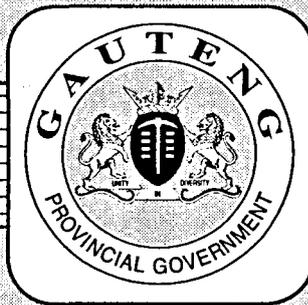


**THE PROVINCE OF
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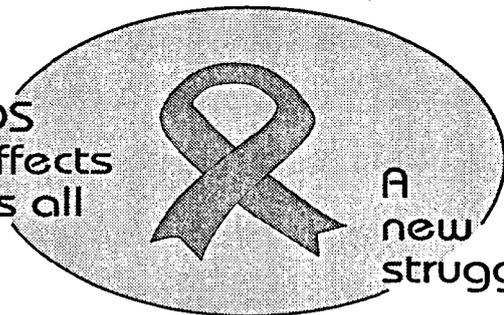
Vol. 10

PRETORIA, 11 JUNE
JUNIE 2004

No. 226

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us all



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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1084

DECLARATION AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Johannesburg Metropolitan Municipality declares **Elandspark Extension 1** 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 DREYPROPS NO.6 (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 55 (A PORTION OF PORTION 43) OF THE FARM ELANDSFONTEIN 107 IR HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) Name

The name of the township shall be Elandspark Extension 1.

(2) Design

The township shall consist of erven as indicated on General Plan S.G. No. 8523/2003.

(3) Provision and installation of services

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

(4) Removal or replacement of services

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal, ESKOM or TELKOM services, the cost thereof shall be borne by the township owner.

(5) Demolition of buildings and structures

The township owner shall at his own cost cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority when required by the local authority to do so.

(6) Disposal of existing Conditions of Title

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, excluding the following which only affects Erven 730 to 733:

The 4m wide sewer servitude in favour of the local authority vide diagram S.G. No. 8516/2003.

(7) Endowment

The township owner shall, in terms of the provisions of Section 98(2) of the Town Planning and Townships Ordinance, 15 of 1986, pay a lump sum endowment to the local authority for the provision of land for a park (public open space).

(8) Obligations with regard to services and restriction regarding the alienation of erven

The township owner shall within such period as the local authority may determine, fulfil his obligations in respect of the provisions of water, electricity and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefore, as previously agreed upon between the township owner and the local authority. Erven may not be alienated or be transferred into the name of a purchaser prior to the local authority certifying that sufficient guarantees/cash contributions in respect of the supply of services by the township owner, have been submitted or paid to the said local authority.

2. CONDITIONS OF TITLE

All erven

A. Condition imposed by the Regional Director: Minerals and Energy (Gauteng Region)

As each erf forms part of land which is, or may be, undermined and may be liable to subsidence, settlement, shock or cracking due to mining operations past, present or future, the registered owner

thereof accepts all liability for any damage thereto and to any structure thereon which may result from such subsidence, settlement, shock or cracking.

B. Conditions imposed by the Local Authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

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

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

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

(d) No tree may be cut down and/or removed from the erven in the township, without the written consent of the local authority first having been obtained.

P. Moloi, City Manager

(Notice No. 498/2004)

June 2004

PLAASLIKE BESTUURSKENNISGEWING 1084

VERKLARING TOT 'N GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg Metropolitaanse Munisipaliteit hiermee die dorp **Elandspark Uitbreiding 1** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR DREYPROPS NO 6 (EDMS) BPK (HIERNA DIE AANSOEKDOENER/ DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 55 ('N GEDEELTE VAN GEDEELTE 43) VAN DIE PLAAS ELANDSFONTEIN 107 IR TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) Naam

Die naam van die dorp is Elandspark Uitbreiding 1.

(2) Ontwerp

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 8523/2003.

(3) Voorsiening en installing van dienste

Die dorpsseienaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installing van water, elektrisiteit en sanitêre dienste asook die konstruksie van strate en stormwaterdreinerings in die dorp, tot revredenheid van die plaaslike bestuur.

(4) Verwydering of vervanging van dienste

Indien dit as gevolg van die dorpsstigting, nodig is om enige bestaande munisipale, ESKOM of TELKOM dienste te verwyder of te vervang, sal alle koste daaraan verbonde deur die dorpsseienaar gedra word.

(5) Sloping van geboue en strukture

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

(6) Besikking oor bestaande Titelvoorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale, uitgesonderd die volgende wat slegs Erwe 730 tot 733 raak:

Die 4m breë rioolserwituut ten gunste van die plaaslike bestuur vide diagram L.G. Nr 8516/2003.

(7) Begiftiging

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

(8) Verpligtinge ten opsigte van dienste en beperking betreffende die vervreemding van erwe

Die dorpseienaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water, elektrisiteit en sanitêre dienste asook die konstruksie van paaie en stormwaterdreinerings en die installering van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom. Erwe mag nie vervreem of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur bevestig het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van dienste deur die dorpseienaar aan die plaaslike bestuur gelewer of betaal is nie.

2. TITELVOORWAARDES

Alle erwe

A. Voorwaarde opgelê deur die Departement van Minerale en Energie (Gauteng Streek)

Aangesien elke erf deel vorm van 'n gebied wat ondermyn is of kan word, en vatbaar is vir insinking, grondversakking, skok of kraking as gevolg van vorige, huidige of toekomstige mynbedrywighede, aanvaar die geregistreerde eienaar daarvan alle verantwoordelikheid vir enige skade daaraan en aan enige struktuur daarop wat mag voortspruit uit sodanige insinking, grondversakking, skok of kraking.

