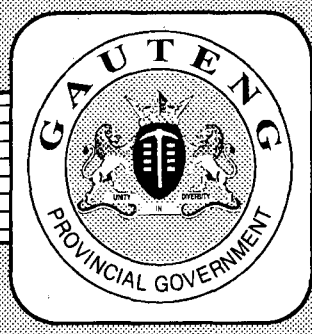


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**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

**Provincial Gazette Extraordinary  
Buitengewone Provinsiale Koerant**

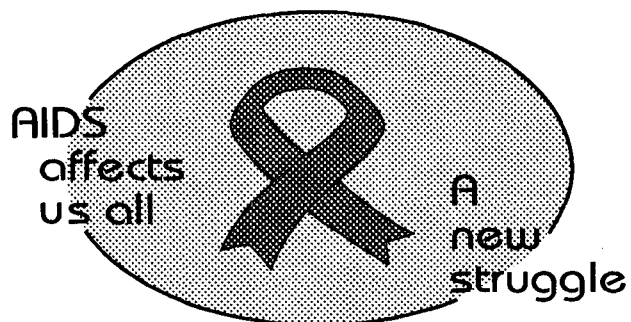
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**Vol. 7**

**PRETORIA, 31 OCTOBER 2001  
OKTOBER**

**No. 213**

**We all have the power to prevent AIDS**



**AIDS  
HELPLINE**

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DEPARTMENT OF HEALTH

**Prevention is the cure**

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## GENERAL NOTICES • ALGEMENE KENNISGEWINGS

### NOTICE 6498 OF 2001

#### THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY DECLARATION OF LYNNWOOD RIDGE EXTENSION 13 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 **Lynnwood Ridge Extension 13** to be an approved township, subject to the conditions as set out in the Schedule hereto.

(K13/2/Lynnwood Ridge X13)

#### SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY FREESTATE MUNICIPAL PENSION FUND IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE No. 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 136 OF THE FARM HARTEBEESTPOORT No. 362 JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

#### 1. CONDITIONS OF ESTABLISHMENT

##### 1.1 Name

The name of the township shall be **Lynnwood Ridge Extension 13**.

##### 1.2 Design

The township shall consist of erven, parks and streets as indicated on General Plan SG No. 551/2001.

##### 1.3 Disposal of existing conditions of title

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, but excluding the following condition which affects a street in the township:

"2. A Portion of the property herein mentioned, approximately 725 (seven hundred and twenty five) square metres in extent, has been expropriated by the City of Tshwane Metropolitan Municipality in terms of section 79 (24) (a) (i) Ordinance 17 of 1939, as will appear form Notice of Expropriation no. EX101/94."

##### 1.4 Access

1.4.1 Ingress into and egress from the township will be permitted by means of a left-in lane form and a left-out lane into Lynnwood Road.

1.4.2 Compulsory access to the township will in addition be provided by the applicant by means of the access road which runs parallel to Lynnwood Road and which opens onto LizJohn Street as indicated on Annexure D in the settlement agreement.

1.4.3 Save as set out in 2.9.2 hereof, no other vehicular access to the township shall be obtained from Lynnwood Road.

1.4.4 Save as set out in 2.9.2 hereof, no access to the township will be obtained via LizJohn Street.

1.4.5 The design and construction of all accessed to the township in terms of this clause 2.9 will be substantially in accordance with Annexure D in the settlement agreement.

##### 1.5 Receiving and disposal of stormwater

The township owner shall arrange the stormwater drainage of the township in such a way as to fit in with that of Lynnwood Road and he shall receive and dispose of the stormwater running off or being diverted from the road.

##### 1.6 Removal or replacement of municipal 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.

##### 1.7 Consolidation of erven

The township owner, at its own cost, will procure that Erven 508 and 509 of the township are consolidated or notarially tied.

##### 1.8 Demolition of buildings and structures

When required by the City of Tshwane Metropolitan Municipality to do so, the township owner shall at his own expense cause to be demolished to the satisfaction of the City of Tshwane Metropolitan Municipality all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures.

### KENNISGEWING 6498 VAN 2001

#### DIE STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT VERKLARING VAN LYNNWOOD RIDGE UITBREIDING 13 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 **Lynnwood Ridge Uitbreiding 13** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(K13/2/Lynnwood Ridge X13)

#### BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR FREESTATE MUNICIPAL PENSION FUND INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE No. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 136 VAN DIE PLAAS HARTEBEESPOORT No. 362 JR, GAUTENG, TE STIG, TOEGESTAAN IS

#### 1. STIGTINGSVOORWAARDES

##### 1.1 Naam

Die naam van die dorp is **Lynnwood Ridge Uitbreiding 13**.

