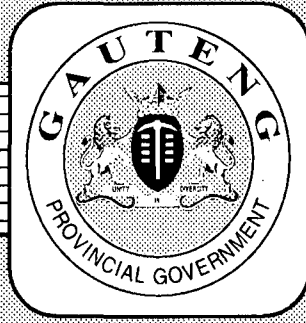


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**DIE PROVINSIE  
GAUTENG**

# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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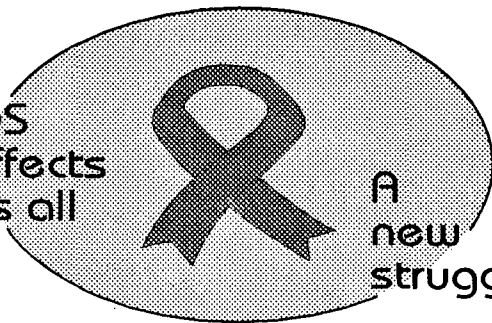
Vol. 9

PRETORIA, 24 SEPTEMBER 2003

No. 404

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

AIDS  
affects  
us all



A  
new  
struggle

**AIDS  
HELPLINE**

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DEPARTMENT OF HEALTH

**Prevention is the cure**



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## LOCAL AUTHORITY NOTICES

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**LOCAL AUTHORITY NOTICE 1872**  
**CITY TSHWANE METROPOLITAN MUNICIPALITY**  
**DECLARATION OF DANVILLE EXTENSION 10 AS APPROVED TOWNSHIP**

In terms of section 103 of the Town-planning and Townships ordinance, 1986 (Ordinance No 15 of 1986), the City Tshwane Metropolitan Municipality hereby declares the Township of Danville Extension 10 to be an approved township, subject to the conditions as set out in the Schedule hereto.

**SCHEDULE**

CONDITIONS UNDER WHICH THE APPLICATION MADE BY NEW HOUSING COMPANY (PTY) LTD 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 PORTION 492( A PORTION OF PORTION 6) PRETORIA TOWN AND TOWNLANDS NO. 351 JR, GAUTENG HAS BEEN GRANTED.

**1. CONDITIONS OF ESTABLISHMENT**

**1.1 NAME**

The name of the township shall be Danville Extension 10.

**1.2 DESIGN**

The township shall consist of erven, parks and streets as indicated on General Plan SG No 5704/2003

**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 the following servitudes/conditions which do not affect the township:

- (a) Pipe line servitude vide Deed of Servitude K1276/1977S in favour of Rand Water.
- (b) Pipe line servitude vide Deed of Servitude K3335/1977S in favour of Transnet.
- (c) Power line servitude vide Deed of Servitude K1386/1983S in favour of ESKOM.
- (d) Pipe line servitude vide Deed of Servitude K476/1988S in favour of Rand Water.

- (e) Lease agreement vide Contract K7/1980L for a power line route 2018/97L in favour of the former City Council of Pretoria.
- (f) Lease agreement vide Contract K1802/1981L in favour of the Association of the Portuguese Community.
- (g) Lease agreement vide contract 2589/1998L in favour of YSCOR.
- (h) Pipeline servitude vide Deed of Servitude K94/1998S in favour of the South African Gas Distribution Corporation Limited.
- (i) Pressure reduction station servitude vide Deed of Servitude K95/1998S in favour of the South African Gas Distribution Corporation Limited.

#### **1.4 LAND FOR MUNICIPAL PURPOSES**

##### **1.4.1 Transfer of land for Municipal services**

Erf 3759 shall be transferred to the Local authority for municipal purposes simultaneously with the transfer of all other erven in the township by and at the expense of the township owner.

##### **1.4.2 Endowment for Parks:**

A parks contribution in lieu of land equal to 2325 m<sup>2</sup> shall be payable to the Local Authority if Danville Extension 15 are not proclaimed within two (2) years of the date of proclamation of Danville Extension 10, the amount to be calculated on the date of the non-compliance with the time period of the two (2) years.

#### **1.5 ACCESS**

No ingress from Provincial Road PWV 1 to the township and no egress to Provincial Road PWV 1 from the township shall be allowed.

#### **1.6 RECEIVING AND DISPOSAL OF STORM-WATER**

The township owner shall arrange the storm-water drainage of the township in such a way as to fit in with that of Road PWV 1 and he shall receive and dispose of the storm-water running off or being diverted from the road.

#### **1.7 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.

#### **1.8 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER**

The township owner shall at his own expense erect a fence or other physical barrier to the satisfaction of the Head of the Department: Gauteng Provincial Government: Department of Public Transport, Roads and Works, as and when required by him to do so, and the township

owner shall maintain such fence or physical barrier in a good state of repair until such time as the erven in the township are transferred to ensuing landowners, after which the responsibility for the maintenance of such fence or physical barrier rests with the latter.

