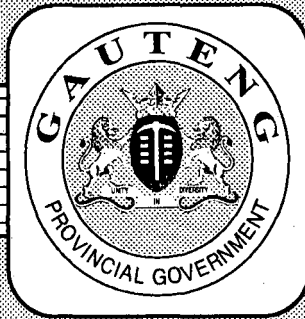


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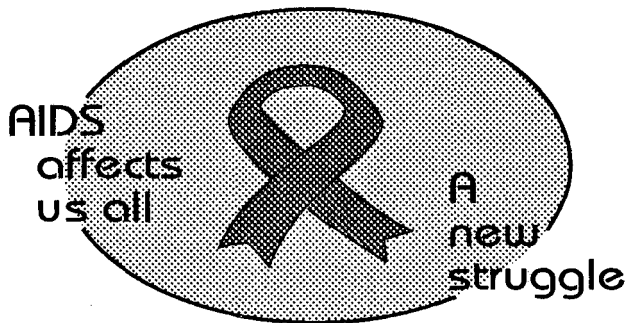
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Vol. 7

PRETORIA, 4 DECEMBER
DESEMBER 2001

No. 236

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GENERAL NOTICES
ALGEMENE KENNISGEWINGS

NOTICE 7182 OF 2001

LOCAL AUTHORITY NOTICE 107/2001

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION AS APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Tshwane Metropolitan Municipality hereby declares Die Hoewes Extension 180 township to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY ERF 68 ERASMUSKLOOF EXT 3 CC UNDER THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 218 OF THE FARM LYTTELTON, 381-JR, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Die Hoewes Extension 180.

(2) DESIGN

The township shall consist of two erven as indicated on General Plan No. SG 8999/2001.

(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 shall not be passed on to the erven in the township:

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

(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.

(5) CONSOLIDATION OF ERVEN

The township owner shall at its own expense cause Erven 453 and 454 in the township to be consolidated.

(6) 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.

(7) REMOVAL OF LITTER

The township owner shall at 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) REMOVAL OR REPLACEMENT OF MUNICIPAL AND TELKOM SERVICES

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

2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the Local Authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

(1) ALL ERVEN

- (a) The erf is subject to a servitude, 3 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 3 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 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.
- (b) The erven is subject to a servitude area for municipal purposes along the south-western boundary of the township, in terms of diagram SG No. A3657/1986 and deed of servitude No. K4074/1986S, as indicated on the General Plan.

(2) **ERF 453**

The erf is subject to a 3 meter wide municipal servitude for stormwater purposes in favour of the local authority, along the north-western boundary of the erf, as indicated on the General Plan. Detailed drawings of a stormwater pipe must be supplied to the local authority and the stormwater pipe must be installed in the above-mentioned servitude to the satisfaction of the Town Engineer.

DR TE THOAHLANE
MUNICIPAL MANAGER

Municipal Offices or
C/o Basden Avenue and Rabie Street
CENTURION
0157

Municipal Offices
PO Box 14013
LYTTELTON
0140

Reference: 16/3/1/874

KENNISGEWING 7182 VAN 2001**PLAASLIKE BESTUURSKENNISGEWING 107/2001****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad Tshwane Metropolitaanse Munisipaliteit hierby die dorp, Die Hoewes Uitbreiding 180 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR ERF 68 ERASMUSKLOOF EXT 3 CC INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 218 VAN DIE PLAAS LYTTELTON, 381-JR, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES**(1) NAAM**

Die naam van die dorp is Die Hoewes Uitbreiding 180.

(2) ONTWERP

Die dorp bestaan uit erwe soos aangedui op Algemene Plan Nr. SG 8999/2001.

(3) BESKIKKING OOR BESTAANDE TITELVOORWAARDES

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 die volgende voorwaarde wat nie aan die erwe in die dorp oorgedra moet word nie:

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

(4) VOORKOMENDE MAATREËLS

Die dorpseienaars moet op eie 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, opgevul word en gekompakteer word totdat dieselfde verdigtingsgraad as wat die omliggende materiaal het, verkry is.

(5) KONSOLIDASIE VAN ERWE

Die dorpseienaar moet op eie koste Erwe 453 en 454 in die dorp, laat konsolideer.

(6) SLOPING VAN GEBOUE EN STRUKTURE

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

(7) VERWYDERING VAN ROMMEL

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

(8) VERSKUIWING OF DIE VERVANGING VAN TELKOM EN MUNISIPALE DIENSTE

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

2. TITELVOORWAARDES

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.

(1) ALLE ERWE

- (a) Die erf is onderworpe aan 'n serwituut 3m breed, vir riolerings- en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 3m 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 'n afstand van 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 goeë dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde 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 rioolhoofpyleidings en ander werke veroorsaak word.
- (d) Die erwe is onderworpe aan 'n serwituutgebied vir munisipale doeleindes op die suid-westlike grens van die dorp, volgens kaart LG No. A3657/1986 en serwituutakte No.K4074/1986S, soos op die Algemene Plan aangedui.

(2) ERF 453

Die erf is onderworpe aan 'n 3 meter wye munisipale serwituut vir stormwater doeleindes, ten gunste van die plaaslike bestuur, langs die noord-westelike grens van die erf soos op die Algemene Plan aangedui. Gedetailleerde tekening van 'n stormwater pyp moet voorsien word aan die plaaslike bestuur en die stormwater pyp moet geïnstalleer word binne die bogenoemde serwituut tot bevrediging van die Stadsingenieur.

