

**THE PROVINCE OF
GAUTENG**

**DIE PROVINSIE
GAUTENG**

Provincial Gazette Provinsiale Koerant

Vol. 16

**PRETORIA, 29 DECEMBER
DESEMBER 2010**

No. 222

IMPORTANT NOTICE

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CONTENTS

| <i>No.</i> | | <i>Page No.</i> | <i>Gazette No.</i> |
|--------------------------------|--|---------------------|------------------------|
| GENERAL NOTICES | | | |
| 3442 | Town-planning and Townships Ordinance (15/1986): Establishment of a township: Magaliesburg Extension 9..... | 8 | 222 |
| 3445 | Black Communities Development Act (4/1984): Declaration as an approved township: Sebokeng Extension 21 | 10 | 222 |
| 3446 | Town-planning and Townships Ordinance (15/1986): Pretoria Amendment Scheme | 8 | 222 |
| 3447 | Development Facilitation Act (67/1995): Approval of land development application: Portion 65, farm Klipkop 396 JR | 9 | 222 |
| 3448 | Gauteng Removal of Restrictions Act (3/1996): Correction Notice | 9 | 222 |
| LOCAL AUTHORITY NOTICES | | | |
| 1654 | Town-planning and Townships Ordinance (15/1986): Emfuleni Local Municipality: Declaration as an approved township: Goosebay Canyon | 21 | 222 |
| 1655 | do.: do.: Vanderbijlpark Amendment Scheme H1096 | 24 | 222 |
| 1656 | do.: City of Johannesburg: Declaration as an approved township: Groblerpark Extension 96 | 29 | 222 |
| 1657 | do.: do.: Amendment Scheme 05-9146 | 34 | 222 |
| 1658 | do.: Midvaal Local Municipality: Declaration as an approved township: Klipriver Business Park Extension 3 | 35 | 222 |
| 1659 | do.: do.: do.: Klipriver Business Park Extension 4 | 39 | 222 |
| 1660 | do.: do.: Randvaal Amendment Scheme 158 | 18 | 222 |
| 1661 | do.: do.: Declaration as an approved township: Klipriver Business Park Extension 5 | 44 | 222 |
| 1662 | do.: do.: Randvaal Amendment Scheme 159 | 18 | 222 |
| 1663 | do.: Ekurhuleni Metropolitan Municipality: Boksburg Amendment Scheme 1566 | 18 | 222 |
| 1664 | do.: do.: Boksburg Amendment Scheme 1595 | 19 | 222 |
| 1665 | do.: do.: Boksburg Amendment Scheme 1605 | 19 | 222 |
| 1666 | do.: do.: Boksburg Amendment Scheme 1619 | 19 | 222 |
| 1667 | Gauteng Removal of Restrictions Act (3/1996): Midvaal Local Municipality: Removal of condition: Erf 47, Meyerton | 20 | 222 |

IMPORTANT NOTICE

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

NEW PARTICULARS ARE AS FOLLOWS:**Physical address:**

Government Printing Works
149 Bosman Street
Pretoria

Postal address:

Private Bag X85
Pretoria
0001

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

Fax number: (012) 323-8805

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

Contact persons for subscribers:

Tel.: (012) 334-4734
Mrs J. Wehmeyer Tel.: (012) 334-4753
Fax.: (012) 323-9574

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

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

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

HENNIE MALAN

Director: Financial Management
Office of the Premier (Gauteng)

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

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

$\frac{1}{4}$ page **R 215.43**

Letter Type: Arial Size: 10

Line Spacing: At:
Exactly 11pt

**A PRICE
INCREASE OF
14.97% WILL BE
EFFECTIVE ON
ALL TARIFFS
FROM
1 JUNE 2010**

$\frac{1}{2}$ page **R 430.87**

Letter Type: Arial Size: 10

Line Spacing: At:
Exactly 11pt

$\frac{3}{4}$ page **R 646.31**

Letter Type: Arial Size: 10

Line Spacing: At:
Exactly 11pt

Full page **R 861.74**

Letter Type: Arial Size: 10

Line Spacing: At:
Exactly 11pt



REPUBLIC
OF
SOUTH AFRICA

LIST OF FIXED TARIFF RATES AND CONDITIONS

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

COMMENCEMENT: 1 JUNE 2010

CONDITIONS FOR PUBLICATION OF NOTICES

CLOSING TIMES FOR THE ACCEPTANCE OF NOTICES

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

APPROVAL OF NOTICES

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

THE GOVERNMENT PRINTER INDEMNIFIED AGAINST LIABILITY

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

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

LIABILITY OF ADVERTISER

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

COPY

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

Where applicable

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

PAYMENT OF COST

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

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

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

PROOF OF PUBLICATION

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

GOVERNMENT PRINTERS BANK ACCOUNT PARTICULARS

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

Enquiries:

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

GENERAL NOTICES

NOTICE 3442 OF 2010

MOGALE CITY LOCAL MUNICIPALITY

NOTICE OF APPLICATION FOR ESTABLISHMENT OF A TOWNSHIP

The Mogale City Local Municipality hereby gives notice in terms of section 69 (6) (a), read in conjunction with section 96 (3) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that an application to establish the township referred to in the Annexure hereto, has been received.

Further particulars of the application will lie for inspection during normal office hours at the office of the Municipal Manager: City Centre, Commissioner Street, Krugersdorp, for a period of 28 (twenty-eight) days from 22 December 2010.

Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager, at the above-mentioned address or at PO Box 94, Krugersdorp, 1740, within a period of 28 (twenty-eight) days from 22 December 2010.

ANNEXURE

Name of township: **Magaliesburg Extension 9.**

Full name of applicant: Futurescope Town and Regional Planners.

Number of erven in proposed township: "Residential 3": 1 erf. "Public Road": 1 erf.

Description of land on which township is to be established: Portion 66 of the farm Blaauwbank 505-JQ.

Locality of proposed township: Magaliesburg.

D MASHATISHO, Municipal Manager

KENNISGEWING 3442 VAN 2010

MOGALE CITY PLAASLIKE MUNISIPALITEIT

KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP

Die Mogale City Plaaslike Munisipaliteit gee hiermee ingevolge artikel 69 (6) (a), saamgelees met artikel 96 (3) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), kennis dat 'n aansoek om die dorp in die Bylae hierby genoem, te stig, ontvang is.

Nadere besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder: Burgersentrum, Kommissarisstraat, Krugersdorp, vir 'n tydperk van 28 dae vanaf 22 Desember 2010.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 (aght-en-twintig) dae vanaf 22 Desember 2010 skriftelik by die Munisipale Bestuurder, by die bovermelde adres of by Posbus 94, Krugersdorp, 1740, ingedien of gerig word.

BYLAE

Naam van dorp: **Magaliesburg Uitbreiding 9.**

Volle naam van aansoeker: Futurescope Stads- en Streekbeplanners.

Aantal erwe in voorgestelde dorp: "Residensieel 3": 1 erf. "Openbare Pad": 1 erf.

Beskrywing van grond waarop dorp gestig staan te word: Gedeelte 66 van die plaas Blaauwbank 505-JQ.

Ligging van voorgestelde dorp: Magaliesburg.

D MASHITISHO, Munisipale Bestuurder

22-29

NOTICE 3446 OF 2010

PRETORIA AMENDMENT SCHEME

NOTICE OF APPLICATION OF TOWN-PLANNING SCHEME IN TERMS OF SECTION 56 (1) (b) (i) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE No. 15 OF 1986)

I, Daniel Jeremia Roux, being the authorized agent of the owner of Portion 786, Brooklyn, hereby give notice in terms of Section 56 (1) (b) (i) of the Town-planning and Townships Ordinance, 1986, that I have applied to the City Council of Tshwane for the amendment of the town-planning scheme known as the Pretoria Town-planning Scheme, 1974, by the rezoning of the property described above, situated at the western corner of Lynnwood Road and Alexander Street in Brooklyn from "Special Residential" to "Business 3", for business buildings, offices with showrooms, subject to the conditions as set out in a proposed Annexure B.

Particulars of the application will lie for inspection during normal office hours at the office of the Executive Director: City Planning and Development, Land Use Rights Division, Room 401, Fourth Floor, Munitoria Building, corner of Van der Walt and Vermeulen Streets, Pretoria, for a period of 28 days from 22 December 2010 (the date of first publication of this notice).

Objections to or representations in respect of the application must be lodged with or made in writing to the Director: City Planning at the above address or at P.O. Box 3242, Pretoria, 0001, within a period of 28 days from 22 December 2010.

Address of agent: Daniel J. Roux, P.O. Box 242, Wingate Park, 0153. Tel: (012) 346-7897.

KENNISGEWING 3446 VAN 2010

PRETORIA-WYSIGINGSKEMA

KENNISGEWING VAN AANSOEK OM WYSIGING VAN DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 56 (1) (b) (i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE No. 15 VAN 1986)

Ek, Daniel Jeremia Roux, synde die gemagtigde agent van die eienaars van Gedeelte 3 van Erf 786, Brooklyn, gee hiermee ingevolge artikel 56 (1) (b) (i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, kennis dat ek by die Stadsraad van Tshwane aansoek gedoen het om die wysiging van die dorpsbeplanningskema, 1974, deur die hersonering van die eiendom hierbo beskryf, geleë op die westelike hoek van Lynnwoodweg en Alexanderstraat in Brooklyn vanaf "Spesiale Woon" na "Besigheid 3" vir besigheidsgeboue vir kantore met vertoonlokale, onderworpe aan die voorwaardes soos uiteengesit in 'n voorgestelde Bylae B.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Uitvoerende Direkteur: Stedelike Beplanning en Ontwikkeling, Afdeling Grondgebruiksregte, Kamer 401, Vierde Verdieping, Munitoria Gebou, hoek van Van der Walt- en Vermeulenstraat, Pretoria, vir 'n tydperk van 28 dae vanaf 22 Desember 2010 (die datum van die eerste publikasie van hierdie kennisgewing).

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 22 Desember 2010 skriftelik by of tot die Direkteur: Stedelike Beplanning by bovermelde adres of by Posbus 3242, Pretoria, 0001, ingedien word.

Adres van agent: Daniel J Roux, Posbus 242, Wingate Park, 0153. Tel: (012) 346-7897.

NOTICE 3447 OF 2010

GAUTENG DEVELOPMENT TRIBUNAL: CASE No. GDT/LDA/MDM/0311/06/003

NOTICE IN TERMS OF SECTION 33 (4) OF THE DEVELOPMENT FACILITATION ACT, 1995 (ACT 67 OF 1995)

Notice is hereby given in terms of the provisions of section 33 (4) of the Development Facilitation Act, 1995 (Act 67 of 1995) that the Gauteng Development Tribunal has approved the land development application on Portion 65 (a portion of Portion 64) of the farm klipkop 396-JR, Province of Gauteng, on 16 September 2009, subject to a set of establishment conditions.

This approval further includes the following which will come in force and effect on the date of publishing this notice in the *Provincial Gazette*:

1. The suspension of conditions A1, A2 and A4 of Title Deed T020862/2008, as per Clause 1.4 (a) of Part 1 of the final conditions of establishment;

2. The amendment of the Peri-Urban Areas Townplanning Scheme, 1975, as per approved Amendment Scheme No. 496. The amendment scheme shall come into operation in 13 phases in terms of Clause 1.4 (b) of Part 1 of the final conditions of establishment, i.e., Phase 1: Portions 112, 113, 117 up to and including 120, and 182; Phase 2: Portions 125, 154 up to and including 157, 161 and 162; Phase 3: Portion 121 up to and including 124; Phase 4: Portions 126 up to and including 133; Phase 5: Portions 134 up to and including 139; Phase 6: Portions 140 up to and including 144; Phase 7: Portions 148 up to and including 153; Phase 8: Portions 170 up to and including 175; Phase 9: Portions 163 up to and including 169; Phase 10: Portions 145 up to and including 147; Phase 11: Portions 176 up to and including 178; Phase 12: Portions 114 up to and including 116; and Phase 13: Portions 158 up to and including 160, 179, 180, 181 and 183, the effective date of each being the date of registration of the first land-portion in the particular phase.