##### 1.2 Ontwerp

Die dorp bestaan uit erwe, parke en strate soos aangedui op Algemene Plan LG No. 551/2001.

##### 1.3 Beskikking oor bestaande titelvoorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd die volgende voorwaarde wat 'n straat in die dorp raak:

"2. A Portion of the property herein mentioned, approximately 725 (seven hundred and twenty five) square metres in extent, has been expropriated by the City of Tshwane Metropolitan Municipality in terms of section 79 (24) (a) (i) Ordinance 17 of 1939, as will appear form Notice of Expropriation no. EX101/94."

##### 1.4 Toegang

1.4.1 Toegang tot en uitgang uit die dorp word deur middel van 'n links-in-laan vanuit en 'n links-uit-laan na Lynnwoodweg.

1.4.2 Die aansoeker moet boonop verpligte toegang tot die dorp voorsien deur middel van die toegangspad wat parallel loop met Lynnwoodweg en wat op LizJohnstraat uitloop, soos in BYLAE D van die skikkingsooreenkoms aangedui.

1.4.3 Geen ander voertuigtoegang tot die dorp uit Lynnwoodweg verkry word nie, behalwe soos in 2.9.2 hiervan uiteengesit.

1.4.4 Geen ander toegang tot die dorp mag deur middel van LizJonstraat verkry word nie, behalwe soos in 2.9.2 hiervan uiteengesit.

1.4.5 Die ontwerp en konstruksie van alle toegange tot die dorp ooreenkomstig klousule 2.9 moet wesenlik in ooreenstemming met BYLAE D van die skikkingsooreenkoms wees.

##### 1.5 Ontvangs van en wegdoen met stormwater

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van die Lynnwood weg en hy moet die stormwater wat van die pad afloop of afgelei word, ontvang en daarmee wegdoen.

##### 1.6 Verskuiwing en/of verwydering van munisipale 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 dorpseienaar gedra word.

##### 1.7 Konsolidasie van erwe

Die dorpseienaar moet op eie koste sorg dat Erwe 508 en 509 van die dorp gekonsolideer of notariël verbind word.

##### 1.8 Sloping van geboue en strukture

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes en kantruimtes of aan gemeenskaplike grense geleë is, of bouvallige strukture laat sloop tot tevredenheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die stad Tshwane Metropolitaanse Munisipaliteit dit vereis.

**1.9 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.

**2. CONDITIONS OF TITLE**

2.1 The erven mentioned below shall be subject to the condition 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, 2m wide, for municipal services (water/sewerage/electricity/storm-water) (hereinafter referred to as "the services"), in favour of the local authority, along any two boundaries, excepting a street boundary and, in the case of a pan-handle erf, an additional servitude for municipal purposes, 2m wide, over the entrance portion of the erf, if and when required by 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 2m 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.

**2.1.2 Erf 509**

2.1.2.1 The erf is subject to a servitude of right-of-way, in extent 105 m<sup>2</sup> in favour of the owner of the remainder of Portion 18 of the farm Hartebeespoort 362 JR as indicated on SG diagram 550/2001.

**1.9 Verwydering van rommel**

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

**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, 2m 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, 2m 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 2m 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 goeddunke 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.

**2.1.2 Erf 509**

2.1.2.1 Die erf is onderworpe aan 'n serwituut van reg-van-weg ongeveer 105 m<sup>2</sup> ten gunste van die eienaar van die Restant van Gedeelte 18 van die plaas Hartebeespoort 362 JR soos aangedui op LG diagram 550/2001.

**NOTICE 6499 OF 2001****THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY****PRETORIA AMENDMENT SCHEME 8846**

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 Lynnwood Ridge Extension 13, being an amendment of the Pretoria Town-planning Scheme, 1974.

Map 3 and the scheme clauses of this amendment scheme are filed with the City Manager, and are open to inspection during normal office hours.

This amendment is known as Pretoria Amendment Scheme 8846.

(K13/2/Lynnwood Ridge X13)

Head: Legal and Secretarial Services

**KENNISGEWING 6499 VAN 2001****DIE STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****PRETORIA WYSIGINGSKEMA 8846**

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 Lynnwood Ridge Uitbreiding 13, synde 'n wysiging van die Pretoria-dorpsbeplanningskema, 1974, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Stad Bestuurder, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Pretoria-wysigingskema 8846.

(K13/2/Lynnwood Ridge X13)

Hoof: Regs- en Sekretariële Dienste