B. Voorwaardes opgelê deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

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

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

(c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings, en ander werke wat hy volgens goeë dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts sal die plaaslike bestuur geregtig wees tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleiding en ander werke veroorsaak word.

(d) Geen boom mag afgesny word en/of verwyder word van die erwe in die dorp, sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie.

P. Moloi, Stadsbestuurder
(Kenningsgewing Nr 498/2004)
Junie 2004.

LOCAL AUTHORITY NOTICE 1085**AMENDMENT SCHEME 01-1792**

The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of section 125(1)(a) of the Town Planning and Townships Ordinance No 15 of 1986, declares that he has approved an amendment scheme being an amendment of the Johannesburg Town Planning Scheme, 1979, comprising the same land as included in the township of **Elandspark Extension 1**. Map 3 and the scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning, Transportation and Environment: City of Johannesburg and are open for inspection at all reasonable times.

This amendment is known as Amendment Scheme 01-1792.

P. Moloi, City Manager
(Notice No. 499/2004)
June 2004

PLAASLIKE BESTUURSKENNISGEWING 1085**WYSIGINGSKEMA 01-1792**

Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die belyings van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe Nr 15 van 1986, dat hy 'n wysigingskema synde 'n wysiging van die Johannesburg Dorpsbeplanningskema, 1979, wat uit dieselfde grond as die dorp **Elandspark Uitbreiding 1** bestaan, goedgekeur het. Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning, Vervoer en Omgewing: Stad van Johannesburg en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema 01-1792.

P. Moloi, Stadsbestuurder
(Kennisgewing 499/2004)
Junie 2004.

LOCAL AUTHORITY NOTICE 1086

DECLARATION AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Johannesburg Metropolitan Municipality declares **Elandspark Extension 2** 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 DREYPROPS NO. 6 (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTIONS 56 AND 60 (PORTIONS OF PORTION 43) OF THE FARM ELANDSFONTEIN 107 IR HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) Name

The name of the township shall be Elandspark Extension 2.

(2) Design

The township shall consist of erven and a street as indicated on General Plan S.G. No. 8524/2003.

(3) Provision and installation of services

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

(4) Access

No access to or egress from the township shall be permitted along the lines of no access as indicated on the layout plan of the township.

(5) Removal or replacement of services

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal, ESKOM or TELKOM services, the cost thereof shall be borne by the township owner.

(6) Demolition of buildings and structures

The township owner shall at his own cost cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority when required by the local authority to do so.

(7) Disposal of existing Conditions of Title

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals but excluding the following which only affects Erf 738:

The 4m wide sewer servitude in favour of the local authority vide diagram S.G. No. 8516/2003.

(8) Notarial tie of Erven

The township owner shall, after proclamation of the township, but prior to the transfer of any erf/unit in the township notarially tie Erf 739 with all the access erven in Elandspark Extensions 4 and 5, to the satisfaction of the local authority, once the townships have been proclaimed.

(9) Restriction on the transfer of erven

Erven 738 and 739 shall, prior to or simultaneously with registration of the first transfer of an erf/unit in the township, and at the cost of the township owner, be transferred only to Elandspark Home Owners Association, which Association shall have full responsibility for the functioning and proper maintenance of the said erven and the essential services in or on the said erven.

(10) Obligations with regard to services and restriction regarding the alienation of erven

The township owner shall within such period as the local authority may determine, fulfil his obligations in respect of the provisions of water, electricity and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefore, as previously agreed upon between the township owner and the local authority. Erven may not be alienated or be transferred into the name of a purchaser prior to the local authority certifying that sufficient guarantees/cash contributions in respect of the supply of services by the township owner, have been submitted or paid to the said local authority.

2. CONDITIONS OF TITLE

A. Condition imposed by the Regional Director: Minerals and Energy (Gauteng Region)

All erven

As each erf forms part of land which is, or may be, undermined and may be liable to subsidence, settlement, shock or cracking due to mining operations past, present or future, the registered owner thereof accepts all liability for any damage thereto and to any structure thereon which may result from such subsidence, settlement, shock or cracking.

B. Conditions imposed by the Local Authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

(1) All erven (except Erf 739)

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

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

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

(d) No tree may be cut down and/or removed from the erven, without the written consent of the local authority first having been obtained.

(2) Erf 735

The erf is subject to a servitude of right of way in favour of the local authority as indicated on the General Plan.

(3) Erf 736

The erf is subject to a servitude for electrical sub-station purposes, in favour of the local authority as indicated on the General Plan.

(4) Erf 738

The erf shall not be alienated or transferred into the name of any purchaser other than Elandspark Home Owners Association, without the written consent of the local authority first having been obtained.

(5) Erf 739

(a) The entire erf as indicated on the General Plan is subject to a servitude for municipal purposes and right of way in favour of the local authority.

(b) The erf shall not be alienated or transferred into the name of any purchaser other than Elandspark Home Owners Association, without the written consent of the local authority first having been obtained.

