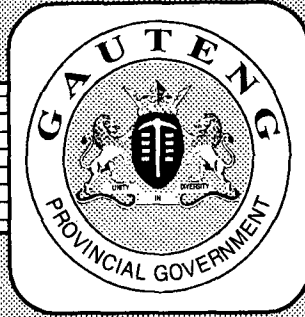


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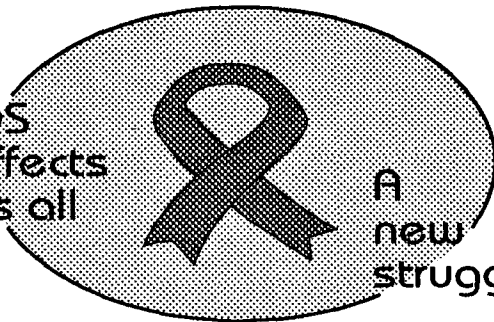
Vol. 8

PRETORIA, 22 JANUARY 2002
JANUARIE 2002

No. 15

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GENERAL NOTICES

NOTICE 173 OF 2002

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF DIE WILGERS EXTENSION 64 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 Wilgers Extension 64 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(K13/2/.....)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY PJJ VAN VUUREN BELEGGINGS (EIENDOMS) BEPERK 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 441 OF THE FARM THE WILLOWS 340 JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Die Wilers Extension 64.

1.2 DESIGN

The township shall consist of erven, parks and streets as indicated on General Plan SG No. 1458/2001.

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 the rights to minerals, but excluding -

A In respect of Deed transport, T9532/2001 and T157170/2000

1. the following servitude which shall not be transferred to the erven in the township:

A. "ENTITLED to a right of way 15,74 metres wide over the said remaining extent of the said portion G of the said farm:

1. Along the southern boundaries of the said portion 47 and portion 48,52 and of 11 of the said portion G of the said farm to the road from Silverton to the Pretoria - Tygerpoort Road, and
2. Along the southern boundary of the said portion 47 and from the South-Western corner thereof south to the main road from Pretoria to Tygerpoort."

B. "ENTITLED to a right of way 15,74 metres wide over the remaining extent of the said portion "G" of the said farm-

1. Along the southern boundaries of the said Portion 47 and Portion 48, 52 and 11 of the said Portion "G" of the said farm to the road from Silverton to the Pretoria- Tygerpoort road; and
2. Along the southern boundary of the said Portion 47 and from the south-western corner thereof south to the main road Pretoria to Tygerpoort."

C. "ENTITLED to a servitude of Right of Way 15,73 metres wide over the Remaining extent of portion 6 of portion "G" of the said farm; measuring 17,1306 hectares; as held by Deed of Transfer T181158/1941, as will more fully appear from Notarial Deed of Servitude 45/1943-S."

B In respect of Deed transport, T9532/2001:

1. the following servitude which shall not be transferred to the erven in the township:

"Die voormalige Gedeelte 42 ('n gedeelte van Gedeelte 6) van die plaas THE WILLOWS 340, Registrasie Afdeling J.R, Transvaal ('n gedeelte waarvan hiermee getranspoteer word) is:

ENTITLED to a right of way 18,89 metres wide over the remaining extent of the said portion 6 of said farm; measuring as such 498,4693 hectares; along the Northern Boundary of the said portion 42 and thence:

- (i) West to the public road from the said farm Silverton; and
- (ii) East to the right of way shown on Diagram SG No A715/24 annexed to Deed of Transfer 10127/1925 dated 20th October 1925 by the figure abcdefgh and along that right of way to the public road from Pretoria to Tygerpoort."

1.4 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 R222 000 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).

1.5 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.

1.6 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.

1.7 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.

1.8 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

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

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/stormwater) (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 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 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 1286

2.1.2.1 The erf shall be subject to a servitude for municipal services stormwater and sewerage in favour of the City of Tshwane Metropolitan Municipality, as indicated on the general plan.

- 2.1.2.2 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 therefrom.
- 2.1.2.3 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 essential, 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 provisions that the City of Tshwane Metropolitan Municipality shall make good any damage caused during the laying, maintenance or removal of such main sewer pipelines and other works.

KENNISGEWING 173 VAN 2002**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****VERKLARING VAN DIE WILGERS UITBREIDING 64 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 Wilgers Uitbreiding 64 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(K13/2/.....)