#### **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 Local Authority, when required to do so by the Local Authority.

#### **1.10 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.

#### **1.11 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 conditions 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 shall be subject to the following conditions:**

- (a) The erf shall be subject to a servitude, 2 m wide, for municipal services (water, sewer, electricity and 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 panhandle erf, an additional servitude for municipal purposes, 2 m 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.
- (b) 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 2 m from it.
- (c) The Local Authority 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 Local Authority shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Local Authority shall make good any damage caused during the laying, maintenance or removal of such services and other works.

## 2.1.2 ERF 3781

- (a) The erf shall be subject to a servitude (3 m wide) for municipal services (storm-water) in favour of the Local Authority, as indicated on the General plan.
- (b) 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 2 m there from.
- (c) The Local Authority 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 Local Authority shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Local Authority shall make good any damage caused during the laying, maintenance or removal of such main sewer pipelines and other works.

## 2.1.3 ERVEN 3758, 3760 to 3765

- (a) The erf shall be subject to a servitude (3 m wide) for municipal services (sewer) in favour of the Local Authority, as indicated on the General plan.
- (b) 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 2 m there from.
- (c) The Local Authority 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 Local Authority shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Local Authority shall make good any damage caused during the laying, maintenance or removal of such main sewer pipelines and other works.

**PLAASLIKE BESTUURSKENNISGEWING 1872**

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**

**VERKLARING VAN DANVILLE UITBREIDING 10 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 Danville Uitbreiding 10, tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

**BYLAE**

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR NEW HOUSING COMPANY INGEVOLGE DIE BEPERKINGS VAN DEEL C VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986) OM TOESTEMMING TE GEE OM 'N DORP OP GEDEELTE 492 ('N GEDEELTE VAN GEDEELTE 6) PRETORIA TOWN AND TOWNLANDS NO 351, JR GAUTENG, TOEGESTAAN IS.

**1. STIGTINGSVOORWAARDES**

**1.1 NAAM**

Die naam van die dorp is Danville Uitbreiding 10

**1.2 ONTWERP**

Die dorp bestaan uit erwe, parke en strate soos aangedui op Algemene Plan LG No 5704/2003

**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 regte op minerale maar uitgesonderd die volgende serwitute / voorwaardes wat nie die dorp raak nie.

(a) Pipe line servitude vide Deed of Servitude K1276/1977S in favour of Rand Water.

(b) Pipe line servitude vide Deed of Servitude K3335/1977S in favour of Transnet.

(c) Power line servitude vide Deed of Servitude K1386/1983S in favour of ESKOM.

(d) Pipe line servitude vide Deed of Servitude K476/1988S in favour of Rand Water.

(e) Lease agreement vide Contract K7/1980L for a power line route 2018/97L in favour of the former City Council of Pretoria.

(f) Lease agreement vide Contract K1802/1981L in favour of the Association of the Portuguese Community.

(g) Lease agreement vide contract 2589/1998L in favour of YSCOR.

(h) Pipeline servitude vide Deed of Servitude K94/1998S in favour of the South African Gas Distribution Corporation Limited.

(i) Pressure reduction station servitude vide Deed of Servitude K95/1998S in favour of the South African Gas Distribution Corporation Limited.

#### **1.4 GROND VIR MUNISIPALE DOELEINDES**

##### **1.4.1 Oordrag van grond vir munisipale doeleindes:**

Erf 3759 sal aan die Stad Tshwane Metropolitaanse Munisipaliteit oorgedra word gelyktydig met die oordrag van al die ander erwe in die dorp op die onkoste van die dorpseienaar.

##### **1.4.2 Skenking van Park:**

'n Parke bydrae ten opsigte van grond gelykstaande aan 2325m<sup>2</sup> is betaalbaar aan die Plaaslike Owerheid as Danville Uitbreiding 15 nog nie geproklameer binne twee jaar vanaf proklamasiedatum van Danville Uitbreiding 11 nie, welke bedrag bereken sal word op datum van nie-voldoening aan die tydsbeperking van twee (2) jaar.

#### **1.5 TOEGANG**

Geen toegang vanaf Provinsiale Pad PWV 1 en geen uitgang na Provinsiale Pad PWV 1 vanaf die dorp sal toegelaat word nie.