P. Moloi, City Manager

(Notice No. 500/2004)

June 2004

PLAASLIKE BESTUURSKENNISGEWING 1086

VERKLARING TOT 'N GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg Metropolitaanse Munisipaliteit hiermee die dorp **Elandspark Uitbreiding 2** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR DREYPROPS NO 6 (EDMS) BPK (HIERNA DIE AANSOEKDOENER/ DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTES 56 EN 60 ('N GEDEELTE VAN GEDEELTE 43) VAN DIE PLAAS ELANDSFONTEIN 107 IR TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) Naam

Die naam van die dorp is Elandspark Uitbreiding 2.

(2) Ontwerp

Die dorp bestaan uit erwe en 'n straat soos aangedui op Algemene Plan LG Nr 8524/2003.

(3) Voorsiening en installering van dienste

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

(4) Toegang

Geen toegang tot of uitgang vanuit die dorp sal langs die lyne van geen toegang soos aangedui op die uitlegplan van die dorp, toegelaat word nie.

(5) Verwydering of vervanging van dienste

Indien dit as gevolg van die dorpstigting, nodig is om enige bestaande munisipale, ESKOM of TELKOM dienste te verwyder of te vervang, sal alle koste daaraan verbonde deur die dorpseienaar gedra word.

(6) Slopings van geboue en strukture

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

(7) Beskikking oor bestaande Titelloosvoorraedes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd die volgende wat slegs Erf 738 raak:

Die 4m breë rioolserwituut ten gunste van die plaaslike bestuur vide diagram L.G. Nr 8516/2003.

(8) Notariële verbinding van erwe

Die dorpseienaar moet na proklamasie van die dorp, maar voor oordrag van enige erf/eenheid in die dorp, Erf 744 notariële verbind met die toegangserwe in Elandspark Uitbreidings 4 en 5, tot bevrediging van die plaaslike bestuur.

(9) Beperking op die oordrag van erwe

Erwe 738 en 739 mag slegs voor of gelyktydig met die registrasie van die eerste oordrag van 'n erf/eenheid in die dorp en op koste van die dorpseienaar, aan Elandspark Huiseienaarsvereniging oorgedra word, welke Vereniging volle verantwoordelikheid sal dra vir die funksionering en behoorlike instandhouding van die erf en die noodsaaklike dienste binne of op die gemelde erf."

LOCAL AUTHORITY NOTICE 1087**AMENDMENT SCHEME 01-1793**

The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of section 125(1)(a) of the Town Planning and Townships Ordinance No 15 of 1986, declares that he has approved an amendment scheme being an amendment of the Johannesburg Town Planning Scheme, 1979, comprising the same land as included in the township of **Elandspark Extension 2**. Map 3 and the scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning, Transportation and Environment: City of Johannesburg and are open for inspection at all reasonable times.

This amendment is known as Amendment Scheme 01-1793.

P. Moloi, City Manager
(Notice No. 501/2004)
June 2004

PLAASLIKE BESTUURSKENNISGEWING 1087**WYSIGINGSKEMA 01-1793**

Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepalings van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe Nr 15 van 1986, dat hy 'n wysigingskema synde 'n wysiging van die Johannesburg Dorpsbeplanningskema, 1979, wat uit dieselfde grond as die dorp **Elandspark Uitbreiding 2** bestaan, goedgekeur het. Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning, Vervoer en Omgewing: Stad van Johannesburg en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema 01-1793.

P. Moloi, Stadsbestuurder
(Kennisgewing 501/2004)
Junie 2004.

LOCAL AUTHORITY NOTICE 1088**DECLARATION AS AN APPROVED TOWNSHIP**

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Johannesburg Metropolitan Municipality declares **Elandspark Extension 3** 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 DREYPROPS NO.6 (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 57 (A PORTION OF PORTION 43) OF THE FARM ELANDSFONTEIN 107 IR HAS BEEN GRANTED

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

The name of the township shall be Elandspark Extension 3.

(2) Design

The township shall consist of erven as indicated on General Plan S.G. No. 8525/2003.

(3) Provision and installation of services

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

(4) Access

Access to or egress from the township shall be obtained via Elandspark Extensions 2 and 4, to the satisfaction of the local authority.

(5) Removal or replacement of services

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal, ESKOM or TELKOM services, the cost thereof shall be borne by the township owner.

(6) Demolition of buildings and structures

The township owner shall at his own cost cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority when required by the local authority to do so.

(7) Disposal of existing Conditions of Title

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, but excluding the following which only affects Erf 741:

The 4m wide sewer servitude in favour of the local authority vide diagram S.G. No. 8516/2003.

(8) Obligations with regard to services and restriction regarding the alienation of erven

The township owner shall within such period as the local authority may determine, fulfil his obligations in respect of the provisions of water, electricity and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefore, as previously agreed upon between the township owner and the local authority. Erven may not be alienated or be transferred into the name of a purchaser prior to the local authority certifying that sufficient guarantees/cash contributions in respect of the supply of services by the township owner, have been submitted or paid to the said local authority.

2. CONDITIONS OF TITLE

All erven

A. Condition imposed by the Regional Director: Minerals and Energy (Gauteng Region)

As each erf forms part of land which is, or may be, undermined and may be liable to subsidence, settlement, shock or cracking due to mining operations past, present or future, the registered owner thereof accepts all liability for any damage thereto and to any structure thereon which may result from such subsidence, settlement, shock or cracking.