W. KHANYE, Designated Officer (Gauteng)

(Reference: GDT/LDA/MDM/0311/06/003)

NOTICE 3448 OF 2010

CORRECTION NOTICE

EMFULENI LOCAL MUNICIPALITY

GAUTENG REMOVAL OF RESTRICTIONS ACT, 1996: ERF 54, THREE RIVERS TOWNSHIP

Notice 1129 of 2006, which appeared in the *Gazette* of 22 March 2006 is hereby amended in both the English and Afrikaans text by the deletion in the first sentence of the expression "(9) (1) (b)" and the replacement thereof with "6 (8)".

S SHABALALA, Acting Municipal Manager

Emfuleni Local Municipality, PO Box 3, Vanderbijlpark, 1900

NOTICE 3445 OF 2010**DECLARATION AS APPROVED TOWNSHIP: SEBOKENG EXTENSION 21****GAUTENG DEPARTMENT OF LOCAL GOVERNMENT AND HOUSING**

In terms of regulations 23(1) of the Township Establishment and Land Use Regulations, 1986, promulgated by virtue of section 66(1) of the Black Communities Development Act, No. 4 of 1984, the Member of the Gauteng Provincial Government's Executive Committee for Local Government and Housing, hereinafter referred to as the MEC for Local Government and Housing, hereby declares Sebokeng Extension 21 Township to be an approved township subject to the conditions set out in the schedule hereto.

Gauteng Department of Local Government and Housing: Reference No. HLA 7/3/4/1/598.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF THE PROVISIONS OF CHAPTER 111 OF THE TOWNSHIP ESTABLISHMENT AND LAND USE REGULATIONS, 1986, ISSUED UNDER SECTION 66(1) OF THE BLACK COMMUNITIES DEVELOPMENT ACT, NO. 4 OF 1984 ON PORTION 111 (A PORTION OF PORTION 11) OF THE FARM RIETSPRUIT NO. 535-IQ BY B M-MOLEFI PROPERTIES (PROPRIETARY) LIMITED NO. 1995/007802/07 HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT AND BEING THE REGISTERED OWNER OF THE LAND, HAS BEEN APPROVED.

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

The name of the township shall be Sebokeng Extension 21.

(2) LAYOUT/DESIGN

The township shall consist of erven and streets as indicated on General Plan L No. 1057/1989 and Amending General Plan S.G. No. A 4103/1992.

(3) ACCESS

- (a) No ingress from Provincial Road P73-1 (K45) to the township and no egress to Provincial Road P73-1 (K45) from the township shall be allowed.
- (b) Ingress from Provincial Road K170 to the township and egress to Provincial Road K170 from the township shall be restricted to the junction/intersection of the street between Erven 15002 and 15428 and the street between Erven 15521 15961 with the said road.
- (c) The township applicant shall at its own expense, submit a geometric design layout plan (scale 1:500) of the ingress and egress points referred to in (b) above, and specifications for the construction of the accesses to the Gauteng Department of Roads and Transport, for approval. The township applicant shall after approval of the layout and specifications, construct the said ingress and egress points at its own expense to the satisfaction of the Gauteng Department of Roads and Transport.

(4) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township applicant shall arrange for the drainage of the township to fit in with that of Provincial Roads P73-1 (K45) and K170 and for all storm water running off or being diverted from the roads to be received and disposed of.

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

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

(6) RESTRICTION ON THE DISPOSAL OF ERVEN

The township applicant shall not offer for sale or alienate Erven 15070, 15140, 15503 and 15851 within a period of six (6) months after the erven became registrable, to any person or body other than the State unless the Gauteng Department of Education has indicated in writing that the Department does not wish to acquire the erven.

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

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

(i) ALL ERVEN

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

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

(cc) The erf lies in an area where soil conditions can affect buildings and structures and result in damage to them. Building plans submitted to the local authority must show measures to be taken, in accordance with recommendations contained in the geotechnical report for the township, to limit possible damage to buildings and structures as a result of detrimental foundation conditions, unless it is proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means. Due to heaving clay, serious damage could be caused to buildings and structures in geological zone 4. In order to limit such damage, foundations and other structural elements of buildings and structures on erven in geological zone 4 must be designed by a competent professional engineer, and erected under his supervision unless it can be proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means.

(ii) ERVEN 15002 TO 15037, 15039 TO 15069, 15072 TO 15131, 15133 TO 15139, 15141 TO 15368, 15375 TO 15474, 15476 TO 15502, 15504 TO 15520, 15529 TO 15602, 15604 TO 15726, 15736 TO 15850, 15853 TO 15979, 16058 TO 16133, 16139 TO 16272, 16275 TO 16297, 16315 TO 16346, 16433 TO 16457, 16495 TO 16666, 16681 TO 16847, 16851 TO 16929 AND 16931 TO 16990

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

(iii) ERVEN 15369 TO 15374, 15522 TO 15527, 15728 TO 15735, 16134 TO 16137 AND 16848 TO 16850

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

(iv) ERF 15521

The use zone of the erf shall be "Industrial": Provided that the erf shall only be used for the purposes of a public garage and for such other purposes as may be approved by the local authority.

(v) ERVEN 15001, 15038, 15070, 15071, 15132, 15140, 15475, 15503, 15528, 15603, 15727, 15851, 15852, 16138, 16273, 16274, 16298 AND 16930

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

(vi) ERVEN 16667 to 16680

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

(vii) ERVEN SUBJECT TO SPECIAL CONDITIONS

In addition to the relevant conditions set out above, Erven 15070, 15851, 15852, 16667, 16677 and 16680 shall be subject to the following condition:

No building of any nature shall be erected within that part of the erf which is likely to be inundated by floodwater on an average every 50 years, as shown on the approved layout plan: Provided that the local authority may consent to the erection of building/s on such part if it is satisfied that the said part or building/s will no longer be subject to inundation. No terracing or other changes within the floodplain shall be carried out unless with the approval by the local authority of proposals prepared by a professional engineer.

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

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

(i) ERF 15001

- (aa)** The registered owner of the erf shall erect a physical barrier consisting of a 2m high brick or concrete wall or a barrier of such other material as may be approved by the local authority, in accordance with the most recent standards of the Gauteng Department of Roads and Transport before or during development of the erf along the boundary thereof abutting on the street which links with Provincial Road K170 to the satisfaction of the local authority and shall maintain such fence to the satisfaction of the local authority: Provided that the local authority shall have the right, after consultation with the Gauteng Department of Roads and Transport to permit conditionally the erection of a 2 meter high security fence in accordance with the most recent standards of the Gauteng Department of Roads and Transport: Provided further that if the said road has not yet been declared, the relevant physical barrier shall be erected within a period of six (6) months after declaration of such road.

- (bb) Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on the street which links with Provincial Road K170.
- (ii) **ERF 15003 TO 15013, 15022 TO 15036, 15040 TO 15055, 15429 TO 15434, 15451 TO 15460, 15510 TO 15520, 15979, 16669, 16818 TO 16839, 16859 TO 16861, 16864 TO 16866, 16869 TO 16871, 16874 TO 16876, 16879 TO 16882 AND 16886 TO 16888**
 - (aa) The registered owner of the erf shall erect a physical barrier consisting of a 1,3 meter high wire fence, or a barrier of such other material as may be approved by the local authority in accordance with the most recent standards of the Gauteng Department of Roads and Transport before or during development of the erf along the boundary thereof abutting on Provincial Road K170 to the satisfaction of the Local Authority and shall maintain such fence to the satisfaction of the local authority: Provided that if the said road has not yet been declared, the relevant physical barrier shall be erected within a period of six (6) months after declaration of such road.
 - (bb) Except for the physical barrier referred to in sub clause (aa) above, a swimming bath or any essential storm water drainage structure, no building structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 16,00 meters from the boundary of the erf abutting on Provincial Road K170 nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the Gauteng Department of Roads and Transport.
 - (cc) Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on Provincial Road K170.
- (iii) **ERVEN 15423, 15426 AND 15427**
 - (aa) The registered owner of the erf shall erect a physical barrier consisting of a 1,3 meter high wire fence, or a barrier of such other material as may be approved by the local authority, in accordance with the most recent standards of the Gauteng Department of Roads and Transport before or during development of the erf along the boundary thereof abutting on the street which links with Provincial Road K170 to the satisfaction of the Local Authority and shall maintain such fence to the satisfaction of the Local Authority: Provided that if Provincial Road K170 has not yet been declared, the relevant physical barrier shall be erected within a period of six (6) months after declaration of such road.
 - (bb) Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on the street which links with Provincial Road K170.
- (iv) **ERVEN 15002 AND 15428**
 - (aa) The registered owner of the erf shall erect a physical barrier consisting of a 1,3 meter high wire fence, or a barrier of such other material as may be approved by the local authority in accordance with the most recent standards of the Gauteng Department of Roads and Transport before or during development of the erf along the boundary thereof abutting on Provincial Roads K170 as well as the boundary thereof abutting on the street which links with Provincial Road K170 to the satisfaction of the Local Authority and shall maintain such fence to the satisfaction of the local authority: Provided that if Provincial Road K170 has not yet been declared, the relevant physical barrier shall be erected within a period of six (6) months after declaration of such road.

- (bb) Except for the physical barrier referred to in sub clause (aa) above, a swimming bath or any essential storm water drainage structure, no building structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 16,00 meters from the boundary of the erf abutting on Provincial Road K170 nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the Gauteng Department of Roads and Transport.
- (cc) Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on Provincial Road K170 and the boundary thereof abutting on the street which links with Provincial Road K170.

(v) ERF 15503

- (aa) The registered owner of the erf shall erect a physical barrier consisting of a 2m high brick or concrete wall or a barrier of such other material as may be approved by the local authority in accordance with the most recent standards of the Gauteng Department of Roads and Transport before or during development of the erf along the boundary thereof abutting on Provincial Road K170 to the satisfaction of the Local Authority and shall maintain such fence to the satisfaction of the local authority: Provided that the local authority shall have the right, after consultation with the Gauteng Department of Roads and Transport to permit conditionally the erection of a 2 meter high security fence in accordance with the most recent standards of the Gauteng Department of Roads and Transport: Provided further that if Provincial Road K170 has not yet been declared, the relevant physical barrier shall be erected within a period of six (6) months after declaration of such road.
- (bb) Except for the physical barrier referred to in sub clause (aa) above, a swimming bath or any essential storm water drainage structure, no building structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 16,00 meters from the boundary of the erf abutting on Provincial Road K170 nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the Gauteng Department of Roads and Transport.
- (cc) Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on Provincial Road K170.

