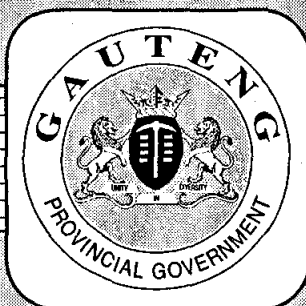


**THE PROVINCE OF
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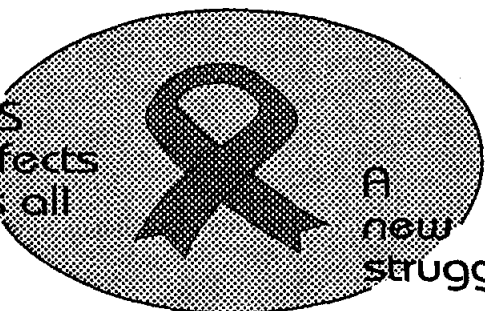
Vol. 10

PRETORIA, 20 SEPTEMBER 2004

No. 388

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1961

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF DIE HOEWES EXTENSION 220 AS APPROVED TOWNSHIP

In terms of section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986), the City of Tshwane Metropolitan Municipality hereby declares the Township of Die Hoewes Extension 220 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(16/3/1/1011)

SCHEDULE--

CONDITIONS UNDER WHICH THE APPLICATION MADE BY WING TAI DEVELOPMENT CC IN TERMS OF THE PROVISIONS OF PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 244 (A PORTION OF PORTION 243 OF THE FARM LYTTTELTON 381-JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Die Hoewes Extension 220.

1.2 DESIGN

The township shall consist of erven, parks and streets as indicated on General Plan SG No 6707/2004.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

(1.3)(a) All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of the rights to minerals, but excluding -

(i) the following notarial deeds of servitude (K3099/1997-S) which do not affect the township:

"n Serwituut vir munisipale doeleindes 18 vierkante meter aangedui deur die figuur ABC op Kaart L.G. No. 13423/1995 en"

"n Serwituut 18 vierkante meter aangedui deur die figuur DEF op Kaart L.G. No. 13423/1995, ook vir munisipale doeleindes;"

(ii) the following condition in Deed of Transfer T126999/2001 which do not affect the township:

"This holding shall be subject to Deed of Servitude no. 285/1934-S with reference to a right of way-leave for electric energy in favour of the City Council of Verwoerdburg."

(iii) the following condition in Deed of Transfer T127000/2001 which do not affect the township:

"This holding shall be subject to Deed of Servitude no. 285/1934-S with reference to a right of way-leave for electric energy in favour of the City Council of Pretoria."

(iv) the following condition in Deed of Transfer T117498/2001 which do not affect the township:

"This holding shall be subject to Deed of Servitude no. 285/1934-S with reference to a right of way-leave for electric energy in favour of the City Council of Pretoria."

1.3(b) the following conditions which shall not be transferred to the erven in the township:

(i) The following conditions in Deed of Transfer T126999/2001:

"The owner of the holding shall not be entitled to any riparian rights to water from the Hennops River."

This holding shall be subject to Deed of Servitude no. 285/1934-S with reference to a right of way-leave for electric energy in favour of the City Council of Verwoerdburg.

Lyttelton Townships (Proprietary) Limited reserves to itself and its successors in title the right to erect or lay down in, or under the streets and roads, or along the boundary line of this holding, telegraphs, telephones, pipes or other apparatus for the purpose of lightning, communication, water leading and drainage either by methods at present in use or which may hereafter come into use, and the further right at all times to the free and unimpaired passage of electric, telegraph and telephone wires over or above any portion of this holding, together with the right to affix free of cost such wires or erections thereupon at a height of not less than 3,15 metres from the ground with the right of access to the said wires at any time for the purpose of removal and maintenance."

(ii) The following conditions in Deed of Transfer T127000/2001:

"The owner of the holding shall not be entitled to any riparian rights to water from the Hennops River."

This holding shall be subject to Deed of Servitude no. 285/1934-S with reference to a right of way-leave for electric energy in favour of the City Council of Pretoria.

Lyttelton Townships (Proprietary) Limited reserves to itself and its successors in title the right to erect or lay down in, or under the streets and roads, or along the boundary line of this holding, telegraphs, telephones, pipes or other apparatus for the purpose of lightning, communication, water leading and drainage either by methods at present in use or which may hereafter come into use, and the further right at all times to the free and unimpaired passage of electric, telegraph and telephone wires over or above any portion of this holding, together with the right to affix free of cost such wires or erections thereupon at a height of not less than 3,15 metres from the ground with the right of access to the said wires at any time for the purpose of removal and maintenance."

(iii) The following conditions in Deed of Transfer T117498/2001:

"The owner of the holding shall not be entitled to any riparian rights to water from the Hennops River."