B. Conditions Imposed by the Local Authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

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

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

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

(d) No tree may be cut down and/or removed from the erven in the township, without the written consent of the local authority first having been obtained.

P. Moloi, City Manager

(Notice No. 502/2004)

June 2004

PLAASLIKE BESTUURSKENNISGEWING 1088

VERKLARING TOT 'N GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg Metropolitaanse Munisipaliteit hiermee die dorp **Elandspark Uitbreiding 3** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR DREYPROPS NO 6 (EDMS) BPK (HIERNA DIE AANSOEKDOENER/ DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 57 ('N GEDEELTE VAN GEDEELTE 43) VAN DIE PLAAS ELANDSFONTEIN 107 IR TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) Naam

Die naam van die dorp is Elandspark Uitbreiding 3.

(2) Ontwerp

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 8525/2003.

(3) Voorsiening en installering van dienste

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

(4) Toegang

Toegang tot of uitgang vanuit die dorp moet via Elandspark Uitbreidings 2 en 4 verkry word tot tevredenheid van die plaaslike bestuur.

(5) Verwydering of vervanging van dienste

Indien dit as gevolg van die dorpsstigting, nodig is om enige bestaande munisipale, ESKOM of TELKOM dienste te verwyder of te vervang, sal alle koste daaraan verbonde deur die dorpseienaar gedra word.

(6) Sloping van geboue en strukture

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

(7) Beskikking oor bestaande Titelvoorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd die volgende wat slegs Erf 471 raak:

Die 4m breë rioolserwituut ten gunste van die plaaslike bestuur vide diagram L.G. Nr 8516/2003.

(8) Verpligtinge ten opsigte van dienste en beperking betreffende dié vervreemding van erwe

Die dorpseienaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water, elektrisiteit en sanitêre dienste asook die konstruksie van paaie en stormwaterdreinerings en die installering van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom. Erwe mag nie vervreem of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur bevestig het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van dienste deur die dorpseienaar aan die plaaslike bestuur gelewer of betaal is nie.

2. TITELVOORWAARDES**A. Voorwaarde opgelê deur die Departement van Minerale en Energie (Gauteng Streek)****Alle erwe**

Aangesien elke erf deel vorm van 'n gebied wat ondermyn is of kan word, en vatbaar is vir insinking, grondversakking, skok of kraging as gevolg van vorige, huidige of toekomstige mynbedrywighede, aanvaar die geregistreerde eienaar daarvan alle verantwoordelikheid vir enige skade daaraan en aan enige struktuur daarop wat mag voortspruit uit sodanige insinking, grondversakking, skok of kraging.

B. Voorwaardes opgelê deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

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

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

(c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die

aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings, en ander werke wat hy volgens goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts sal die plaaslike bestuur geregtig wees tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleiding en ander werke veroorsaak word.

(d) Geen boom mag afgesny word en/of verwyder word van die erwe in die dorp, sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie.

P. Moloi, Stadsbestuurder
(Kennisgewing Nr 502/2004)
Junie 2004.

LOCAL AUTHORITY NOTICE 1089

AMENDMENT SCHEME 01-1794

The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of section 125(1)(a) of the Town Planning and Townships Ordinance No 15 of 1986, declares that he has approved an amendment scheme being an amendment of the Johannesburg Town Planning Scheme, 1979, comprising the same land as included in the township of **Elandspark Extension 3. Map 3** and the scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning, Transportation and Environment: City of Johannesburg and are open for inspection at all reasonable times.

This amendment is known as Amendment Scheme 01-1794.

P. Moloi, City Manager
(Notice No. 503/2004)
June 2004

PLAASLIKE BESTUURSKENNISGEWING 1089

WYSIGINGSKEMA 01-1794

Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepalings van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe Nr 15 van 1986, dat hy 'n wysigingskema synde 'n wysiging van die Johannesburg Dorpsbeplanningskema, 1979, wat uit dieselfde grond as die dorp **Elandspark Uitbreiding 3** bestaan, goedgekeur het. Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning, Vervoer en Omgewing: Stad van Johannesburg en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema 01-1794.

P. Moloi, Stadsbestuurder
(Kennisgewing 503/2004)
Junie 2004.

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LOCAL AUTHORITY NOTICE 1090**DECLARATION AS AN APPROVED TOWNSHIP**

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Johannesburg Metropolitan Municipality declares **Elandspark Extension 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 DREYPROPS NO. 6 (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 58 (A PORTION OF PORTION 43) OF THE FARM ELANDSFONTEIN 107 IR HAS BEEN GRANTED

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

The name of the township shall be Elandspark Extension 4.

(2) Design

The township shall consist of erven as indicated on General Plan S.G. No. 8526/2003.

(3) Provision and installation of services

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

(4) Access

Access to or egress from the township shall be to the satisfaction of the local authority.

(5) Removal or replacement of services

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal, ESKOM or TELKOM services, the cost thereof shall be borne by the township owner.

(6) Demolition of buildings and structures

The township owner shall at his own cost cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority when required by the local authority to do so.