(vi) ERF 15521

- (aa) The registered owner of the erf shall erect a physical barrier consisting of a 2m high brick or concrete wall or a barrier of such other material as may be approved by the local authority in accordance with the most recent standards of the Gauteng Department of Roads and Transport before or during development of the erf along the boundary thereof abutting on Provincial Road K170 as well as along the boundary thereof abutting on the street which links with Provincial Road K170 for a distance of 100 metre from the reserve boundary of Provincial Road K170 to the satisfaction of the local authority and shall maintain such fence to the satisfaction of the local authority: Provided that the local authority shall have the right, after consultation with the Gauteng Department of Roads and Transport to permit conditionally the erection of a 2 meter high security fence in accordance with the most recent standards of the Gauteng Department of Roads and Transport: Provided further that if Provincial Road K170 has not yet been declared, the relevant physical barrier shall be erected within a period of six (6) months after declaration of such road.

(bb) Except for the physical barrier referred to in sub clause (aa) above, a swimming bath or any essential storm water drainage structure, no building structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 16,00 metres from the boundary of the erf abutting on Provincial Road K170 nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the Gauteng Department of Roads and Transport.

(cc) Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on Provincial Road K170 nor along the boundary thereof abutting on the street which links with Provincial Road K170 for a distance of 100 metres from the reserve boundary of Provincial Road K170.

(vii) ERF 15961

(aa) The registered owner of the erf shall erect a physical barrier consisting of a 1,3 meter high wire fence, or a barrier of such other material as may be approved by the local authority in accordance with the most recent standards of the Gauteng Department of Roads and Transport before or during development of the erf along the boundary thereof abutting on Provincial Roads K170 as well as the along the boundary thereof abutting on the street which links with Provincial Road K170 for a distance of 100 metres from the reserve boundary of Provincial Road K170 to the satisfaction of the local authority and shall maintain such fence to the satisfaction of the local authority: Provided that if Provincial Road K170 has not yet been declared, the relevant physical barrier shall be erected within a period of six (6) months after declaration of such road.

(bb) Except for the physical barrier referred to in sub clause (aa) above, a swimming bath or any essential storm water drainage structure, no building structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 16,00 meters from the boundary of the erf abutting on Provincial Road K170 nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the Gauteng Department of Roads and Transport.

(cc) Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on Provincial Roads K170 as well as along the boundary thereof abutting on the street which links with Provincial Road K170 for a distance of 100 metres from the reserve boundary of Provincial Road.

(viii) ERVEN 16232 TO 16238, 16251 TO 16272, 16680, 16888, 16889, 16893 TO 16896, 16899 TO 16901 AND 16904 TO 16907

(aa) The registered owner of the erf shall erect a physical barrier consisting of a 1,3 meter high wire fence, or a barrier of such other material as may be approved by the local authority in accordance with the most recent standards of the Gauteng Department of Roads and Transport before or during development of the erf along the boundary thereof abutting on Provincial Roads P73-1 (K45) to the satisfaction of the local authority and shall maintain such fence to the satisfaction of the local authority: Provided that if Provincial Road P73-1 (K45) has not yet been declared, the relevant physical barrier shall be erected within a period of six (6) months after declaration of such road.

(bb) Except for the physical barrier referred to in sub clause (aa) above, a swimming bath or any essential storm water drainage structure, no building structure or other thing which is

attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 16,00 meters from the boundary of the erf abutting on Provincial Road P73-1 (K45) nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the Gauteng Department of Roads and Transport.

- (cc) Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on Provincial Roads P73-1 (K45).

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

(1) LAND FOR PUBLIC PURPOSES

Erven 16667 to 16680 shall be transferred to the local authority by and at the expense of the township applicant as Public open space.

(2) INSTALLATION AND PROVISION OF SERVICES

- (a) The township applicant shall install and provide internal engineering services in the township, as provided for in the services agreement or by a decision of a services arbitration board, as the case may be.
- (b) The local authority shall install and provide external engineering services for the township, as provided for in the services agreement or by a decision of a services arbitration board, as the case may be.

3. CONDITIONS OF TITLE

(1) 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, if severed, (and if required by the Registrar of Deeds) and real rights but excluding in respect of the former Remaining Extent of Portion 11 of the farm Rietspruit No. 535-IQ which is registered in terms of Deed of Transfer T63194/1996:-

- (a) The following conditions which do not affect the township area because of the location thereof:

Conditions A(a) to A(k) on pages 2 to 4 of T63194/1996 in respect of water rights and a servitude for a dam.

- (b) the following right which affects Erven 15503, 16673, 16674, 16677, and 16678 and streets in the township only (the servitude note on General Plan L No. 1057/1989):

Condition B on page 4 of T63194/1996: A right of way for sewer purposes registered in favour of the former Administration Board of Sebokeng in terms of Notarial Deed No. 858/1973S vide diagram S.G. No. A2816/1972 and also indicated on diagram S.G. No. A5719/1989.

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

All erven with the exception of Erven 16667 to 16680 for public purposes shall be subject to the following conditions:

- (a) The erf is subject to a servitude 1 meter 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, and additional servitude for municipal purposes 1 meter wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may relax or grant exemption from the required servitudes.
- (b) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 1 meter thereof.
- (c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion, may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose, subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

Gauteng Department of Local Government and Housing Reference Number: HLA 7/3/4/1/598

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1660

MIDVAAL LOCAL MUNICIPALITY

NOTICE OF RANDVAAL AMENDMENT SCHEME No. 158

The Midvaal Local Municipality hereby, in terms of the provisions of section 125 (1) of the Town-planning and Townships Ordinance, 1986, declares that it has approved an amendment scheme being an amendment of the Randvaal Town-planning Scheme, 1994, comprising the same land as included in the Township of Klipriver Business Park Extension 4.

Map 3 and the scheme clauses of the amendment scheme are available for inspection at all reasonable times at the office of Executive Director: Development and Planning, First Floor, Midvaal Municipal Offices, Mitchell Street, Meyerton.

This amendment is known as Randvaal Amendment Scheme 158 and shall come into operation on the date of this publication.

Mr AS DE KLERK, Municipal Manager

Midvaal Municipal Offices, Mitchell Street, Meyerton; P.O. Box 9, Meyerton, 1960

LOCAL AUTHORITY NOTICE 1662

MIDVAAL LOCAL MUNICIPALITY

NOTICE OF RANDVAAL AMENDMENT SCHEME No. 159

The Midvaal Local Municipality hereby, in terms of the provisions of section 125 (1) of the Town-planning and Townships Ordinance, 1986, declares that it has approved an amendment scheme being an amendment of the Randvaal Town-planning Scheme, 1994, comprising the same land as included in the Township of Klipriver Business Park Extension 5.

Map 3 and the scheme clauses of the amendment scheme are available for inspection at all reasonable times at the office of Executive Director: Development and Planning, First Floor, Midvaal Municipal Offices, Mitchell Street, Meyerton.

This amendment is known as Randvaal Amendment Scheme 159 and shall come into operation on the date of this publication.

A S DE KLERK

Midvaal Municipal Offices, Mitchell Street, Meyerton; P.O. Box 9, Meyerton, 1960

LOCAL AUTHORITY NOTICE 1663

EKURHULENI METROPOLITAN MUNICIPALITY

BOKSBURG AMENDMENT SCHEME 1566

It is hereby notified in terms of the provisions of section 57 (1) (a) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the Ekurhuleni Metropolitan Municipality has approved the amendment of the Boksburg Town-planning Scheme, 1991, by the rezoning of Portion 4 of Erf 24, Boksburg West Township, from "Residential 1" to "Residential 4" subject to certain conditions.

Map 3 and the scheme clauses of this amendment scheme are filed with the Area Manager: Boksburg Customer Care Centre and are open for inspection during normal office hours.

This amendment scheme is known as Boksburg Amendment Scheme 1566 and shall come into operation from the date of the publication of this notice.

KHAYA NGEMA, City Manager

Civic Centre, Cross Street, Germiston

15/4/3/1/14/24/1

LOCAL AUTHORITY NOTICE 1664**EKURHULENI METROPOLITAN MUNICIPALITY****BOKSBURG AMENDMENT SCHEME 1595**

It is hereby notified in terms of the provisions of section 57 (1) (a) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the Ekurhuleni Metropolitan Municipality has approved the amendment of the Boksburg Town-planning Scheme, 1991, by the rezoning of Portion 1 of Erf 308, Hughes Extension 53 Township, from "Industrial 3" to "Industrial 3" subject to certain conditions.

Map 3 and the scheme clauses of this amendment scheme are filed with the Area Manager: Boksburg Customer Care Centre and are open for inspection during normal office hours.

This amendment scheme is known as Boksburg Amendment Scheme 1595 and shall come into operation from the date of the publication of this notice.

KHAYA NGEMA, City Manager

Civic Centre, Cross Street, Germiston

15/4/3/1/37/308/1

LOCAL AUTHORITY NOTICE 1665**EKURHULENI METROPOLITAN MUNICIPALITY****BOKSBURG AMENDMENT SCHEME 1605**

It is hereby notified in terms of the provisions of section 57 (1) (a) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the Ekurhuleni Metropolitan Municipality has approved the amendment of the Boksburg Town-planning Scheme, 1991, by the rezoning of Erf 104, Ravenswood Extension 8 Township, from "Residential 1" to "Business 3" subject to certain conditions.

Map 3 and the scheme clauses of this amendment scheme are filed with the Area Manager: Boksburg Customer Care Centre and are open for inspection during normal office hours.

This amendment scheme is known as Boksburg Amendment Scheme 1605 and shall come into operation from the date of the publication of this notice.

KHAYA NGEMA, City Manager

Civic Centre, Cross Street, Germiston

15/4/3/1/59/104

LOCAL AUTHORITY NOTICE 1666**EKURHULENI METROPOLITAN MUNICIPALITY****BOKSBURG AMENDMENT SCHEME 1619**

It is hereby notified in terms of the provisions of section 57 (1) (a) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the Ekurhuleni Metropolitan Municipality has approved the amendment of the Boksburg Town-planning Scheme, 1991, by the rezoning of Erf 82, Berton Park Township, from "Business 4" to "Business 3" subject to certain conditions.

Map 3 and the scheme clauses of this amendment scheme are filed with the Area Manager: Boksburg Customer Care Centre and are open for inspection during normal office hours.

This amendment scheme is known as Boksburg Amendment Scheme 1619 and shall come into operation from the date of the publication of this notice.

KHAYA NGEMA, City Manager

Civic Centre, Cross Street, Germiston

14/2/07/0082

LOCAL AUTHORITY NOTICE 1667

MIDVAAL LOCAL MUNICIPALITY

REMOVAL OF RESTRICTIONS ACT, 1996 (Act No. 3 OF 1996)

ERF 47, MEYERTON TOWNSHIP

Notice is hereby given, in terms of section 6 (8) of the Gauteng Removal of Restrictions Act, 1996, that the Midvaal Local Municipality approved the application in terms of section 3 (1) of the said Act, that: Condition (e) contained in Deed of Transfer T76041/89 be removed.

Mr A.S DE KLERK, Municipal Manager

Midvaal Local Municipality

PLAASLIKE BESTUURSKENNISGEWING 1667

MIDVAAL PLAASLIKE MUNISIPALITEIT

GAUTENG WET OP OPHEFFING VAN BEPERKINGS, 1996 (WET No. 3 VAN 1996)

ERF 47, MEYERTON DORP

Hiermee word ingevolge artikel 6 (8) van die Gauteng Wet op Opheffing van Beperkings, 1996, bekendgemaak dat die Midvaal Plaaslike Munisipaliteit goedgekeur het dat: Voorwaarde(s) van Akte van Transport T76041/89 opgehef word.