This holding shall be subject to Deed of Servitude no. 285/1934-S with reference to a right of way-leave for electric energy in favour of the City Council of Pretoria."

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times to the free and unimpaired passage of electric, telegraph and telephone wires over or above any portion of this holding, together with the right to affix free of cost such wires or erections thereupon at a height of not less than 3,15 metres from the ground with the right of access to the said wires at any time for the purpose of removal and maintenance."

1.4 PRECAUTIONARY MEASURES

The township owner shall at its own expense, make arrangements with the local authority, in order to ensure that-

- (a) water will not dam up, that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen; and
- (b) trenches and excavations for foundations, pipes, cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150mm, and compacted until the same grade of compaction as that of the surrounding material is obtained.

1.5 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its 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.

1.6 REMOVAL OF LITTER

The township owner shall at his own expense have all litter within the township area removed to the satisfaction of the City of Tshwane Metropolitan Municipality, when required to do so by the City of Tshwane Metropolitan Municipality.

1.7 REMOVAL OR REPLACEMENT OF MUNICIPAL AND TELKOM SERVICES

Should it become necessary to move or replace any existing municipal services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.8 ENDOWMENT

Payable to the City of Tshwane Metropolitan Municipality.

The township owner shall pay the City of Tshwane Metropolitan Municipality as endowment a total amount of R 525 000.00 which amount shall be used by the City of Tshwane Metropolitan Municipality for the acquisition of land for park and/or public open space purposes.

The said endowment amount shall be payable in accordance with the provisions of section 81 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

2. CONDITIONS OF TITLE

2.1 The erven mentioned below shall be subject to the conditions as indicated, laid down by the City of Tshwane Metropolitan Municipality in terms of the provisions of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986):

2.1.1 ALL ERVEN

2.1.1.1 The erf shall be subject to a servitude, 3 metre wide, for municipal services (water, sewerage, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the local authority, along any two boundaries, except-

ing a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 2 metre wide, over the entrance portion of the erf, if and when required by the local authority: Provided that the local authority may waive any such servitude.

- 2.1.1.2 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 2 metre from it.
- 2.1.1.3 The City of Tshwane Metropolitan Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary, and furthermore the City of Tshwane Metropolitan Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the City of Tshwane Metropolitan Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

**PLAASLIKE BESTUURSKENNISGEWING 1961
STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**

VERKLARING VAN DIE HOEWES UITBREIDING 220 TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No 15 van 1986), verklaar die Stad Tshwane Metropolitaanse Munisipaliteit hierby die dorp Die Hoewes Uitbreiding 220 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(16/3/1/1011)

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR WING TAI DEVELOPMENT CC INGEVOLGE DIE BEPALINGS VAN DEEL C VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 244 ('N GEDEELTE VAN GEDEELTE 243) VAN DIE PLAAS LYTTELTON 381 - JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Die Hoewes Uitbreiding 220

1.2 ONTWERP

Die dorp bestaan uit erwe, parke en strate soos aangedui op Algemene Plan LG No. 6707/2004.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

1.3(a) Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd –

(i) die volgende notariële akte van serwituut (K3099/1997-S) wat nie die dorp raak nie:

"n Serwituut vir munisipale doeleindes 18 vierkante meter aangedui deur die figuur ABC op Kaart L.G. No. 13423/1995 en"

"n Serwituut 18 vierkante meter aangedui deur die figuur DEF op Kaart L.G. No. 13423/1995, ook vir munisipale doeleindes;"

(ii) die volgende voorwaarde in Titelakte T126999/2001 wat nie die dorp raak nie:

"This holding shall be subject to Deed of Servitude no. 285/1934-S with reference to a right of way-leave for electric energy in favour of the City Council of Verwoerdburg."

(iii) die volgende voorwaarde in Titelakte T127000/2001 wat nie die dorp raak nie:

"This holding shall be subject to Deed of Servitude no. 285/1934-S with reference to a right of way-leave for electric energy in favour of the City Council of Pretoria."

(iv) die volgende voorwaarde in Titelakte T117498/2001 wat nie die dorp raak nie:

"This holding shall be subject to Deed of Servitude no. 285/1934-S with reference to a right of way-leave for electric energy in favour of the City Council of Pretoria."

(1.3)(b) die volgende voorwaardes wat nie aan die erwe in die dorp oorgedra moet word nie;

(i) Die volgende voorwaarde in Titelakte T126999/2001:

"The owner of the holding shall not be entitled to any riparian rights to water from the Hennops River."

This holding shall be subject to Deed of Servitude no. 285/1934-S with reference to a right of way-leave for electric energy in favour of the City Council of Verwoerdburg.