(7) Disposal of existing Conditions of Title

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

(8) Notarial tie of Erven

The township owner shall, after proclamation of the township, but prior to the transfer of any erf/unit in the township notarially tie Erf 744 with all the access erven in Elandspark Extensions 2 and 5, to the satisfaction of the local authority.

(9) Restriction on the transfer of an erf

Erf 744 shall, prior to or simultaneously with registration of the first transfer of an erf/unit in the township, and at the cost of the township owner, be transferred only to Elandspark Home Owners Association which Association shall have full responsibility for the functioning and proper maintenance of the said erf and the essential services in or on the said erf.

(10) Obligations with regard to services and restriction regarding the alienation of erven

The township owner shall within such period as the local authority may determine, fulfil his obligations in respect of the provisions of water, electricity and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefore, as previously agreed upon between the

township owner and the local authority. Erven may not be alienated or be transferred into the name of a purchaser prior to the local authority certifying that sufficient guarantees/cash contributions in respect of the supply of services by the township owner, have been submitted or paid to the said local authority.

2. CONDITIONS OF TITLE

A. Condition imposed by the Regional Director: Minerals and Energy (Gauteng Region)

All erven

As each erf forms part of land which is, or may be, undermined and may be liable to subsidence, settlement, shock or cracking due to mining operations past, present or future, the registered owner thereof accepts all liability for any damage thereto and to any structure thereon which may result from such subsidence, settlement, shock or cracking.

B. Conditions Imposed by the Local Authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

(1) All erven (except Erf 744)

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

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

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

(d) No tree may be cut down and/or removed from the erven in the township, without the written consent of the local authority first having been obtained.

(2) Erf 742

The erf is subject to a servitude of right of way in favour of the local authority as indicated on the General Plan.

(3) Erf 744

(a) The entire erf as indicated on the General Plan is subject to a servitude for municipal purposes and right of way in favour of the local authority.

(b) The erf shall not be alienated or transferred into the name of any purchaser other than Elandspark Home Owners Association, without the written consent of the local authority first having been obtained.

P. Moloi, City Manager

(Notice No. 504/2004)

June 2004

PLAASLIKE BESTUURSKENNISGEWING 1090**VERKLARING TOT 'N GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg Metropolitaanse Munisipaliteit hiermee die dorp **Elandspark Uitbreiding 4** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR DREYPROPS NO 6 (EDMS) BPK (HIERNA DIE AANSOEKDOENER/ DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 58 ('N GEDEELTE VAN GEDEELTE 43) VAN DIE PLAAS ELANDSFONTEIN 107 IR TOEGESTAAN IS

1. STIGTINGSVOORWAARDES**(1) Naam**

Die naam van die dorp is Elandspark Uitbreiding 4.

(2) Ontwerp

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 8526/2003.

(3) Voorsiening en installering van dienste

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

(4) Toegang

Toegang tot of uitgang vanuit die dorp moet tot tevredenheid van die plaaslike bestuur wees.

(5) Verwydering of vervanging van dienste

Indien dit as gevolg van die dorpstigting, nodig is om enige bestaande munisipale, ESKOM of TELKOM dienste te verwyder of te vervang, sal alle koste daaraan verbonde deur die dorpseienaar gedra word.

(6) Sloping van geboue en strukture

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

(7) Beskikking oor bestaande Titelloosvoorraades

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale.

(8) Notariële verbinding van erwe

Die dorpseienaar moet na proklamasie van die dorp, maar voor oordrag van enige erf/eenheid in die dorp, Erf 744 notarieël verbind met die toegangserwe in Elandspark Uitbreidings 2 en 5, tot tevredenheid van die plaaslike bestuur.

(9) Beperking op die oordrag van 'n erf

Erf 744 mag slegs voor of gelyktydig met die registrasie van die eerste oordrag van 'n erf/eenheid in die dorp en op koste van die dorpseienaar, aan Elandspark Huiseienaarsvereniging oorgedra word, welke Vereniging volle verantwoordelikheid sal dra vir die funksionering en behoorlike instandhouding van die erf en die noodsaaklike dienste binne of op die gemelde erf."

(10) Verpligtinge ten opsigte van dienste en beperking betreffende die vervreemding van erwe

Die dorpselenaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water, elektrisiteit en sanitêre dienste asook die konstruksie van paaie en stormwaterdreinerings en die installering van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpselenaar en die plaaslike bestuur, nakom. Erwe mag nie vervreem of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur bevestig het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van dienste deur die dorpselenaar aan die plaaslike bestuur gelewer of betaal is nie.

2. TITELVOORWAARDES**A. Voorwaarde opgelê deur die Departement van Minerale en Energie (Gauteng Streek)****Alle erwe**

Aangesien elke erf deel vorm van 'n gebied wat ondermyn is of kan word, en vatbaar is vir insinking, grondversakking, skok of kraking as gevolg van vorige, huidige of toekomstige mynbedrywighede, aanvaar die geregistreerde eienaar daarvan alle verantwoordelikheid vir enige skade daaraan en aan enige struktuur daarop wat mag voortspruit uit sodanige insinking, grondversakking, skok of kraking.

B. Voorwaardes opgelê deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.**(1) Alle erwe (behalwe Erf 744)**

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

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

(c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleiding, en ander werke wat hy volgens goeiddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts sal die plaaslike bestuur geregtig wees tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleiding en ander werke veroorsaak word.