Mnr. A.S DE KLERK, Munisipale Bestuurder

Midvaal Plaaslike Munisipaliteit

LOCAL AUTHORITY NOTICE 1654**EMFULeni LOCAL MUNICIPALITY
DECLARATION AS APPROVED TOWNSHIP**

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) the Emfuleni Local Municipality hereby declares Goosebay Canyon Township to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF THE PROVISIONS OF SECTION 96 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) ON PORTION 104 (A PORTION OF PORTION 12) OF THE FARM ZEEKOEFontein 573 IQ, PROVINCE OF GAUTENG, BY GOOSEBAY CANYON COUNTRY CLUB (PTY) LTD (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) TO ESTABLISH A TOWNSHIP ON SUCH LAND IN ITS OWN NAME, HAS BEEN APPROVED

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

The name of the township shall be Goosebay Canyon.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 107/2010

(3) DISPOSAL OF EXISTING CONDITIONS OF TITLE

The following existing conditions and servitudes do not affect the township and must be disposed of:

- (a) Die diamantregte gesedeer is aan SJAMPANJE DIAMANTE (EIENDOMS) BEPERK kragtens Akte van Sessie Nr. 627/1966-RM geregistreer 22 November, 1966, welke Sessie uitgereik is ten opsigte van Gedelte 12 ('n Gedeelte van Gedelte 3) van die genoemde plaas ZEEKOEFontein, groot 125,7703 hektaar.

"By virtue of Notarial Deed No. P.D.1 registered in the register of Prospecting Leases for precious stones in the Office on the Mining Commissioner, the right has been granted to SJAMPANJE DIAMANTE (EIENDOMS) BEPERK to prospect for precious stones on certain area approximately 37,228 hectares according to diagram annexed to the said Notarial Deed and as will more fully appear from the said Notarial Deed filed with Deed of Transfer No. 21911/1963 dated 28th August, 1963."

By virtue of Notarial Deed No. P.T.D.1 dated 23 August, 1982 registered in the register of the Prospecting Leases for precious stones in the office of the Mining Commissioner, Johannesburg, the right has been granted to SJAMPANJE DIAMANTE (EIENDOMS) BEPERK to prospect for precious stones on a certain area approximately 25,4 hectares as will more fully appear from the said Notarial Deed with diagram annexed, filed with B.C. 27019/1982.

Only Erf 43 shall be made subject to the following existing conditions and servitudes:

- (i) The lines abc, def, and ghj represent the centre lines of overhead Electrical Power lines with underground cables. Vide diagram S.G. No. A3728/1954; Deed of servitude No. K875/1955s and affects Erf 43.
- (ii) The figure ws1, edge of Vaal river s2w, kmnpk and qrstq represent servitudes and affects Erf 43. Vide diagram S.G. No. A1203/1916; Deed of servitude No. K174/1924s.

- (iii) The line uv represents the centre line of a pipe line servitude and affects Erf 43. Vide diagram S.G. No. A1203/1916: Deed of servitude No. K174/1924s.

(4) REPOSITIONING OF SERVICES

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

(5) CONSTITUTION OF A HOMEOWNERS' ASSOCIATION

- (a) The township owner shall provide written proof to the local authority that a Homeowners' Association has been properly and legally constituted in terms of Section 21 of the Companies Act before the transfer of the first erf.
- (b) Erf 38 (marina), erf 39 (access control), erf 40 (private road), and erven 41 to 43 (private open spaces) shall be registered in the name of the Homeowners' Association. Such Homeowners' Association shall have full responsibility for these erven and the essential services serving the township contained therein.
- (c) A right of way servitude over Erf 39 and 40 in favour of erven 1 to 35 shall be registered in favour of the Homeowners' Association
- (d) Each and every owner of erven 1 to 35, 36 and 37 shall become members of the Homeowners' Association and be subjected to the Memorandum of Articles of Association upon transfer of the erf until such owner ceases to be owner of the erf.
- (e) The Home Owners' Association shall have full legal power to levy, from each and every member, the costs incurred in fulfilling its function, and shall have legal recourse to recover such fees in the event of a default in payments by any member.
- (f) The local authority shall not be liable for the malfunction of the surfacing of the access way and/or the stormwater drainage system, and/or any essential services in the township.
- (g) Access to all the erven in the township to a public road shall be from a right of way servitude over erven 39 and 40 and from Meerkat Street and Vaaloewer Avenue.
- (h) The local authority and the Remainder of Portion 12 of the farm shall have unrestricted access across Erven 39 and 40.
- (i) Department of Water Affairs and Forestry shall have unrestricted access across erven 38, 39, 40 and 43.

(6) DEMOLITION OF BUILDINGS AND STRUCTURES

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

(7) REMOVAL OF LITTER

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

(8) ENGINEERING SERVICES

- (a) The township owner shall be responsible for the installation and provision of internal engineering services.
- (b) Once water, sewer, electricity and internal street networks (including storm water) have been installed, same will be transferred to the Homeowners' Association, free of cost, who shall maintain these networks.

- (c) Once external road networks have been installed, same will be transferred to the local authority, free of cost, who shall maintain these networks.
- (d) The local authority shall install and provide external engineering services for the township, as provided for in the services agreement or by a decision of a services arbitration board, as the case may be.

(9) ELECTRICITY

- (a) The local authority is not the bulk supplier of electricity in the township. The township owner shall in terms of Section 118(2)(b) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) make the necessary arrangements with ESKOM, the licensed supplier of electricity in the township.
- (b) The local authority shall be advised in writing that satisfactory arrangements have been made in respect of the supply of electricity to the township and, in this connection, the township owner shall submit the following to the local authority:
 - (1) A certified copy of the agreement in respect of the supply of electricity entered into with ESKOM; and/or
 - (2) A certificate issued by ESKOM that acceptable financial arrangements with regard to (1) above, have been made by the township owner.

(10) ACCESS

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

2. CONDITIONS OF TITLE

The erven mentioned below shall be subject to the conditions as indicated, laid down by the local authority in terms of the provisions of the Town-planning and Townships Ordinance, 1986

2.1. ALL ERVEN

- 2.1.1 The erven shall be subject to a servitude, 2m wide, for municipal services (water, sewer, electricity and storm water) (hereinafter referred to as "the services"), in favour of the municipality, along any two boundaries, except a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 2m wide, over the entrance portion of the erf if and when required by the local authority: Provided that the municipality may waive any such servitude.
- 2.1.2 No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2m from it.
- 2.1.3 The local authority shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, such material as may be excavated by it during the course of construction, maintenance or removal of such services and other works which in its discretion it regards 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 services and other works being made good by the local authority.

2.2 THE ERVEN MENTIONED BELOW ARE SUBJECT TO THE FOLLOWING FURTHER CONDITIONS**2.2.1 Erven 39 and 40**

- (i) The erven are subject to a right-of-way servitude in favour of all the other erven in the township and a municipal services servitude in favour of the local authority as indicated on the General Plan.

2.2.2 All erven

- (i) All the erven except erven 39 and 40 shall be entitled to a right-of-way servitude over erven 39 and 40 as indicated on the General Plan.

2.2.3 Erf 37

- (i) The erf may not be transferred or registered unless the erf is notarially tied to the Remaining Extent of Portion 75 of the farm Zeekoefontein 573 IQ simultaneously with such registration or transfer.

Mr S S Shabalala, Municipal Manager
PO Box 3, VANDERBIJLPARK 1900

LOCAL AUTHORITY NOTICE 1655**VANDERBIJLPARK TOWN PLANNING SCHEME 1987
AMENDMENT SCHEME H 1096**

The Emfuleni Local Municipality hereby declares that it has approved an amendment scheme, being an amendment to the Vanderbijlpark Town Planning Scheme of 1987, comprising the same land as included in the township of Goosebay Canyon, in terms of the provision of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

Map 3, Annexures and scheme clauses of the amendment scheme are filed with the Deputy Director-General: Gauteng Provincial Government: Department of Development Planning and Local Government, Marshalltown and the Deputy Municipal Manager, Development Planning, Emfuleni Local Municipality and are open for inspection at all reasonable times.

The amendment scheme is known as the Vanderbijlpark Amendment Scheme H 1096 with Annexures 615 to 617 to the Scheme and shall come into operation on the date of the proclamation notice.

Mr S S Shabalala, Municipal Manager
PO Box 3, VANDERBIJLPARK 1900

PLAASLIKE BESTUURSKENNISGEWING 1654**EMFULENI PLAASLIKE MUNISIPALITEIT
VERKLARING TOT 'N GOEDGEKEURDE DORP**

In terme van Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) verklaar die Emfuleni Plaaslike Munisipaliteit hiermee die dorp Goosebay Canyon tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK VIR DORPSTIGTING GEDOEN IN TERME VAN DIE BEPALINGS VAN ARTIKEL 96 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE ORDONNANSIE, 1986 (ORDONNANSIE 15 VAN 1986) OP GEDEELTE 104 ('N GEDEELTE VAN GEDEELTE 12) VAN DIE PLAAS ZEEKOEFontein 573 IQ, PROVINSIE VAN GAUTENG, DEUR GOOSEBAY CANYON COUNTRY CLUB (PTY) LTD (HIERNA DIE DORPSEIENAAR GENOEM) OM 'N DORP OP VOORGENOEMDE GROND EN IN SY EIE NAAM TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES**(1) NAAM**

Die naam van die dorp is Goosebay Canyon.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op die Algemene Plan S.G. Nr. 107/2010.

(3) BESIKING OOR BESTAANDE TITELVOORWAARDES

Die volgende bestaande voorwaardes en servitute affekteer nie die dorp nie en moet geskrap word:

- (a) Die diamantregte gesedeer is aan SJAMPANJE DIAMANTE (EIENDOMS) BEPERK kragtens Akte van Sessie Nr. 627/1966-RM geregistreer 22 November, 1966, welke Sessie uitgereik is ten opsigte van Gedelte 12 ('n Gedeelte van Gedelte 3) van die genoemde plaas ZEEKOEFontein, groot 125,7703 hektaar.

"By virtue of Notarial Deed No. P.D.1 registered in the register of Prospecting Leases for precious stones in the Office on the Mining Commissioner, the right has been granted to SJAMPANJE DIAMANTE (EIENDOMS) BEPERK to prospect for precious stones on certain area approximately 37,228 hectares according to diagram annexed to the said Notarial Deed and as will more fully appear from the said Notarial Deed filed with Deed of Transfer No. 21911/1963 dated 28th August, 1963."

By virtue of Notarial Deed No. P.T.D.1 dated 23 August, 1982 registered in the register of the Prospecting Leases for precious stones in the office of the Mining Commissioner, Johannesburg, the right has been granted to SJAMPANJE DIAMANTE (EIENDOMS) BEPERK to prospect for precious stones on a certain area approximately 25,4 hectares as will more fully appear from the said Notarial Deed with diagram annexed, filed with B.C. 27019/1982.

Net Erf 43 sal onderworpe wees aan die volgende bestaande voorwaardes en servitute:

- (i) Die lyne abc, def, en ghj verteenwoordig die middel lyne van die bogrondse elektriese lyne met ondergrond kables en raak Erf 43. Diagram S.G. Nr. A3728/1954; Servituut Akte Nr. K875/1954s.
- (ii) Die figuur ws1, kant van Vaal river s2w, kmnpk en qrstq verteenwoordig servitute en raak Erf 43. Diagram S.G. Nr. A1203/1916; Servituut Akte Nr. K174/1924s.

- (iii) Die lyn uv verteenwoordig die middel lyn van 'n pyplyn servituut en raak Erf 43. Diagram S.G. Nr. A1203/1916: Servituut Akte Nr. K174/1924s.

