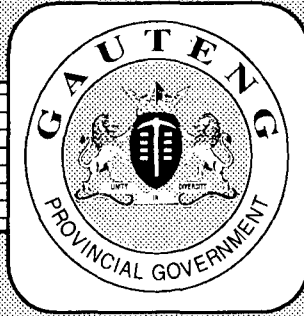


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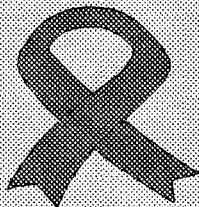
Vol. 9

PRETORIA, 20 AUGUST
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No. 343

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1605

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF RIETVALLEIRAND EXTENSION 34 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 Rietvalleirand Extension 34 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(K13/2/Rietvalleirand x34)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY PUZZLE TREE PROPERTY INVESTMENTS (PTY) LTD NO 2001/008994/07 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 THE REMAINING PORTION OF PORTION 35 OF THE FARM RIETVALLEIRAND 377 JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Rietvalleirand Extension 34.

1.2 DESIGN

The township shall consist of erven, parks and streets as indicated on General Plan SG No 2140/2002.

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 the rights to minerals, but excluding -

- a) Notarial Deed K3857/2000, which only affects Erven 393 to 399, 415, 416 and 425 and Tweed Crescent; and
- b) Servitude for sewer pipeline purposes in favour of the City of Tshwane Metropolitan Municipality as indicated on Servitude Diagram SG No 1380/2000 which only affects Erven 403 to 410 and 425.

1.4 ENDOWMENT

No endowment is payable in accordance with the provisions of section 81 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), provided that Rietvalleirand Extension 32 and 33 are proclaimed.

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 ESKOM POWER LINES

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

1.9 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.

1.10 LAND TO BE TRANSFERRED TO THE SECTION 21 COMPANY (HOME OWNERS ASSOCIATION)

The following erven shall be transferred to the Section 21 Company by and at the expense of the township owner:

Erven 423, 424, 425.

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 erven 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.

2.1.1.4 The applicant shall at his own expense have a servitude registered over Portion 20 (a portion of Portion 10) of the farm Rietvalleirand 377 JR, in favour of Rietvalleirand Extension 34 and the Municipality for Municipal Services (electricity).

2.1.2 ERVEN 375, 376, 383, 384, 385, 399 TO 403 AND 425

2.1.2.1 The erven shall be subject to a servitude for municipal services, sewerage, 3 metres wide, in favour of the City of Tshwane Metropolitan Municipality, as indicated on the general plan SG No 2140/2002.

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.

2.1.3 ERVEN 358 TO 422

A Section 21 Company (Home Owners Association) must be registered before the transfer of any erven takes place. The owners of all the above-mentioned erven must on transfer automatically become members of the Section 21 Company.

2.1.4 ERF 399 TO 401

The erven is subject to 1:100 year floodline as indicated on General Plan SG No 2140/2002 as required by Section 144 of the National Water Act, 36 of 1998.

2.1.5 ERF 425

The erf is subject to 1:50 and 1:100 year floodline as indicated on General Plan SG No 2140/2002 as required by Section 144 of the National Water Act, 36 of 1998.

PLAASLIKE BESTUURSKENNISGEWING 1605**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****VERKLARING VAN RIETVALLEIRAND UITBREIDING 34 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 Rietvalleirand Uitbreiding 34 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(K13/2/Rietvalleirand x34)

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR PUZZLE TREE PROPERTY INVESTMENTS (EDMS) BPK NR 2001/008994/07 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 DIE RESTERENDE GEDEELTE VAN GEDEELTE 35 VAN DIE PLAAS RIETVALLEIRAND 377 JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES**1.1 NAAM**

Die naam van die dorp is Rietvalleirand Uitbreiding 34.

1.2 ONTWERP

Die dorp bestaan uit erwe, parke en strate soos aangedui op Algemene Plan LG No 2140/2002.