(d) Geen boom mag afgesny word en/of verwyder word van die erwe in die dorp, sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie.

(2) Erf 742

Die erf is onderworpe aan 'n serwituut van reg-van-weg ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.

(3) Erf 744

(a) Die hele erf soos aangedui op die Algemene Plan is onderworpe aan 'n serwituut vir munisipale doeleindes en reg-van-weg ten gunste van die plaaslike bestuur.

(b) Die erf mag nie vervreem of oorgedra word in die naam van enige koper behalwe aan Elandspark Huiselenaarsvereniging, sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie.

P. Moloi, Stadsbestuurder
(Kennisgewing Nr 504/2004)
Junie 2004.

LOCAL AUTHORITY NOTICE 1091**AMENDMENT SCHEME 01-1795**

The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of section 125(1)(a) of the Town Planning and Townships Ordinance No 15 of 1986, declares that he has approved an amendment scheme being an amendment of the Johannesburg Town Planning Scheme, 1979, comprising the same land as included in the township of **Elandspark Extension 4**. Map 3 and the scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning, Transportation and Environment: City of Johannesburg and are open for inspection at all reasonable times.

This amendment is known as Amendment Scheme 01-1795.

P. Moloj, City Manager
(Notice No. 505/2004)
June 2004

PLAASLIKE BESTUURSKENNISGEWING 1091**WYSIGINGSKEMA 01-1795**

Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepalinge van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe Nr 15 van 1986, dat hy 'n wysigingskema synde 'n wysiging van die Johannesburg Dorpsbeplanningskema, 1979, wat uit dieselfde grond as die dorp **Elandspark Uitbreiding 4** bestaan, goedgekeur het. Kaart 3 en die skemaklausules van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning, Vervoer en Omgewing: Stad van Johannesburg en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema 01-1795.

P. Moloj, Stadsbestuurder
(Kennisgewing 505/2004)
Junie 2004.

LOCAL AUTHORITY NOTICE 1092

DECLARATION AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Johannesburg Metropolitan Municipality declares **Elandspark Extension 5** 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 DREYPROPS NO 6 (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 59 (A PORTION OF PORTION 43) OF THE FARM ELANDSFONTEIN 107 IR HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) Name

The name of the township shall be Elandspark Extension 5.

(2) Design

The township shall consist of erven as indicated on General Plan S.G. No. 8527/2003.

(3) Provision and Installation of services

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

(4) Access

Access to or egress from the township shall be to the satisfaction of the local authority.

(5) Removal or replacement of services

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal, ESKOM or TELKOM services, the cost thereof shall be borne by the township owner.

(6) Demolition of buildings and structures

The township owner shall at his own cost cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority when required by the local authority to do so.

(7) Disposal of existing Conditions of Title

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

(8) Notarial tie of Erven

The township owner shall, after proclamation of the township, but prior to the transfer of any erf/unit in the township, notarially tie Erf 747 with all the access erven in Elandspark Extensions 2 and 4, to the satisfaction of the local authority.

(9) Restriction on the transfer of an erf

Erf 747 shall, prior to or simultaneously with registration of the first transfer of an erf/unit in the township and at the cost of the township owner, be transferred only to Elandspark Home Owners Association which Association shall have full responsibility for the functioning and proper maintenance of the said erf and the essential services in or on the said erf.

(10) Obligations with regard to services and restriction regarding the alienation of erven

The township owner shall within such period as the local authority may determine, fulfil his obligations in respect of the provisions of water, electricity and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefore, as previously agreed upon between the township owner and the local authority. Erven may not be alienated or be transferred into the name of a purchaser prior to the local authority certifying that sufficient guarantees/cash contributions in respect of the supply of services by the township owner, have been submitted or paid to the said local authority.

2. CONDITIONS OF TITLE

A. Condition imposed by the Regional Director: Minerals and Energy (Gauteng Region)

All erven

As each erf forms part of land which is, or may be, undermined and may be liable to subsidence, settlement, shock or cracking due to mining operations past, present or future, the registered owner thereof accepts all liability for any damage thereto and to any structure thereon which may result from such subsidence, settlement, shock or cracking.

B. Conditions imposed by the Local Authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

(1) All erven (except Erf 747)

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

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

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

(d) No tree may be cut down and/or removed from the erven in the township, without the written consent of the local authority first having been obtained.

(2) Erf 745

The erf is subject to a servitude of right of way in favour of the local authority as indicated on the General Plan.

(3) Erf 747

(a) The entire erf as indicated on the General Plan is subject to a servitude for municipal purposes and right of way in favour of the local authority.

(b) The erf shall not be alienated or transferred into the name of any purchaser other than Elandspark Home Owners Association without the written consent of the local authority first having been obtained.

P. Moloi, City Manager

(Notice No. 506/2004)

June 2004

PLAASLIKE BESTUURSKENNISGEWING 1092

VERKLARING TOT 'N GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg Metropolitaanse Munisipaliteit hiermee die dorp **Elandspark Uitbreiding 5** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR DREYPROPS NO 6 (EDMS) BPK (HIERNA DIE AANSOEKDOENER/ DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 59 ('N GEDEELTE VAN GEDEELTE 43) VAN DIE PLAAS ELANDSFONTEIN 107 IR TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) Naam

Die naam van die dorp is Elandspark Uitbreiding 5.