Lyttelton Townships (Proprietary) Limited reserves to itself and its successors in title the right to erect or lay down in, or under the streets and roads, or along the boundary line of this holding, telegraphs, telephones, pipes or other apparatus for the purpose of lightning, communication, water leading and drainage either by methods at present in use or which may hereafter come into use, and the further right at all times to the free and unimpaired passage of electric, telegraph and telephone wires over or above any portion of this holding, together with the right to affix free of cost such wires or erections thereupon at a height of not less than 3,15 metres from the ground with the right of access to the said wires at any time for the purpose of removal and maintenance."

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of not less than 3,15 metres from the ground with the right of access to the said wires at any time for the purpose of removal and maintenance."

1.4 VOORKOMENDE MAATREËLS

Die dorpsenaar moet op eie koste koste reëlings met die plaaslike bestuur tref om te verseker dat -

- (a) water nie opdam nie, dat die hele oppervlakte van die dorpsgebied behoorlik gedreineer word en dat strate doeltreffend met teer, beton of bitumen geseël word: en
- (b) slote en uitgrawings vir fondamente, pype, kables of vir enige ander doeleindes behoorlik met klam grond in lae wat nie dikker as 150mm is nie, opgevolg word en gekompakteer word totdat dieselfde verdigtingsgraad as wat die omliggende materiaal het, verkry is.

1.5 SLOPING VAN GEBOUE EN STRUKTURE

Die dorpsenaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes en kantruimtes of oor gemeenskaplike grense gelê is, of bouvallige strukture laat sloop tot tevredeheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis.

1.6 VERWYDERING VAN ROMMEL

Die dorpsenaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot tevredeheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis.

1.7 VERSKUIWING EN/OF VERWYDERING VAN MUNISIPALE EN TELKOM DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale dienste te verskuif of te vervang, moet die koste daarvan deur die dorpsenaar gedra word.

1.8 BEGIFTIGING

Betaalbaar aan die Stad Tshwane Metropolitaanse Munisipaliteit.

Die dorpsenaar moet aan die Stad Tshwane Metropolitaanse Munisipaliteit, as begiftiging, 'n totale bedrag van R 525 000.00 betaal, welke bedrag deur die Stad Tshwane Metropolitaanse Munisipaliteit aangewend moet word vir die verkryging van grond vir park- en/of openbare-opruimtedoeleindes.

Die genoemde begiftigingsbedrag is betaalbaar kragtens die bepalings van artikel 81 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).

2. TITELVOORWAARDES

2.1 Die erwe hieronder genoem, is onderworpe aan die voorwaardes soos aangedui, opgelê deur die Stad Tshwane Metropolitaanse Munisipaliteit ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986):

2.1.1 ALLE ERWE

2.1.1.1 Die erf is onderworpe aan 'n serwituut, 2 meter breed, vir munisipale dienste (water, riool, elektrisiteit, stormwater) (hierna "die dienste" genoem), ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 2 meter breed, oor die

toegangsgedeelte van die erf, indien en wanneer die plaaslike bestuur dit verlang: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.

- 2.1.1.2 Geen geboue of ander strukture mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 meter daarvan geplant word nie.
- 2.1.1.3 Die Stad Tshwane Metropolitaanse Munisipaliteit is daarop geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige dienste en ander werke wat hy na goeë dunnke noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die Stad Tshwane Metropolitaanse Munisipaliteit geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Stad Tshwane Metropolitaanse Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.

LOCAL AUTHORITY NOTICE 1962
CITY OF TSHWANE METROPOLITAN MUNICIPALITY
CENTURION AMENDMENT SCHEME 3124

It is hereby notified in terms of the provisions of section 125 (1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the City of Tshwane Metropolitan Municipality has approved an amendment scheme with regard to the land in the township of Die Hoewes Extension 220, being an amendment of the Centurion Town-planning Scheme, 1992.

Map 3 and the scheme clauses of this amendment scheme are filed with the Acting General Manager: Legal Services, and are open to inspection during normal office hours.

This amendment is known as Centurion Amendment Scheme 3124

(16/3/1/1011)

Acting General Manager: Legal Services
 (Notice No/2004)

PLAASLIKE BESTUURSKENNISGEWING 1962
STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
CENTURION WYSIGINGSKEMA 3124

Hierby word ingevolge die bepalings van artikel 125 (1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), bekend gemaak dat die Stad Tshwane Metropolitaanse Munisipaliteit 'n wysigingskema met betrekking tot die grond in die dorp Die Hoewes Uitbreiding 220, synde 'n wysiging van die Centurion Dorpsbeplanningskema, 1992, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Waarnemende Hoofbestuurder: Regsdienste, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Centurion Wysigingskema 3124

(16/3/1/1011)

Waarnemende Hoofbestuurder: Regsdienste
 (Kennisgewing No/2004)

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Mrs H. Wolmarans Tel.: (012) 334-4591

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E-mail address: awvanzyl@print.pwv.gov.za

Contact persons for subscribers:

Mrs S. M. Milanzi Tel.: (012) 334-4734
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