Government Printing Works

Dear Valued Customers,

Government Printing Works has implemented rules for completing and submitting the electronic Adobe Forms when you, the customer, submits your notice request.

Please take note of these guidelines when completing your form.

GPW Business Rules

1. No hand written notices will be accepted for processing, this includes Adobe forms which have been completed by hand.
2. Notices can only be submitted in Adobe electronic form format to the email submission address submit.egazette@gpw.gov.za. This means that any notice submissions not on an Adobe electronic form that are submitted to this mailbox will be **rejected**. National or Provincial gazette notices, where the Z95 or Z95Prov must be an Adobe form but the notice content (body) will be an attachment.
3. Notices brought into GPW by "walk-in" customers on electronic media can only be submitted in Adobe electronic form format. This means that any notice submissions not on an Adobe electronic form that are submitted by the customer on electronic media will be **rejected**. National or Provincial gazette notices, where the Z95 or Z95Prov must be an Adobe form but the notice content (body) will be an attachment.
4. All customers who walk in to GPW that wish to submit a notice that is not on an electronic Adobe form will be routed to the Contact Centre where the customer will be taken through the completion of the form by a GPW representative. Where a customer walks into GPW with a stack of hard copy notices delivered by a messenger on behalf of a newspaper the messenger must be referred back to the sender as the submission does not adhere to the submission rules.
5. All notice submissions that do not comply with point 2 will be charged full price for the notice submission.
6. The current cut-off of all Gazette's remains unchanged for all channels. (Refer to the GPW website for submission deadlines – www.gpwonline.co.za)
7. Incorrectly completed forms and notices submitted in the wrong format will be rejected to the customer to be corrected and resubmitted. Assistance will be available through the Contact Centre should help be required when completing the forms. (012-748 6200 or email info.egazette@gpw.gov.za)
8. All re-submissions by customers will be subject to the above cut-off times.
9. All submissions and re-submissions that miss the cut-off will be rejected to the customer to be submitted with a new publication date.
10. Information on forms will be taken as the primary source of the notice to be published. Any instructions that are on the email body or covering letter that contradicts the notice form content will be ignored.

You are therefore advised that effective from **Monday, 18 May 2015** should you not comply with our new rules of engagement, all notice requests will be rejected by our new system.

Furthermore, the fax number **012- 748 6030** will also be **discontinued** from this date and customers will only be able to submit notice requests through the email address submit.egazette@gpw.gov.za.



eGazette



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