(2) Ontwerp

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 8527/2003.

(3) Voorsiening en installering van dienste

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

(4) Toegang

Toegang tot of uitgang vanuit die dorp moet tot tevredenheid van die plaaslike bestuur wees.

(5) Verwydering of vervanging van dienste

Indien dit as gevolg van die dorpsstigting, nodig is om enige bestaande munisipale, ESKOM of TELKOM dienste te verwyder of te vervang, sal alle koste daaraan verbonde deur die dorpseienaar gedra word.

(6) Sloping van geboue en strukture

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

(7) Beskikking oor bestaande Titelloosvoorraades

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale.

(8) Notariële verbinding van erwe

Die dorpseienaar moet na proklamasie van die dorp, maar voor oordrag van enige erf/eenheid in die dorp, Erf 747 notarieël verbind met die toegangserwe in Elandspark Uitbreidings 2 en 4, tot tevredenheid van die plaaslike bestuur.

(9) Beperking op die oordrag van 'n erf

Erf 747 mag slegs voor of gelyktydig met die registrasie van die eerste oordrag van 'n erf/eenheid in die dorp en op koste van die dorpseienaar, aan Elandspark Huiseienaarsvereniging oorgedra word, welke Vereniging volle verantwoordelikheid sal dra vir die funksionering en behoorlike instandhouding van die erf en die noodsaaklike dienste binne of op die gemelde erf."

(10) Verpligtinge ten opsigte van dienste en beperking betreffende die vervreemding van erwe

Die dorpseienaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water, elektrisiteit en sanitêre dienste asook die konstruksie van paaie en stormwaterdreinerings en die installering van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom. Erwe mag nie vervreem of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur bevestig het dat voldoende waarborg/kontantbydraes ten opsigte van die voorsiening van dienste deur die dorpseienaar aan die plaaslike bestuur gelewer of betaal is nie.

2. TITELVOORWAARDES

A. Voorwaarde opgelê deur die Departement van Minerale en Energie (Gauteng Streek)

Alle erwe

Aangesien elke erf deel vorm van 'n gebied wat ondermyn is of kan word, en vatbaar is vir insinking, grondversakking, skok of kraging as gevolg van vorige, huidige of toekomstige mynbedrywighede, aanvaar die geregistreerde eienaar daarvan alle verantwoordelikheid vir enige skade daaraan en aan enige struktuur daarop wat mag voortspruit uit sodanige insinking, grondversakking, skok of kraging.

(B) Voorwaardes opgelê deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

(1) Alle erwe (behalwe Erf 747)

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

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

(c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleiding, en ander werke wat hy volgens goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts sal die plaaslike bestuur geregtig wees tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleiding en ander werke veroorsaak word.

(d) Geen boom mag afgesny word en/of verwyder word van die erwe in die dorp, sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie.

(2) Erf 745

Die erf is onderworpe aan 'n serwituut van reg-van-weg ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.

(3) Erf 747

(a) Die hele erf soos aangedui op die Algemene Plan is onderworpe aan 'n serwituut vir munisipale doeleindes en reg-van-weg ten gunste van die plaaslike bestuur.

(b) Die erf mag nie vervreem of oorgedra word in die naam van enige koper behalwe aan Elandspark Huiseienaarsvereniging, sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie.

P. Moloi, Stadsbestuurder
(Kennisgewing Nr 506/2004)
Junie 2004.

LOCAL AUTHORITY NOTICE 1093

AMENDMENT SCHEME 01-1796

The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of section 125(1)(a) of the Town Planning and Townships Ordinance No 15 of 1986, declares that he has approved an amendment scheme being an amendment of the Johannesburg Town Planning Scheme, 1979, comprising the same land as included in the township of **Elandspark Extension 5**. Map 3 and the scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning, Transportation and Environment: City of Johannesburg and are open for inspection at all reasonable times.

This amendment is known as Amendment Scheme 01-1796.

P. Moloi, City Manager
(Notice No. 507/2004)
June 2004

PLAASLIKE BESTUURSKENNISGEWING 1093**WYSIGINGSKEMA 01-1796**

Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepalings van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe Nr 15 van 1986, dat hy 'n wysigingskema synde 'n wysiging van die Johannesburg Dorpsbeplanningskema, 1979, wat uit dieselfde grond as die dorp **Elandspark Uitbreiding 5** bestaan, goedgekeur het. Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning, Vervoer en Omgewing: Stad van Johannesburg en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema 01-1796.