#### **1.6 OPVANGS EN WEGDOENING VAN STORMWATER**

Die dorpseienaar sal op eie koste die stormwater dreinerings van die dorp reël, op so 'n wyse dat dit sal aansluiting vind by die van Provinsiale pad PWV 1 en hy sal die stormwater opvang en verwyder wat van die Provinsiale Pad afkom.

#### **1.7 VERSKUIWING EN 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 verwyder, moet die koste daarvan deur die dorpseienaar gedra word.

#### **1.8 OPRIGTING VAN 'N HEINING OF ANDER VERSPERRING**

Die dorpseienaar moet op eie koste 'n heining of enige ander oprig fisiese versperring oprig tot bevestiging van die Departementshoof: Gauteng Provinsiale Regering: Departement Openbare Vervoer, Paaie en Werke, soos en wanneer dit van hom vereis word, en die dorpseienaar sal die heining of versperring onderhou in 'n goeie toestand tot op die tydstip dat alle erwe in die dorp oorgedra is aan die daaropvolgende grondeienaars, waarna die verantwoordelikheid vir die instandhouding by laasgenoemde sal berus.



**1.9 VERWYDERING VAN ROMMEL**

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

**1.10 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.

**1.11 VERSKUIWING 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 Al 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 sal onderhewig wees aan die volgende voorwaardes:**

- a) Die erf is onderworpe aan 'n serwituut, 2m breed, vir munisipale dienste (water, riool, elektrisiteit en stormwater) (hierna "die dienste" genoem), ten gunste van die Plaaslike Owerheid, 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
- b) Geen geboue of ander strukture mag binne die voorgenoemde 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 Owerheid 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 ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die plaaslike

owerheid geregtig op redelike toegang tot genoemde grond vir voornoemde doel, onderworpe daaraan dat die plaaslike owerheid enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.

#### 2.1.2 ERWE 3781

- a) Die erf sal onderhewig wees aan 'n serwituut 3 meter breed vir munisipale doeleindes (stormwater) ten gunste van die plaaslike owerheid, soos aangedui op die Algemene Plan.
- b) 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.
- c) Die Plaaslike Owerheid 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 ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die plaaslike owerheid geregtig op redelike toegang tot genoemde grond vir voornoemde doel, onderworpe daaraan dat die plaaslike owerheid enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolpylyne en ander werke veroorsaak word.

#### 2.1.3 Erwe 3758, 3760 tot 3765

- a) Die erf sal onderhewig wees aan 'n serwituut 3 meter breed vir munisipale doeleindes (riool) ten gunste van die plaaslike owerheid, soos aangedui op die Algemene Plan.
- b) 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.
- c) Die Plaaslike Owerheid 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 ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die plaaslike owerheid geregtig op redelike toegang tot genoemde grond vir voornoemde doel, onderworpe daaraan dat die plaaslike owerheid enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige riool pylyne en ander werke veroorsaak word.

**LOCAL AUTHORITY NOTICE 1873**  
**CITY TSHWANE METROPOLITAN MUNICIPALITY**  
**PRETORIA AMENDMENT SCHEME 9436**

It is hereby notified in terms of the provisions of section 125 (1) of the Town Planning and Township 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 Danville Extension 10, being an amendment of the Pretoria Town-planning Scheme, 1974

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

This amendment is known as Pretoria Amendment Scheme 9436

( K13/2 Danville x10 (9436)

**Acting General Manager: Legal services**

19 September 2003  
(Notice No \*\*\*\*/2003)

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**PLAASLIKE BESTUURSKENNISGEWING 1873**  
**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**  
**PRETORIA WYSIGINGSKEMA**

Hierby word ingevolge die bepalings van artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonansie 15 van 1986), bekend gemaak het dat die Stad Tshwane Metropolitaanse Munisipaliteit 'n wysigingskema met betrekking tot die grond in die dorp Danville Uitbreiding 10, synde 'n wysiging van die Pretoria-dorpsbeplanningskema, 1974, goedgekeur het.

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

Hierdie wysiging staan bekend as Pretoria-wysigingskema 9436.

( K13/2 Danville x10(9436))

**Waarnemende Hoofbestuurder: Regsdienste**

19 September 2003  
(Kennisgewingnommer \*\*\*\*/2003)

**LOCAL AUTHORITY NOTICE 1874**  
**CITY TSHWANE METROPOLITAN MUNICIPALITY**  
**DECLARATION OF DANVILLE EXTENSION 11 AS APPROVED TOWNSHIP**

In terms of section 103 of the Town-planning and Townships ordinance, 1986 (Ordinance No 15 of 1986), the City Tshwane Metropolitan Municipality hereby declares the Township of Danville Extension 11 to be an approved township, subject to the conditions as set out in the Schedule hereto.