(4) VERSKUIWING VAN DIENSTE

Indien dit, as gevolg van die stigting van die dorp, nodig is om enige Eskom, Telkom of die plaaslike bestuur dienste te verskuif, moet sodanige verskuiwing op die koste van die dorpseienaar gedoen word.

(5) SAMESTELLING VAN 'N HUISEIENAARSVERENIGING

- (a) Die dorpseienaar sal skriftelike bewys aan die plaaslike bestuur lewer dat 'n huiseienaarsvereniging behoorlik en wetiglik saamgestel is in terme van Artikel 21 van die Maatskappy Wet voor die oordrag van die eerste erf.
- (b) Erf 38 (marina), erf 39 (toegangsbeheer), erf 40 (privaat pad), en erwe 41 tot 43 (privaat openbareooppuimte) moet in die naam van die huiseienaarsvereniging geregistreer word. Sodanige huiseienaarsvereniging sal volle verantwoordelikheid dra vir hierdie erwe en die noodsaaklike dienste wat die dorp bedien soos vervat daarin.
- (a) 'n Reg van weg servituut oor Erf 39 en 40 ten gunste van erwe 1 tot 35 sal in die naam van die huiseienaarsvereniging geregistreer word.
- (b) Elke eienaar van erwe 1 tot 35, 36 en 37 moet 'n lid van die huiseienaarsvereniging word en onderworpe wees aan die Memorandum van Artikels van Assosiasie op oordrag van die erf vir die duur van hulle eienaarskap daarvan.
- (c) Die huiseienaarsvereniging sal volle mag hê om van elke lid, die kostes verbonde aan die funksionering van die vereniging, te hef en sal wetlike toevul hê om sulke koste te herwin sou daar 'n gebrek wees in die betaling van enige lid.
- (d) Die plaaslike bestuur sal nie verantwoordelikheid dra vir die instandhouding van die oppervlak van die toegangs-weg en/of die stormwater dreineringsstelsel, en/of enige noodsaaklike dienste in die dorp.
- (e) Toegang tot alle erwe in die dorp tot 'n publike pad sal vanaf 'n reg van weg servituut oor erwe 39 en 40 en vanaf Meerkatstraat en Vaaloewerlaan wees.
- (f) Die plaaslike bestuur en die Restant van Gedeelte 12 van die plaas sal onbeperkte toegang hê oor Erwe 39 en 40.
- (g) Die Departement van Watersake en Bosbou sal onbeperkte toegang hê oor erwe 38, 39, 40 en 43.

(6) SLOPING VAN GEBOUE EN STRUKTURE

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

(7) VULLISVERWYDERING

Die dorpseienaar moet op sy eie koste alle rommel binne die dorpsgebied laat verwyder tot bevrediging van die Plaaslike Bestuur wanneer die Plaaslike Bestuur dit vereis.

(8) INGENIEURSDIENSTE

- (a) Die dorpseienaar moet die nodige reëlings met die Plaaslike Bestuur vir die voorsiening van interne ingenieursdienste.
- (b) Na die installering van die water, riool, elektrisiteit en interne straat-netwerke (insluitend stormwater) moet dit gratis aan die huiseienaarsvereniging oorgedra word, wat dit sal onderhou.
- (c) Na die installering van eksterne pad netwerke, sal dit gratis aan die Plaaslike Bestuur oorgedra word, wat dit sal onderhou.
- (d) Die Plaaslike bestuur is verantwoordelik vir die installering van eksterne ingenieursdienste vir die dorp soos voorsien word in die diensteooreenkoms, of deur 'n besluit van 'n dienste arbitrasie raad, soos die geval mag wees.

(9) ELEKTRISITEIT

- (a) Die Plaaslike Bestuur is nie die massa verskaffer van elektrisiteit in die dorp nie. Die dorpseienaar sal in terme van Artikel 118(2)(b) van die Ordonnansie op Dorpsbeplanning en Dorpe 1986 (Ordonnansie 15 van 1986) die nodige reëlings tref met Eskom, die lisensiehouer vir verskaffing van elektrisiteit in die dorp.
- (b) Die Plaaslike Bestuur moet skriftelik in kennis gestel word dat geskikte reëlings getref is met betrekking tot die verskaffing van elektrisiteit tot die dorp en, in die verband, moet die dorpseienaar die volgende aan die plaaslike bestuur verskaf:
 - (1) 'n Gesertifiseerde afskrif van die ooreenkoms met Eskom betreffende die verskaffing van elektrisiteit; en/of
 - (2) 'n Sertifikaat uitgereik deur Eskom dat aanvaarbare finansiële reëlings met betrekking tot (1) hierbo, deur die dorpseienaar aangeaan is.

(10) TOEGANG

Toegang tot of uitgang vanaf die dorp moet tot bevrediging van die Plaaslike Bestuur voorsien word.

2. TITELVOORWAARDES

Die erwe hieronder genoem sal onderworpe wees aan die voorwaardes opgele deur die Plaaslike Bestuur in terme van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986

2.1. ALLE ERWE

- 2.1.1 Die erwe is onderworpe aan 'n serwituut, 2m breed, vir munisipale diense (water, riolerings, elektrisiteit en stormwater) (hierna as "die diense" genoem) ten gunste van die Plaaslike Bestuur langs enige twee grense uitgesonderd 'n straatgrens en in die geval van 'n pypsteel erf, 'n addisionele serwituut vir munisipale doeleindes, 2m breed, oor die ingang gedeelte van die erf soos en wanneer benodig deur die Plaaslike Bestuur. Met dien verstande dat die Plaaslike Bestuur van sodanige serwituut mag afsien.
- 2.1.2 Geen gebou of ander struktuur mag binne die voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2m daarvan geplant word nie.
- 2.1.3 Die Plaaslike Bestuur is geregtig op enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidinge en ander werke wat hy volgens goëddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde

serwituut grens en voorts is die Plaaslike Bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Plaaslike Bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

2.2 DIE ERWE HIERONDER GENOEM IS ONDERWORPE AAN DIE VOLGENDE VERDERE VOORWAARDES

2.2.1 Erwe 39 en 40

- (i) Die erwe is onderworpe aan 'n reg-van-weg serwituut, ten gunste van alle erwe in die dorp en 'n serwituut vir munisipale doeleindes ten gunste van die Plaaslike Bestuur soos aangedui op die Algemene Plan.

2.2.2 Alle erwe

- (i) Alle erwe uitsluitend erwe 39 en 40 is geregtig op 'n reg van weg serwituut oor erwe 39 en 40 soos aangedui op die Algemene Plan.

2.2.3 Erf 37

- (i) Die erf mag nie oorgedra of geregistreer word nie tensy die erf notarieel verbind word aan die Restant van Gedeelte 75 van die Plaas Zeekoefontein 573 IQ gelyktydig met die registrasie of oordrag.

Mnr S S Shabalala, Waarnemende Munisipale Hoof
Posbus 3, VANDERBIJLPARK 1900

PLAASLIKE BESTUURSKENNISGEWING 1655 VANDERBIJLPARK DORPSBEPLANNING SKEMA 1987 WYSIGINGSKEMA H 1096

Die Emfuleni Plaaslike Bestuur verklaar hierby ingevolge die bepalings van artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) dat dit 'n wysigingskema synde 'n wysiging van Vanderbijlpark Dorpsbeplanningskema, 1987 wat uit dieselfde grond as die dorp Goosebay Canyon bestaan, goedgekeur het.

Kaart 3, Bylae en die skemaklousules van die wysigingskema word in bewaring gehou deur die Waarnemende Direkteur-Generaal: Gauteng Provinsiale Government: Departement van Ontwikkelingsbeplanning en Plaaslike Bestuur, Marshalltown en die Waarnemende Munisipale Hoof, Ontwikkelingsbeplanning, Emfuleni Plaaslike Bestuur en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysigingskema staan bekend as Vanderbijlpark Wysigingskema H 1096 met Bylaes 615 tot 617 tot die Skema en sal in werking tree vanaf die datum van die proklamasie kennisgewing.

Mnr S S Shabalala, Munisipale Hoof
Posbus 3, VANDERBIJLPARK 1900

LOCAL AUTHORITY NOTICE 1656**DECLARATION AS AN APPROVED TOWNSHIP**

In terms of Section 103 (1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the CITY OF JOHANNESBURG (hereinafter referred to as "the Council") declares **GROBLERPARK EXTENSION 96** to be an approved township subject to the conditions set out in the Schedule hereto.

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY MARTHINUS PHILLIP NEL AND SANDRA NEL (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 456 (A PORTION OF PORTION 275) OF THE FARM ROODEPOORT NO. 237, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG HAS BEEN APPROVED

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

The name of the township shall be Groblerpark Extension 96.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan No.: S.G. 4488/2009

(3) PROVISION AND INSTALLATION OF SERVICES

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

(4) GAUTENG PROVINCIAL GOVERNMENT

(a) Should the development of the township not been commenced with on or before 18 November 2014, the application to establish the township, shall be resubmitted to the Department of Agriculture, Conservation, and Environment for exemption/ authorisation in terms of the Environment Conservation Act, 1989 (Act 73 of 1989), as amended.

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

(c) If however, before the expiry date mentioned in (2) above, circumstances change in such a way that roads and/or PWV routes under the control of the said Department are affected by the proposed layout of the township, the township owner shall resubmit the application for the purpose of fulfilment of the requirements of the controlling authority in terms of the provisions of Section 48 of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001).

(5) DEPARTMENT: MINERALS AND ENERGY

Should the development of the township not been completed prior to or before 8 July 2013, the application to establish the township, shall be resubmitted to the Department: Minerals and Energy for re-consideration.

(6) ACCESS

(a) No access to or egress from the township shall be permitted along the lines of no access as indicated on Layout Plan No. 05-9146/P1/X96.

(b) Access to or egress from the township shall be to the satisfaction of the local authority, Johannesburg Roads Agency (Pty) Ltd and/or the Department of Public Transport, Roads and Works.

(7) REFUSE REMOVAL

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

(8) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

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

(9) ACCEPTANCE AND DISPOSAL OF STORMWATER

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

(10) ENDOWMENT

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

(11) DEMOLITION OF BUILDINGS AND STRUCTURES

The Township Owner shall at its 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 requested thereto by the local authority.

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

(a) The Township Owner shall, at its own costs and to the satisfaction of the local authority, design, provide and construct all services including the internal roads, a portion of Byron Street that forms part of the township and the stormwater reticulation, within the boundaries of the township. Erven or units in the township, may not be alienated or transferred into the name of a purchaser prior to the local authority certifying to the Registrar of Deeds that these services had been provided and installed; and

(b) The Township Owner shall, within such period as the local authority may determine, fulfil its obligations in respect of the provision of water 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 or units in the township, may not be alienated or transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the supply of services by the township owner, have been submitted or paid to the said local authority; and

(c) Notwithstanding the provisions of clause 3 hereunder, the township owner shall, at its own costs and to the satisfaction of the local authority, survey and register all servitudes required to protect the services provided, constructed and/or installed as contemplated in (a) and/or (b) above. Erven or units in the township may not be alienated or transferred into the name of a purchaser prior to the local authority certifying to the Registrar of Deeds that these services had been or will be protected to the satisfaction of the local authority.

2. DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

3. CONDITIONS OF TITLE

A. Conditions of Title Imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

ALL ERVEN

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

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

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

B. Conditions of title imposed by the Department Of Public Transport, Roads and Works (Gauteng Provincial Government) in terms of Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001), as amended.

ERF 1241

(a) The registered owner/s of the erf shall maintain, to the satisfaction of the Department of Transport, Roads and Works (Gauteng Provincial Government), the physical barrier erected along the erf boundary abutting Road PWV 5.