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR PJJ VAN VUUREN BELEGGINGS (EIENDOMS) BEPERK INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 441 VAN DIE PLAAS THE WILLOWS 340 JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES**1.1 NAAM**

Die naam van die dorp is Die Wilgers Uitbreiding 64.

1.2 ONTWERP

Die dorp bestaan uit erwe, parke en strate soos aangedui op Algemene Plan LG No. 1458/2001.

1.3 BESIKKING 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 -

A Ten opsigte van Aktes van transport, T9532/2001 en T157170/2000 :

1. die volgende serwitute wat nie aan die erwe in die dorp oorgedra moet word nie:

A. "ENTITLED to a right of way 15,74 metres wide over the said remaining extent of the said portion G of the said farm:

1. Along the southern boundaries of the said portion 47 and portion 48,52 and of 11 of the said portion G of the said farm to the road from Silverton to the Pretoria - Tygerpoort Road, and
2. Along the southern boundary of the said portion 47 and from the South-Western corner thereof south to the main road from Pretoria to Tygerpoort."

D. "ENTITLED to a right of way 15,74 metres wide over the remaining extent of the said portion "G" of the said farm-

1. Along the southern boundaries of the said Portion 47 and Portion 48, 52 and 11 of the said Portion "G" of the said farm to the road from Silverton to the Pretoria- Tygerpoort road; and
2. Along the southern boundary of the said Portion 47 and from the south-western corner thereof south to the main road Pretoria to Tygerpoort."

E. "ENTITLED to a servitude of Right of Way 15,73 metres wide over the Remaining extent of portion 6 of portion "G" of the said farm; measuring 17,1306 hectares; as held by Deed of Transfer T181158/1941, as will more fully appear from Notarial Deed of Servitude 45/1943-S."

B Ten opsigte van Akte transport, T9532/2001:

1. die volgende serwitute wat nie aan die erwe in die dorp oorgedra moet word nie:

"Die voormalige Gedeelte 42 ('n gedeelte van Gedeelte 6) van die plaas THE WILLOWS 340, Registrasie Afdeling J.R, Transvaal ('n gedeelte waarvan hiermee getranspoteer word) is:

ENTITLED to a right of way 18,89 metres wide over the remaining extent of the said portion 6 of said farm; measuring as such 498,4693 hectares; along the Northern Boundary of the said portion 42 and thence:

- (ii) West to the public road from the said farm Silverton; and
- (ii) East to the right of way shown on Diagram SG No A715/24 annexed to Deed of Transfer 10127/1925 dated 20th October 1925 by the figure abcdefgh and along that right of way to the public road from Pretoria to Tygerpoort."

1.4 BEGIFTIGING

Betaalbaar aan die Stad Tshwane Metropolitaanse Munisipaliteit.

Die dorpseienaar moet aan die Stad Tshwane Metropolitaanse Munisipaliteit, as begiftiging, 'n totale bedrag van R222 000 betaal, welke bedrag deur die Stad Tshwane Metropolitaanse Munisipaliteit aangewend moet word vir die verkryging van grond vir park- en/of openbare-oopruimtedoeleindes.

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

1.5 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.

1.6 SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar 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.

1.7 VERWYDERING VAN ROMMEL

Die dorpseienaar 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.

1.8 VERSKUIWING EN/OF VERWYDERING VAN TELKOM DIENSTE

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

2. TITELVOORWAARDES

2.1 Die erwe hieronder genoem, is onderworpe aan die voorwaarde 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 pypsteel-erf, '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 goeë dunde 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 1286

- 2.1.2.1 Die erf is onderworpe aan 'n serwituut vir munisipale dienste (stormwater en riool) ten gunste van die Stad Tshwane

Metropolitaanse Munisipaliteit, soos op die algemene plan aangedui.

- 2.1.2.2 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.
- 2.1.2.3 Die Stad Tshwane Metropolitaanse Munisipaliteit is daarop geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van munisipale 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 munisipale dienste en ander werke veroorsaak word.

NOTICE 174 OF 2002

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

PRETORIA AMENDMENT SCHEME 8771

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 Wilgers Extension 64, 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 8771.

(K13/2/.....)

General Manager: Legal Services

.....

(Notice No. .../2001)

KENNISGEWING 173 VAN 2002

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

PRETORIA WYSIGINGSKEMA 8771

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 Wilgers Uitbreiding 64, 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 8771.

(K13/2/.....)

Hoofbestuurder: Regsdienste

.....

(Kennisgewing No. .../2002)

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