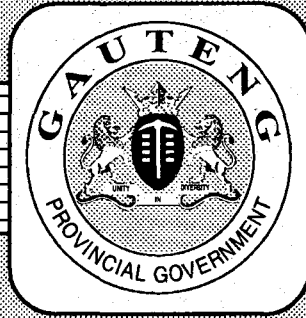


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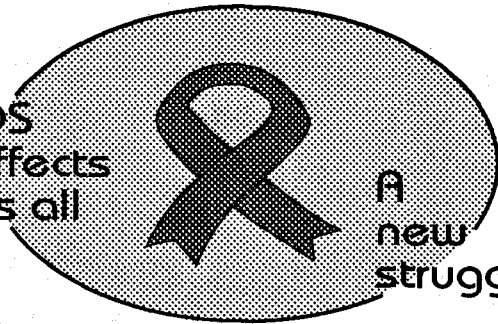
Vol. 8

**PRETORIA, 30 AUGUST
AUGUSTUS 2002**

No. 284

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DEPARTMENT OF HEALTH



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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1359

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 the township Die Hoewes Extension 177 to be an approved township, subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY UNIQON WONINGS PROPRIETARY LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNERS) UNDER THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON THE REMAINDER OF PORTION 52 OF THE FARM LYTTELTON 381 JR, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Die Hoewes Extension 177.

1.2 DESIGN

The township shall consist of erven as indicated on General Plan SG No 2359/2002.

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;

1.3.1 The following servitude which does not affect the township area:

- 1.3.1.1 "The property hereby transferred is entitled to a servitude of right of way 5 m wide over that portion of Portion 157 (a portion of Portion 52) of the farm Lyttelton 381, Registration Division JR, Gauteng indicated by the figure EFGH on diagram LG A971/87 attached to Certificate of Registered Title."

1.3.2 The following servitude which affects Erven 461 and 462 in the township only:

"Subject to a servitude for municipal purposes 5 m wide in favour of the Town Council of Centurion, the north western and south western boundaries respectively of which is indicated by the lines AD on Diagram LG No A970/87 attached to Deed of Servitude K2085/98S and more fully described in the said Deed of Servitude."

1.3.3 The following right which shall not be passed on to erven in the township:

"This property 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."

1.4 PRECAUTIONARY MEASURES

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

1.4.1 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

1.4.2 trenches and excavations for foundations, pipes, cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150 mm and compacted until the same grade of compaction as that of the surrounding material is obtained.

1.5 CONSOLIDATION OF ERVEN

The township owner shall at his own expense cause Erven 461 and 462 in the township to be consolidated.

2. CONDITIONS OF TITLE

The erven shall be subject to the following conditions imposed by the Local Authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986:

2.1 The 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.

2.2 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.

- 2.3 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.

GENERAL MANAGER: LEGAL SERVICES
CENTURION

Reference: 16/3/1/869

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PLAASLIKE BESTUURSKENNISGEWING 1359**TSHWANE METROPOLITAANSIE MUNISIPALITEIT****VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No 15 van 1986), verklaar die Tshwane Metropolitaanse Munisipaliteit, hierby die dorp Die Hoewes Uitbreiding 177 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes soos in die bygaande Bylae hieronder uiteengesit.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR UNIQON WONINGS PROPRIETARY LIMITED (HIERNA DIE AANSOEKDOENERS/DORPSEIENAARS GENOEM) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP DIE RESTANT VAN GEDEELTE 52 VAN DIE PLAAS LYTTELTON 381 JR, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES**1.1 NAAM**

Die naam van die dorp is Die Hoewes Uitbreiding 177.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No 2359/2002.

1.3 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 uitsluitend:

1.3.1 Die volgende serwitute wat nie die dorpsgebied raak nie:

- 1.3.1.1 "The property hereby transferred is entitled to a servitude of right of way 5 m wide over that portion of Portion 157 (a portion of Portion 52) of the farm Lyttelton 381, Registration Division JR, Gauteng indicated by the figure EFGH on diagram A971/87 attached to Certificate of Registered Title."

1.3.2 Die volgende servitute wat slegs Erwe 461 en 462 in die dorp raak:

"Subject to a servitude for municipal purposes 5 m wide in favour of the Town Council of Centurion, the north western and south western boundaries respectively of which is indicated by the lines AD on Diagram LG No A970/87 attached to Deed of Servitude K2085/98S and more fully described in the said Deed of Servitude."

1.3.3 die volgende reg wat nie aan die erwe in die dorp oorgedra sal word nie:

"This property 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."

1.4 VOORKOMENDE MAATREËLS

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

1.4.1 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

1.4.2 slote en uitgrawings vir fundamente, pype, kables of vir enige ander doeleindes behoorlik met klam grond in lae wat nie dikker as 150 mm is nie, opgevolg word en gekompakteer word totdat dieselfde verdigtingsgraad as wat die omliggende materiaal het, verkry is.

1.5 KONSOLIDASIE VAN ERWE

Die dorpseienaar moet op sy eie koste toesien dat Erwe 461 en 462 gekonsolideer word.

2. TITELVOORWAARDES

Die erwe is onderworpe aan die volgende voorwaardes opgelê deur die Plaaslike Bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 15 van 1986:

2.1 Die erf is onderworpe aan 'n servituut 2 m 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 servituut vir munisipale doeleindes 2 m 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 servituut mag afsien.

- 2.2 Geen geboue 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 2 m daarvan geplant word nie.
- 2.3 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 goeddunke 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.

ALGEMENE BESTUURDER: REGSDIENSTE
CENTURION

Verwysing: 16/3/1/869

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PLAASLIKE BESTUURSKENNISGEWING 1360
TSHWANE METROPOLITAANSE MUNISIPALITEIT

CENTURION WYSIGINGSKEMA

Hiermee word ooreenkomstig die bepalings van artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe 1986 (Ordonnansie 15 van 1986), bekend gemaak dat die Tshwane Metropolitaanse Munisipaliteit, 'n wysigingskema, synde 'n wysiging van die Centurion Dorpsbeplanningskema, 1992, wat uit dieselfde grond as die dorp Die Hoewes Uitbreiding 177 bestaan, goedgekeur het.

Hierdie wysiging staan bekend as die Centurion Wysigingskema 991 en sal van krag wees vanaf datum van hierdie kennisgewing.

ALGEMENE BESTUURDER: REGSDIENSTE
CENTURION

Munisipale Kantore
H/v Basdenlaan en Rabiestraat
CENTURION
0157

of

Munisipale Kantore
Posbus 14013
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Director: Financial Management
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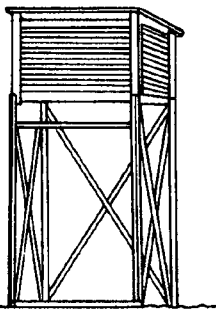
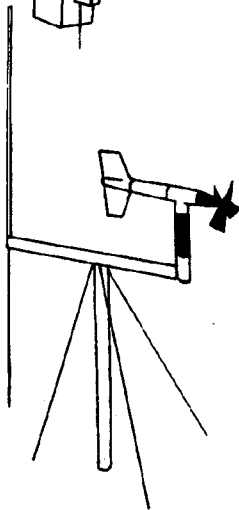
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