(b) Except with the physical barrier referred to in clause (a) above, a swimming pool or any essential stormwater drainage structure, no building, structure or other thing, which is attached to the land, even though it does not form part of that land, shall erected nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 20 metres for single storey developments or 30 metres for multi storey developments from the boundary of the erf abutting Road PWV 5 nor shall any alteration or addition to any existing structure or building situated within such a distance of the said boundary be made, except with the written consent of the Department of Transport, Roads and Works (Gauteng Provincial Government)

**Executive Director: Development Planning
and Urban Management**
(Notice No.: 701/2010)
29 December 2010

PLAASLIKE BESTUURSKENNISGEWING 1656
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 **GROBLERPARK UITBREIDING 96** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR MARTHINUS PHILLIP NEL AND SANDRA NEL (HIERNA DIE APPLIKANT/ 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 456 (N GEDEELTE VAN PORTION 275) VAN DIE PLAAS ROODEPOORT NR 237 I.R. GOEDGEKEUR IS

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is Groblerpark Uitbreiding 96.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. Nr. 4488/2009.

(3) VOORSIENING EN INSTALLERING VAN INGENIEURSDIENSTE

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 tevredeheid van die plaaslike bestuur.

(4) GAUTENG PROVINSIALE REGERING

(a) Indien die ontwikkeling van die dorp nie in aanvang neem voor 18 November 2014, moet die aansoek om die dorp te stig, heringedien word by die Departement van Landbou, Bewaring en Omgewing vir vrystelling/ goedkeuring ingevolge die bepalings van die Omgewingsbewaringswet, 1989 (Wet 73 van 1989) soos gewysig.

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

(c) Indien omstandighede egter, voor die vervaldatum vermeld in (2) hierbo, tot so 'n mate verander dat paaie en/of PWV roetes onder die beheer van die betrokke Departement deur die beoogde uitleg van

die dorp geraak word, moet die dorpseienaar die aansoek herindien vir doeleindes van die nakoming van die vereistes van die beheerende liggaam ingevolge die bepalings van Artikel 48 van die Gauteng Vervoerinfrastruktuur Wet, 2001 (Wet 8 van 2001).

(5) DEPARTEMENT VAN MINERALE EN ENERGIE

Indien die ontwikkeling van die dorp nie voor 8 Julie 2013 voltooi is nie, moet die aansoek om die dorp te stig, heringedien word by die Departement van Minerale en Energie vir heroorweging.

(6) TOEGANG

(a) Geen toegang of uitgang moet voorsien word oor die lyne van geen toegang soos aangedui op die goedgekeurde plan van die dorp 05-9146/P1/X96.

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

(7) VULLIS VERWYDERING

Die dorpseienaar moet genoeg vullis-versameling punte voorsien in die dorp en sal reëlings maak tot tevredenheid van die plaaslike bestuur vir die verwydering van alle vullis.

(8) VERWYDERING OF VERVANGING VAN BESTAANDE DIENSTE

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

(9) ONTVANGS EN VERSORGING VAN STORMWATER

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

(10) BEGIFTIGING

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

(11) SLOPING VAN GEBOUE EN STRUKTURE

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

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

(a) Die dorpseienaar moet, op sy eie koste en tot tevredenheid van die plaaslike bestuur, alle ingenieursdienste binne die grense van die dorp, ontwerp, voorsien en konstrueer, asook alle interne paaie (albei privaat en publiek), die eienlik samestelling toegang en die stormwaterretikulasie van die dorp.. Erwe of eenhede in die dorp, mag nie vervreem of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie ingenieursdienste voorsien en geïnstalleer is; en

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

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

2. BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderhewig wees aan bestaande titelvoorwaardes en serwiture, indien enige, met inbegrip van die regte op minerale indien enige.

3. BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderhewig wees aan bestaande titelvoorwaardes en serwiture, indien enige, met inbegrip van die regte op minerale indien enige.

A. Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui, opgelê deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986):

(1) ALLE ERWE

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

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

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

B. Voorwaardes opgelê deur die Departement Van Openbare Vervoer, Paaie en Werke (Gauteng Provinsiale Regering) in terme van die Gauteng Vervoer Wet, 2001 (Wet 8 van 2001), soos gewysig.

Erf 1241

(a) Die registeerde eienaar van die erf sal die fisiese grenspaal in stand hou tot tevredeheid van die Departement Van Publiek Vervoer, Paaie en Werke (Gauteng Provinsiale Goewerment) wat langs aan die fisiese grenspaal opgeslaan was aangrensend die Pad PWV 5.

(b) Buite en behalwe die fisiese grenspaal wat bogenoem in (a) bo, 'n swembad of enige noodsaaklike vloedwaterafvoer struktuur, geen gebou, struktuur of enige ander ding wat bevestig met die land, al is dit nie 'n part van die land, niks sal opgeslaan word of saamgestel word of onder die land of bo die oppervlakkig van die erf binne die afstand van 20m vir 'n enkel verdieping ontwikkeling of 30m vir 'n veelvoudig verdieping ontwikkeling van die erf tot by die Pad PWV 9 ook nie enige verstelwerk aan enige struktuur of gebou wat in so 'n afstand is met so 'n grens, behalwe met die geskryfte toestemming van die Departement Van Publiek Vervoer, Paaie en Werke (Gauteng Provinsiale Goewerment)

Uitvoerende Direkteur:

Ontwikkelingsbeplanning en Stedelike Bestuur

(Kennisgewing Nr. 701/2010)

29 Desember 2010

LOCAL AUTHORITY NOTICE 1657**AMENDMENT SCHEME 05-9146**

The City of Johannesburg Metropolitan Municipality herewith in terms of section 125(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), declares that it has approved an amendment scheme being an amendment of the Roodepoort Town Planning Scheme, 1987, comprising the same land as included in the township **GROBLERPARK EXTENSION 96**. Map 3 and the scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning and Urban Management: City of Johannesburg and is open for inspection at all reasonable times.

This amendment is known as Amendment Scheme 05-9146

**Executive Director: Development Planning
and Urban Management**
(Notice No. 702/2010)
29 December 2010

PLAASLIKE BESTUURSKENNISGEWING 1657**WYSIGINGSKEMA 05-9146**

Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die beplaings van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), dat dit 'n wysigingskema synde 'n wysiging van die Roodepoort Dorpsbeplanning Skema, 1987, wat uit dieselfde grond as die dorp **GROBLERPARK UITBREIDING 96** bestaan, goedgekeur het. Kaart 3 en die skemaklouse van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning en Stedelike Bestuur: Stad van Johannesburg en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema 05-9146

Uitvoerende Direkteur:
Ontwikkelingsbeplanning en Stedelike Bestuur
(Kennisgewing Nr. 702/2010)
29 Desember 2010

LOCAL AUTHORITY NOTICE 1658**MIDVAAL LOCAL MUNICIPALITY****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 **Klipriver Business Park 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 City Square Trading 949 Pty Ltd, (hereinafter referred to as the township owner) 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 89 (a portion of portion 29) of the farm Waterval 150, Registration Division I.R., Province of Gauteng, has been granted.

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

The name of the township shall be **Klipriver Business Park Extension 3**.

(2) Design

The township shall consist of erven and streets as indicated on the approved General Plan S.G. No. 6220/2009.

(3) Engineering services

- (a) The township owner is responsible, by means of a Services Agreement with the local authority, for making the necessary arrangements for the provision of internal engineering services to the satisfaction of the relevant department;
- (b) The local authority concerned shall be responsible for the installation and provision of external engineering services, as stipulated in the Services Agreement noted above.

(4) Electricity

The township owner shall make arrangements with the Local Authority for the provision of electricity in terms of the Services Agreement.

(5) 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,

- (a) in respect of Deed of Transfer T102529/08, the following:
 - (i) Subject to a right in perpetuity to convey electricity across the aforesaid property as more fully set out in Notarial Deed of Servitude No. 646/1938S in favour of the VICTORIA FALLS AND TRANSVAAL POWER COMPANY LIMITED, as shown on Surveyor General Diagram A1041/1937, which does not affect the township due to the location thereof.
 - (ii) Specially subject to a perpetual right of way for the purposes of aqueduct in favour of the Rand Water Board, as will more fully appear from Notarial Deed No. 297/1940 S, consented to by the Holder of the mineral rights as will more fully appear from Notarial Deed of Consent No. 298/1940 S as amended by Notarial Deed of Amendment No. 299/1940 S. as shown on Surveyor General Diagram

5073/1938, and later cancelled and replaced with Deed of Servitude 1177/72S, as shown on SG 9238/2004, which does not affect the township due to the location thereof.

- (iii) The within mentioned property is entitled to a right of way 9,14 meters wide over Portion 46 of the farm Waterval No. 50 under Deed of Transfer No. 30255/1965 which right of way is represented by the figure Abef on the diagram annexed to said Deed of Transfer, which will not be transferred to the erven within the township.
- (iv) In terms of Notarial Deed of Servitude No. 1178/1972 S the within mentioned property is subjected to a servitude to convey and transmit gas by means of pipelines in favour of Die Suid Afrikaanse Gasdistribusie korporasie Beperk as will more fully appear from reference to the said Notarial Deed, as shown on Surveyor General Diagram A7167/70, which does not affect the township due to the location thereof.
- (v) In terms of Notarial Deed of Servitude No K4028/1986 S, the within mentioned property is subject to a servitude in perpetuity to convey gases, liquids, solid materials and electricity by means of pipelines, cables, etc. in an area 3 meters wide the centre of which is indicated by the lines AB and CD on diagram SG No. A10269/1985 in favour of the South African Gas Distribution Corporation Limited as will more fully appear from reference to the said Notarial Deed, which does not affect the township due to the location thereof.
- (vi) In terms of Notarial Deed of Servitude No. K5286/1992 S as amended by Notarial Deed of Servitude K2126/2001 S the within mentioned property is subject to a servitude in perpetuity in favour of ESKOM to convey electricity across the property by means of one transmission line, the centre line of which is indicated by the line aBCD on diagram SG No. 7410/2000 attached to Notarial Deed of Servitude No. K2126/2001 as will more fully appear from the aforesaid Notarial Deeds of Servitude, which does not affect the township due to the location thereof.
- (vii) In terms of the Notarial Deed of Servitude No. K5287/1992 S the within mentioned property is subject to a servitude in perpetuity in favour ESKOM to convey electricity across the said property by means of one transmission line as will more fully appear from the aforesaid Deed of Servitude, and the exact route of this servitude has now been determined by the line Aa on diagram SG No. A9636/1995, 11 meters wide on each side of the line, as will more fully appear from Notarial Deed of Route Description K1936/1996S, which does not affect the township due to the location thereof.
- (viii) By virtue of Notarial Deed of Servitude K8461/2003 S the within mentioned property is subject to a pipeline servitude in favour of SASOL GAS which pipeline servitude is situated within the permanent servitude area measuring 1,1978 hectares for the installation, maintenance and use of the pipeline and works and the right to patrol, inspect, maintain, repair, renew, remove and restore the pipeline as indicated by the letters ABCDEFGHIJKLMNOPQRSTUVWXYZ and A1B1C1D1 on diagram S.G. No. 7167/1970 attached to Notarial Deed of Servitude SK1178/1972, which does not affect the township due to the location thereof.