P. Moloi, Stadsbestuurder
(Kennisgewing 507/2004)
Junie 2004.

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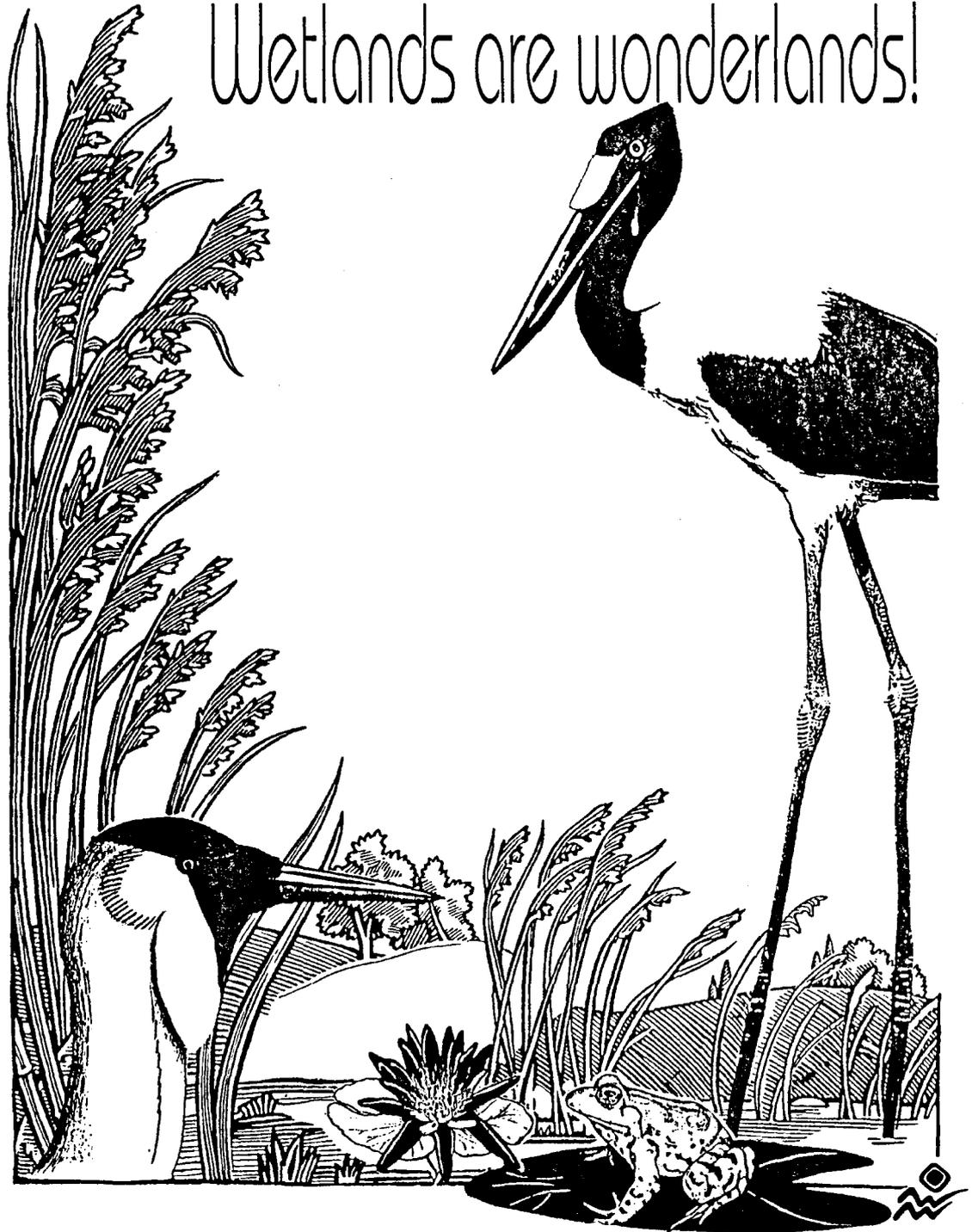
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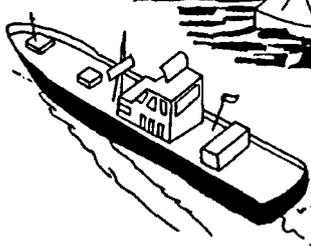
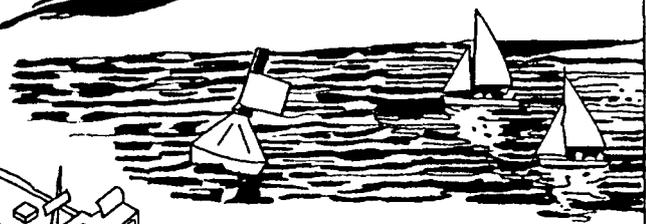
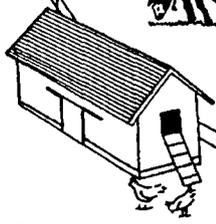
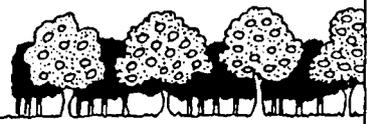
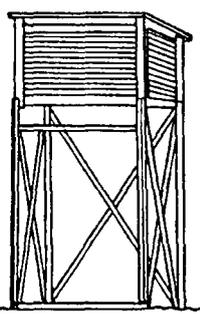
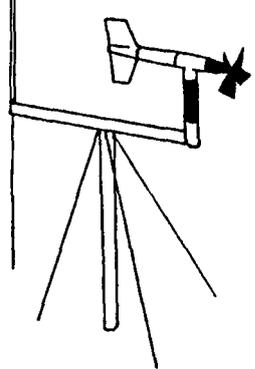
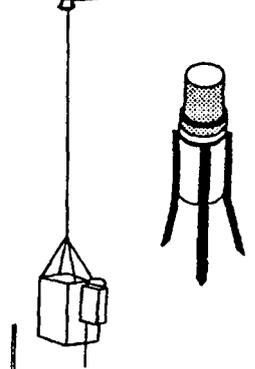
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