**DR TE THOHLANE
MUNISIPALE BESTUURDER**

**Munisipale Kantore
H/v Basdenlaan en Rabiestraat
CENTURION
0157**

of

**Munisipale Kantore
Posbus 14013
LYTTELTON
0140**

Verwysing: 16/3/1/874

KENNISGEWING 7183 VAN 2001**PLAASLIKE BESTUURSKENNISGEWING 108/2001****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****CENTURION WYSIGINGSKEMA 956**

Hiermee word ooreenkomstig die bepalings van artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), bekend gemaak dat die Stad Tshwane Metropolitaanse Munisipaliteit, 'n wysigingskema, synde 'n wysiging van die Centurion Dorpsbeplanningskema, 1992, wat uit dieselfde grond as die dorp, Die Hoewes Uitbreiding 180 bestaan, goedgekeur het.

Hierdie wysiging staan bekend as die Centurion Wysigingskema 956 en sal van krag wees vanaf die datum van hierdie kennisgewing.

**DR TE THOHLANE
MUNISIPALE BESTUURDER**

**Munisipale Kantore
H/v Basdenlaan en Rabiestraat
CENTURION
0157**

of

**Munisipale Kantore
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HENNIE MALAN

Director: Financial Management
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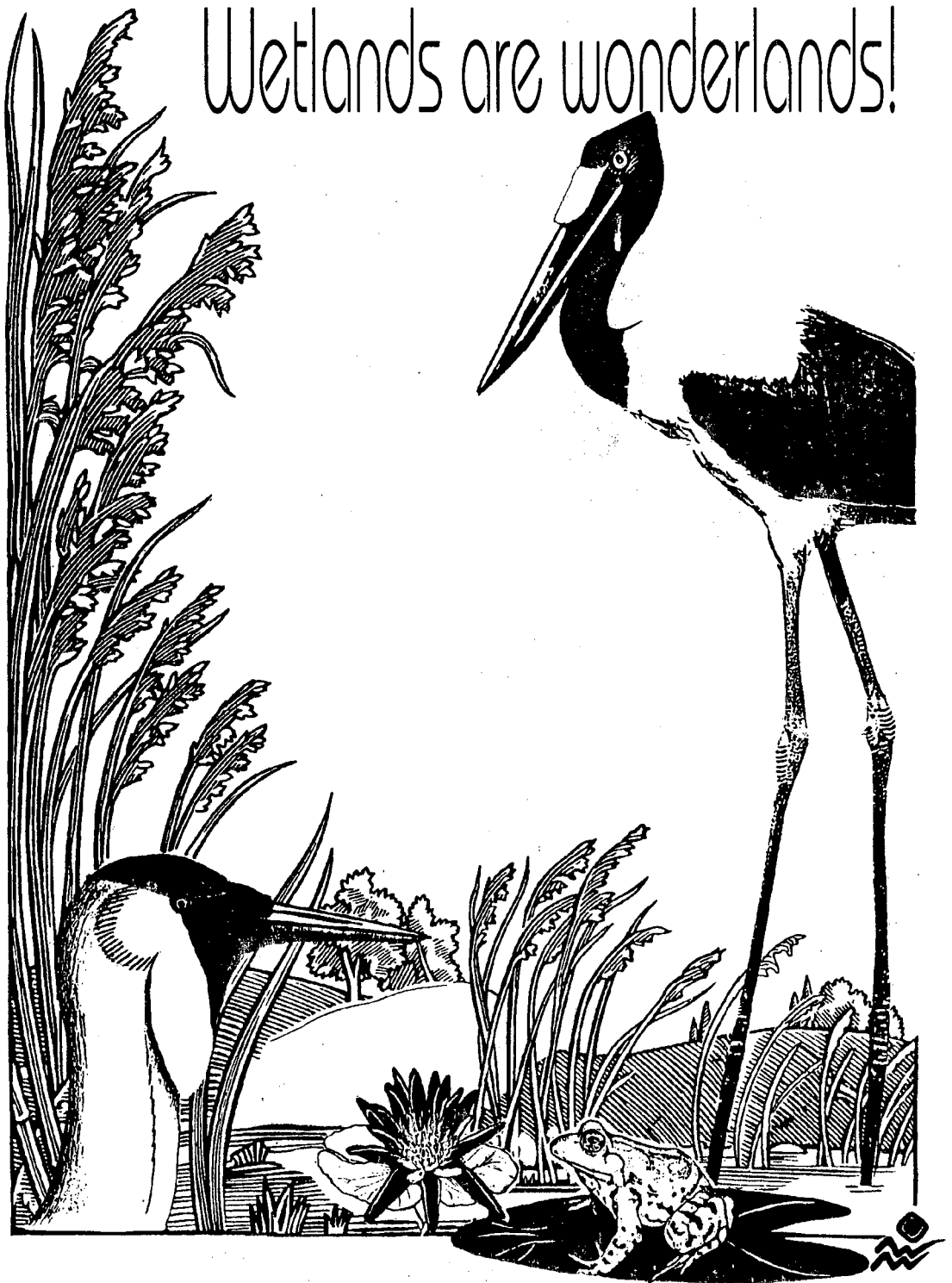
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