- (b) In respect of portion 89 (a portion of portion 29) of the farm Waterval 150IR, the following:

In terms of Notarial Deed of Servitude No. K1210/1980 S, the within mentioned property is subject to a servitude in perpetuity for a right of way and for the conveyance of water, gas and electricity over an area 10 meters wide as indicated on a diagram S.G. No. A638/1978 in favour of the Benecke Family Trust with conveyance rights in favour of Portion 30 (a portion of Portion 29) of the farm Waterval 150 held by Deed of Transfer No. T30112/1972 as will more fully appear from reference to the said Notarial Deed, which affects erven 45 to 48 and De Man Drive in the township only.

(6) Provincial Government

- (a) The township owner shall comply with the conditions of the Department of Transport and Public Works (Gauteng Provincial Government) as set out in their letters.
- (b) Should the development of the township not be completed within 10 years from 8 April 2008, the application shall be resubmitted to the Department of Transport and Public Works (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.

(7) Access

Ingress from Road K154 to the township and egress to Road K154 from the township shall be restricted to such points as determined by the Department of Public Transport, Roads and Works.

(8) Acceptance and disposal of storm water

The township owner shall arrange for the drainage of the township to fit in with that of Road K154 and for all storm water running off or being diverted from the road to be received or disposed of.

(10) Erection of fence or other physical barrier

The township owner shall at his own expense erect a fence or other physical barrier along the and K154, as per the conditions of the Department of Transport and Public Works (Gauteng Provincial Government) as set out in their letter dated 8 April 2008 (as read with the Executive Committee Resolution 1112 of 26 June 1978 of said Department), as and when required by him to do so and the township owner shall maintain such fence or physical barrier in good order and repair until such time as this responsibility is taken over by subsequent stand owners.

(11) 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.

(12) 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.

(13) 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.

B. SPECIAL CONDITIONS

- (1) The township owner shall ensure that a legal body (or bodies) "Land Owners Associations" are established in terms of Section 21 of Act 61 of 1973.
- (2) The said "Land Owners Associations" shall be in addition to such other responsibilities as may be determined by the Council also be responsible for the maintenance of access structures and/or measures relating to Erf 24 Klipriver Business Park, Erf 54 Klipriver Business Park Extension 3, Erf 79 Klipriver Business Park Extension 4 and Erf 86 Klipriver Business Park Extension 6.
- (3) Erven 24, 54, 79 and 86 shall be registered in the name of the Association (Associations) mentioned above and shall be subject to a servitude of the Local Authority for any municipal services as well as for emergency services.
- (4) Unhindered access must be given to emergency vehicles and all service authorities (water, electricity, Telkom, etc) at all times.

C. CONDITIONS OF TITLE**(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 Erf 54 mentioned hereunder shall be subject to the conditions as indicated: 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.

- (a) 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.

- (b) 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.
- (c) The owners of erven 30 to 53 or of any subdivided portion thereof or any person who has an interest therein shall become and shall remain a Member of the Land Owners Association and be subject to its constitution until he/she ceases to be an owner of aforesaid. Neither the erf nor any subdivided portion thereof nor any interest therein shall be transferred to any person who has not bound himself/herself to the satisfaction of such Association to become a Member of the Land Owners Association.
- (d) The owners of erven 30 to 53 or any person who has an interest therein, shall not be entitled to transfer the erf or any subdivided portion thereof or any interest therein without the Clearance Certificate from the Land Owners Associations that the provisions of the Articles of Association of the Land Owners Association have been complied with.
- (e) Erven 32 to 34, 37 and 48
The erven are subject to a 3,00 m wide servitude for engineering services in favour of the local authority, as indicated on the general plan.
- (f) Erf 49
 - (i) The erven are subject to two 3,00 m wide servitude for engineering services in favour of the local authority, as indicated on the general plan.
 - (ii) The erf is subject to a servitude for a electrical substation, in favour of the local authority, as indicated on the general plan.
- (g) Erf 37
The Erf is affected by a 1:100 year flood line and a defined riparian zoned, as shown on the layout plan KBP/EXT3. No development shall take place within such areas.
- (h) Erven 35, 36 and 37
The erven are subject to a 6,00 m wide servitude for engineering services in favour of the local authority, as indicated on the general plan.

D. CONDITIONS IMPOSED IN TERMS OF ACT 21 OF 1940

Erven 35 to 37

- (1) The registered owner of the erf shall erect a physical barrier consisting of materials as may be approved by the local authority in accordance with the most recent standards of Gauteng Department of Transport and Public Works (Gauteng Provincial Government) before or during development of the erf along the boundary thereof abutting on P154. Provided that if the said road has not yet been declared, the relevant physical barrier shall be erected within a period of six months after declaration of such road.
- (2) Except for the physical barrier referred to in the paragraph above, a swimming bath or any essential storm water drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 16m in respect of the reserve boundary of Road K154 nor shall any alterations or addition to existing structures of buildings situated within such distance of the said boundary be made except with the consent in writing of the Gauteng Provincial Government: Department of Transport and Public Works.

Mr A S De Klerk, Municipal Manager, Midvaal Municipal Offices, Mitchell Street, Meyerton, P.O.Box 9, Meyerton 1960

LOCAL AUTHORITY NOTICE 1659**MIDVAAL LOCAL MUNICIPALITY****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 **Klipriver Business Park 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 City Square Trading 949 Pty Ltd, (hereinafter referred to as the township owner) 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 90 (a portion of portion 29) of the farm Waterval 150, Registration Division I.R., Province of Gauteng, has been granted.

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

The name of the township shall be Klipriver Business Park Extension 4.

(2) Design

The township shall consist of erven and streets as indicated on the approved General Plan S.G. No. 6221/2009.

(3) Engineering services

- (a) The township owner is responsible, by means of a Services Agreement with the local authority, for making the necessary arrangements for the provision of internal engineering services to the satisfaction of the relevant department;
- (b) The local authority concerned shall be responsible for the installation and provision of external engineering services, as stipulated in the Services Agreement noted above.

(4) Electricity

The township owner shall make arrangements with the Local Authority for the provision of electricity in terms of the Services Agreement.

(5) 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,

- (a) In respect of Deed of Transfer T102529/08, the following:

- i. Subject to a right in perpetuity to convey electricity across the aforesaid property as more fully set out in Notarial Deed of Servitude No. 646/1938S in favour of the VICTORIA FALLS AND TRANSVAAL POWER COMPANY LIMITED, as shown on Surveyor General Diagram A1041/1937, which does not affect the township due to the location thereof.
- ii. The within mentioned property is entitled to a right of way 9,14 meters wide over Portion 46 of the farm Waterval No. 50 under Deed of Transfer No. 30255/1965 which right of way is represented by the figure Abef on the diagram annexed to said Deed of Transfer, which will not be transferred to the erven within the township.

- iii. In terms of Notarial Deed of Servitude No. 1178/1972 S the within mentioned property is subjected to a servitude to convey and transmit gas by means of pipelines in favour of Die Suid Afrikaanse Gasdistribusiekorporasie Beperk as will more fully appear from reference to the said Notarial Deed, as shown on Surveyor General Diagram A7167/70, 1937, which does not affect the township due to the location thereof.
- iv. In terms of Notarial Deed of Servitude No K4028/1986 S, the within mentioned property is subject to a servitude in perpetuity to convey gases, liquids, solid materials and electricity by means of pipelines, cables, etc. in an area 3 meters wide the centre of which is indicated by the lines AB and CD on diagram SG No. A10269/1985 in favour of the South African Gas Distribution Corporation Limited as will more fully appear from reference to the said Notarial Deed, 1937, which does not affect the township due to the location thereof.
- v. In terms of Notarial Deed of Servitude No. K5286/1992 S as amended by Notarial Deed of Servitude K2126/2001 S the within mentioned property is subject to a servitude in perpetuity in favour of ESKOM to convey electricity across the property by means of one transmission line, the centre line of which is indicated by the line aBCD on diagram SG No. 7410/2000 attached to Notarial Deed of Servitude No. K2126/2001 as will more fully appear from the aforesaid Notarial Deeds of Servitude, 1937, which does not affect the township due to the location thereof.
- vi. In terms of the Notarial Deed of Servitude No. K5287/1992 S the within mentioned property is subject to a servitude in perpetuity in favour ESKOM to convey electricity across the said property by means of one transmission line as will more fully appear from the aforesaid Deed of Servitude, and the exact route of this servitude has now been determined by the line Aa on diagram SG No. A9636/1995, 11 meters wide on each side of the line, as will more fully appear from Notarial Deed of Route Description K1936/1996S, which does not affect the township due to the location thereof.
- vii. By virtue of Notarial Deed of Servitude K8461/2003 S the within mentioned property is subject to a pipeline servitude in favour of SASOL GAS which pipeline servitude is situated within the permanent servitude area measuring 1,1978 hectares for the installation, maintenance and use of the pipeline and works and the right to patrol, inspect, maintain, repair, renew, remove and restore the pipeline as indicated by the letters ABCDEFGHIJKLMNOPQRSTUVWXYZ and A1B1C1D1 on diagram S.G. No. 7167/1970 attached to Notarial Deed of Servitude SK1178/1972, as will more fully appear from the said Notarial Deed, 1937, which does not affect the township due to the location thereof.

(b) In respect of portion 90 (a portion of portion 29) of the farm Waterval 150IR, the following:

- i. In terms of Notarial Deed of Servitude No. K1210/1980 S, the within mentioned property is subject to a servitude in perpetuity for a right of way and for the conveyance of water, gas and electricity over an area 10 meters wide as indicated on a diagram S.G. No. A6038/1978 in favour of the Benecke Family Trust with conveyance rights in favour of Portion 30 (a portion of Portion 29) of the farm Waterval 150 held by Deed of Transfer No. T30112/1972 as will more fully appear from reference to the said Notarial Deed, which affects erven 64 to 68 in the township only.
- ii. Specially subject to a perpetual right of way for the purposes of aqueduct in favour of the Rand Water Board, as will more fully appear from Notarial Deed No. 297/1940 S, consented to by the Holder of the mineral rights as will more fully appear from Notarial Deed of Consent No. 298/1940 S as amended by Notarial Deed of Amendment No. 299/1940 S. as shown on Surveyor General Diagram 5073/1938, and later cancelled and replaced with Deed of Servitude 1177/72S, as shown on SG 9238/2004, which affects affects erven 63 and 64 in the township only.

(6) Provincial Government

- (a) The township owner shall comply with the conditions of the Department of Transport and Public Works (Gauteng Provincial Government) as set out in their letters.
- (b) Should the development of the township not be completed within 10 years from 8 April 2008, the application shall be resubmitted to the Department of Transport and Public Works (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.

(7) Land for municipal and public open space purposes

Erven 58 and 64 shall be transferred into the name of the local authority as "Municipal" erven.

(8) Access

Ingress from Roads K154 to the township and egress to Roads K154 from the township shall be restricted to such points as determined by the Department of Public Transport, Roads and Works.

(9) Acceptance and disposal of storm water

The township owner shall arrange for the drainage of the township to fit in with that of Roads K154 and P156-2 and for all storm water running off or being diverted from the road to be received or disposed of.

(10) Erection of fence or other physical barrier

The township owner shall at his own expense erect a fence or other physical barrier along the P156-2 and K154, as per the conditions of the Department of Transport and Public Works (Gauteng Provincial Government) as set out in their letter dated 8 April 2008 (as read with the Executive Committee Resolution 1112 of 26 June 1978 of said Department), as and when required by him to do so and the township owner shall maintain such fence or physical barrier in good order and repair until such time as this responsibility is taken over by subsequent stand owners.

(11) 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.

(12) 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.

(13) 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.