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 -

- a) Notariële Akte K3857/2000, wat slegs Erwe 393 tot 399, 415, 416 en 425 en Tweed Singel affekteer; en
- b) 'n Servituut vir rioolpyp doeleindes ten gunste van die Stad Tshwane Metropolitan Munisipaliteit soos aangedui op servituut diagram SG No 1380/2000, wat slegs Erwe 403 tot 410 en Erf 425 affekteer.

1.4 BEGIFTIGING

Geen begiftiging is betaalbaar kragtens die bepalings van artikel 81 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986): Met dien verstande dat Rietvalleirand Uitbreiding 32 en 33 reeds geproklameer is.

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 ESKOM KRAGLYNE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande kraglyne van Eskom te verskuif, moet die koste daarvan deur die dorpseienaar gedra word.

1.9 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.

1.10 GROND WAT OORGEDRA WORD NA DIE ARTIKEL 21 MAATSKAPPY (HUIS-EIENAARSVERENIGING)

Die volgende erwe moet aan die Artikel 21 Maatskappy oorgedra word op die koste van die dorpseienaar:

Erwe 423, 424 en 425.

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, 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 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.

2.1.1.4 Die applikant sal op eie koste 'n serwituut registreer oor Gedeelte 20 ('n gedeelte van Gedeelte 10) van die plaas Rietvalleirand 377 JR ten gunste van Rietvalleirand Uitbreiding 34 en die Munisipaliteit vir munisipale dienste (elektrisiteit).

2.1.2 ERWE 375, 376, 383, 384, 385, 399 TOT 403 EN 425.

2.1.2.1 Die erwe is onderworpe aan 'n serwituut vir munisipale dienste, riolering, 3 meter breed, ten gunste van die Stad van Tshwane Metropolitaanse Munisipaliteit, soos aangedui op Algemene Plan LG 2140/2002.

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 2 meter daarvan geplant word nie.

2.1.2.3 Die Stad van Tshwane Metropolitaanse Munisipaliteit is daarop geregtig om enige material 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 van Tshwane Metropolitaanse Munisipaliteit geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Stad van Tshwane Metropolitaanse Munisipaliteit enige skade verged wat gedurende die aanleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.

2.1.3 ERWE 358 TOT 422

'n Artikel 21 Maatskappy (Huis Eienaars Vereeniging) moet geregistreer word voordat die oordrag van enige erwe kan plaasvind. Die eienaars val al die erwe moet by oordrag lid word en bly van die Artikel 21 Maatskappy.

2.1.4 ERWE 399 TOT 401

Die erwe is onderworpe aan 'n 1:100 jaar vloedlyn soos aangedui op Algemene Plan LG 2140/2002 soos vereis in Artikel 144 van die Nasionale Waterwet, (Wet 36 van 1998).

2.1.5 ERF 425

Die erf is onderworpe aan 'n 1:50 en 1:100 jaar vloedlyn soos aangedui op Algemene Plan LG 2140/2002 soos vereis in Artikel 144 van die Nasionale Waterwet, 36 van 1998.

LOCAL AUTHORITY NOTICE 1606

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

PRETORIA AMENDMENT SCHEME 8900

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 Rietvalleirand Extension 34, being an amendment of the Pretoria Town-planning Scheme, 1974.

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

This amendment is known as Pretoria Amendment Scheme 8900.

(K13/2/Rietvalleirand x34 (8900))
20 August 2003

Acting General Manager: Legal Services
(Notice No 618/2003)

PLAASLIKE BESTUURSKENNISGEWING 1606

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

PRETORIA WYSIGINGSKEMA 8900

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 Faerie Glen uitbreiding 47, synde 'n wysiging van die Pretoria-dorpsbeplanningskema, 1974, goedgekeur het.

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

Hierdie wysiging staan bekend as Pretoria-wysigingskema 8900.

(K13/2/Rietvalleirand x34)
20 Augustus 2003

Waarnemende Hoofbestuurder: Regsdienste
(Kennisgewing No 618/2003)

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