B. SPECIAL CONDITIONS

- (1) The township owner shall ensure that a legal body (or bodies) "Land Owners Associations" are established in terms of Section 21 of Act 61 of 1973.
- (2) The said "Land Owners Associations" shall be in addition to such other responsibilities as may be determined by the Council also be responsible for the maintenance of access structures and/or measures relating to Erf 24 Klipriver Business Park, Erf 54 Klipriver Business Park Extension 3, Erf 79 Klipriver Business Park Extension 4 and Erf 86 Klipriver Business Park Extension 6.
- (3) Erven 24, 54, 79 and 86 shall be registered in the name of the Association (Associations) mentioned above and shall be subject to a servitude of the Local Authority for any municipal services as well as for emergency services.
- (4) Unhindered access must be given to emergency vehicles and all service authorities (water, electricity, Telkom, etc) at all times

C. CONDITIONS OF TITLE

- (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 Erf 79 mentioned hereunder shall be subject to the conditions as indicated: 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.

- (a) 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.
- (b) 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.
- (c) The owners of erven 55 to 57, 59 to 63, 65 to 78 or of any subdivided portion thereof or any person who has an interest therein shall become and shall remain a Member of the Land Owners Association and be subject to its constitution until he/she ceases to be an owner of aforesaid. Neither the erf nor any subdivided portion thereof nor any interest therein shall be transferred to any person who has not bound himself/herself to the satisfaction of such Association to become a Member of the Land Owners Association.

This condition shall also be applicable to Erf 58 and Erf 64 should such erf or part of such erf be transferred from the ownership of the local authority.

- (d) The owners of erven 55 to 57, 59 to 63, 65 to 78 or any person who has an interest therein, shall not be entitled to transfer the erf or any subdivided portion thereof or any interest therein without the Clearance Certificate from the Land Owners Associations that the provisions of the Articles of Association of the Land Owners Association have been complied with.

This condition shall also be applicable to Erf 58 and Erf 64 should such erf or part of such erf be transferred from the ownership of the local authority.

- (e) Erven 57 and 63

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

- (f) Erf 71

The erf is subject to two 3,00 m wide servitude for engineering services in favour of the local authority, as indicated on the general plan.

- (g) Erf 73

The erf is subject to a servitude to protect the survey trig beacon in favour of the local authority, as indicated on the general plan.

- (h) Erven 59 to 63

The erven are subject to a 6,00 m wide servitude for engineering services in favour of the local authority, as indicated on the general plan.

- (c) Erven 55 to 57

The erven are subject to a 9,00 m wide servitude for engineering services in favour of the local authority, as indicated on the general plan.

- (d) Erven 57 and 63

The erven are subject to a 25,00m wide Right of Way servitude, in favour of the local authority, as indicated on the general plan, which will lapse of the hand over of the internal roads to the local authority.

(e) Erven 72 to 74

The erven are subject to a 5,00m wide Right of Way servitude, in favour of the local authority, as indicated on the general plan, which will lapse of the hand over of the internal roads to the local authority.

D. CONDITIONS IMPOSED IN TERMS OF ACT 21 OF 1940

Erven 55 to 64

- (1) The registered owner of the erf shall erect a physical barrier consisting of materials as may be approved by the local authority in accordance with the most recent standards of Gauteng Department of Transport and Public Works (Gauteng Provincial Government) before or during development of the erf along the boundary thereof abutting on P156, K154 and K89. Provided that if the said road has not yet been declared, the relevant physical barrier shall be erected within a period of six months after declaration of such road.
- (2) Except for the physical barrier referred to in the paragraph above, a swimming bath or any essential storm water drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 16m in respect of the reserve boundary of Roads P156, K154 and K89. nor shall any alterations or addition to existing structures of buildings situated within such distance of the said boundary be made except with the consent in writing of the Gauteng Provincial Government: Department of Transport and Public Works.
- (3) Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on P156-2.

Mr A S De Klerk, Municipal Manager, Midvaal Municipal Offices, Mitchell Street, Meyerton, P.O.Box 9, Meyerton 1960

LOCAL AUTHORITY NOTICE 1661**MIDVAAL LOCAL MUNICIPALITY****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 **Klipriver Business Park 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 City Square Trading 949 Pty Ltd, (hereinafter referred to as the township owner) 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 91 (a portion of Portion 29) of the farm Waterval 150, Registration Division I.R., Province of Gauteng, has been granted.

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

The name of the township shall be **Klipriver Business Park Extension 5**

(2) Design

The township shall consist of erven and streets as indicated on the approved General Plan S.G. No. 6222/2009

(3) Engineering services

- (a) The township owner is responsible, by means of a Services Agreement with the local authority, for making the necessary arrangements for the provision of internal engineering services to the satisfaction of the relevant department;
- (b) The local authority concerned shall be responsible for the installation and provision of external engineering services, as stipulated in the Services Agreement noted above.

(4) Electricity

The township owner shall make arrangements with the Local Authority for the provision of electricity in terms of the Services Agreement.

(5) 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,

- (a) In respect of Deed of Transfer T102529/08, the following:

- i. Subject to a right in perpetuity to convey electricity across the aforesaid property as more fully set out in Notarial Deed of Servitude No. 646/1938S in favour of the VICTORIA FALLS AND TRANSVAAL POWER COMPANY LIMITED, as shown on Surveyor General Diagram A1041/1937, which does not affect the township due to the location thereof.
- ii. Specially subject to a perpetual right of way for the purposes of aqueduct in favour of the Rand Water Board, as will more fully appear from Notarial Deed No. 297/1940 S, consented to by the Holder of the mineral rights as will more fully appear from Notarial Deed of Consent No. 298/1940 S as amended by Notarial Deed of Amendment No. 299/1940 S, as shown on Surveyor General Diagram 5073/1938, which does not affect the township due to the location thereof.

- iii. The within mentioned property is entitled to a right of way 9,14 meters wide over Portion 46 of the farm Waterval No. 50 under Deed of Transfer No. 30255/1965 which right of way is represented by the figure Abef on the diagram annexed to said Deed of Transfer, which will not be transferred to the erven within the township.
 - iv. In terms of Notarial Deed of Servitude No. 1178/1972 S the withinmentioned property is subjected to a servitude to convey and transmit gas by means of pipelines in favour of Die Suid Afrikaanse Gasdistribusie korporasie Beperk as will more fully appear from reference to the said Notarial Deed, as shown on Surveyor General Diagram A7167/70, which does not affect the township due to the location thereof.
 - v. In terms of Notarial Deed of Servitude No K4028/1986 S, the withinmentioned property is subject to a servitude in perpetuity to convey gases, liquids, solid materials and electricity by means of pipelines, cables, etc. in an area 3 meters wide the centre of which is indicated by the lines AB and CD on diagram SG No. A10269/1985 in favour of the South African Gas Distribution Corporation Limited as will more fully appear from reference to the said Notarial Deed, which does not affect the township due to the location thereof.
 - vi. In terms of Notarial Deed of Servitude No. K5286/1992 S as amended by Notarial Deed of Servitude K2126/2001 S the withinmentioned property is subject to a servitude in perpetuity in favour of ESKOM to convey electricity across the property by means of one transmission line, the centre line of which is indicated by the line aBCD on diagram SG No. 7410/2000 attached to Notarial Deed of Servitude No. K2126/2001 as will more fully appear from the aforesaid Notarial Deeds of Servitude, which does not affect the township due to the location thereof.
 - vii. In terms of the Notarial Deed of Servitude No. K5287/1992 S the withinmentioned property is subject to a servitude in perpetuity in favour ESKOM to convey electricity across the said property by means of one transmission line as will more fully appear from the aforesaid Deed of Servitude, and the exact route of this servitude has now been determined by the line Aa on diagram SG No. A9636/1995, 11 meters wide on each side of the line, as will more fully appear from Notarial Deed of Route Description K1936/1996S, which does not affect the township due to the location thereof.
 - viii. By virtue of Notarial Deed of Servitude K8461/2003 S the withinmentioned property is subject to a pipeline servitude in favour of SASOL GAS which pipeline servitude is situated within the permanent servitude area measuring 1,1978 hectares for the installation, maintenance and use of the pipeline and works and the right to patrol, inspect, maintain, repair, renew, remove and restore the pipeline as indicated by the letters ABCDEFGHIJKLMNOPQRSTUVWXYZ and A1B1C1D1 on diagram S.G. No. 7167/1970 attached to Notarial Deed of Servitude SK1178/1972, as will more fully appear from the said Notarial Deed, which does not affect the township due to the location thereof.
- (b) In respect of Portion 91 (a portion of portion 29) of the farm Waterval 150IR, the following:
- i. In terms of Notarial Deed of Servitude No. K1210/1980 S, the withinmentioned property is subject to a servitude in perpetuity for a right of way and for the conveyance of water, gas and electricity over an area 10 meters wide as indicated on a diagram S.G. No. A638/1978 in favour of the Benecke Family Trust with conveyance rights in favour of Portion 30 (a portion of Portion 29) of the farm Waterval 150 held by Deed of Transfer No. T30112/1972 as will more fully appear from reference to the said Notarial Deed, which affects erven 80 and 81 in the township.

(6) Provincial Government

- (a) The township owner shall comply with the conditions of the Department of Transport and Public Works (Gauteng Provincial Government) as set out in their letters.
- (b) Should the development of the township not be completed within 10 years from 8 April 2008, the application shall be resubmitted to the Department of Transport and Public Works (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.

(7) Access

Ingress from and egress to the township shall be via the internal access part of Kliprivier Business Park Extension 4.

(8) Acceptance and disposal of storm water

The township owner shall arrange for the drainage of the township to fit in with that of Klipriver Business Park Extension 4 and for all storm water running off or being diverted from the road to be received or disposed of.

(9) 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.

(10) 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.

(11) Repositioning of circuits

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

SPECIAL CONDITIONS

- (1) The township owner shall ensure that a legal body (or bodies) "Land Owners Associations" are established in terms of Section 21 of Act 61 of 1973.
- (2) The said "Land Owners Associations" shall be in addition to such other responsibilities as may be determined by the Council also be responsible for the maintenance of access structures and/or measures relating to Erf 24 Klipriver Business Park, Erf 54 Klipriver Business Park Extension 3, Erf 79 Klipriver Business Park Extension 4 and Erf 86 Klipriver Business Park Extension 6.
- (3) Erven 24, 54, 79 and 86 shall be registered in the name of the Association (Associations) mentioned above and shall be subject to a servitude of the Local Authority for any municipal services as well as for emergency services.
- (4) Unhindered access must be given to emergency vehicles and all service authorities (water, electricity, Telkom, etc) at all times

CONDITIONS OF TITLE

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

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

- (a) 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.
- (b) 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.
- (c) The owners of erven 80 and 81 or of any subdivided portion thereof or any person who has an interest therein shall become and shall remain a Member of the Land Owners Association and be subject to its constitution until he/she ceases to be an owner of aforesaid. Neither the erf nor any subdivided portion thereof nor any interest therein shall be transferred to any person who has not bound himself/herself to the satisfaction of such Association to become a Member of

the Land Owners Association.

- (d) The owners of erven 80 and 81 or any person who has an interest therein, shall not be entitled to transfer the erf or any subdivided portion thereof or any interest therein without the Clearance Certificate from the Land Owners Associations that the provisions of the Articles of Association of the Land Owners Association have been complied with.

- (e) Erven 80 and 81

The erven are subject to a 10,00 m wide servitude in terms of Notarial Deed of Servitude No. K1210/1980 S, as indicated on the general plan.

Mr AS De Klerk, Municipal Manager, Midvaal Municipal Offices, Mitchell Street, Meyerton, P.O.Box 9, Meyerton 1960