**SCHEDULE**

CONDITIONS UNDER WHICH THE APPLICATION MADE BY NEW HOUSING COMPANY (PTY) LTD 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 PORTION 491( A PORTION OF PORTION 6) PRETORIA TOWN AND TOWNLANDS NO. 351 JR, GAUTENG HAS BEEN GRANTED.

**1. CONDITIONS OF ESTABLISHMENT**

**1.1 NAME**

The name of the township shall be Danville Extension 11.

**1.2 DESIGN**

The township shall consist of erven, parks and streets as indicated on General Plan SG No 5705/2003

**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 the following servitudes/conditions which do not affect the township:

- a) Pipe line servitude vide Deed of Servitude K1276/1977S in favour of Rand Water.
- b) Pipe line servitude vide Deed of Servitude K3335/1977S in favour of Transnet.
- c) Power line servitude vide Deed of Servitude K1386/1983S in favour of ESKOM.
- d) Pipe line servitude vide Deed of Servitude K476/1988S in favour of Rand Water.

- e) Lease agreement vide Contract K7/1980L for a power line route 2018/97L in favour of the former City Council of Pretoria.
- f) Lease agreement vide Contract K1802/1981L in favour of the Association of the Portuguese Community.

#### **1.4 LAND FOR MUNICIPAL PURPOSES**

##### **1.4.1 Transfer of land for Municipal services**

Park (public open space): Erf 3930 shall be transferred to the CTMM as a park simultaneously with the transfer of all other erven in the township by and at the expense of the township owner.

##### **1.4.2 Endowment for Parks:**

A parks contribution in lieu of land equal to 1760 m<sup>2</sup> shall be payable to the CTMM if Danville Extension 15 is not proclaimed within two (2) years of the date of proclamation of Danville Extension 11, the amount to be calculated on the date of the non-compliance with the time period of the two (2) years.

#### **1.5 ACCESS**

No ingress from Provincial Road PWV 1 to the township and no egress to Provincial Road PWV 1 from the township shall be allowed.

#### **1.6 RECEIVING AND DISPOSAL OF STORM-WATER**

The township owner shall arrange the storm-water drainage of the township in such a way as to fit in with that of Road PWV 1 and he shall receive and dispose of the storm-water running off or being diverted from the road.

#### **1.7 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.

#### **1.8 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER**

The township owner shall at his own expense erect a fence or other physical barrier to the satisfaction of the Head of the Department: Gauteng Provincial Government: Department of Public Transport, Roads and Works, as and when required by him to do so, and the township owner shall maintain such fence or physical barrier in a good state of repair until such time as the erven in the township are transferred to ensuing landowners, after which the responsibility for the maintenance of such fence or physical barrier rests with the latter.

**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 Local Authority, when required to do so by the Local Authority.

**1.10 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.

**1.11 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 conditions 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 with the excluding erf 3930 shall be subject to the following conditions:

- (a) The erf shall be subject to a servitude, 2 m wide, for municipal services (water, sewer, electricity and 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 panhandle erf, an additional servitude for municipal purposes, 2 m 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.
- (b) 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 2 m from it.
- (c) The Local Authority 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 Local Authority shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Local Authority shall make good any damage caused during the laying, maintenance or removal of such services and other works.

**2.1.2 ERVEN 3848 and 3889**

- (a) The erf shall be subject to a servitude (3 m wide) for municipal services (storm-water) in favour of the Local Authority, as indicated on the General plan.
- (b) 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 2 m there from.
- (c) The Local Authority 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 Local Authority shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Local Authority shall make good any damage caused during the laying, maintenance or removal of such main sewer pipelines and other works.

**2.1.3 ERVEN 3879 to 3891**

- (a) The erf shall be subject to a servitude (3 m wide) for municipal services (sewer) in favour of the Local Authority, as indicated on the General plan
- (b) 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 2 m therefrom.
- (c) The Local Authority 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 Local Authority shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Local Authority shall make good any damage caused during the laying, maintenance or removal of such main sewer pipelines and other works.
- (d) The registered owner of the erf shall erect a physical barrier consisting of a 1,3 m high wire fence or a barrier of such other material as may be approved by the CTMM, in accordance with the most recent standards of the Gauteng Provincial Government (Department of Public Transport and Roads) before or during development of the erf along the southern boundary thereof abutting on road

PWV1 to the satisfaction of the local authority: provided that if the said road has not yet been declared, the relevant physical barrier shall be erected within a period of six (6) months after declaration of such road

- (e) Except for the physical barrier referred to in (d) above, a swimming-bath or any essential storm-water drainage structure, no building, structure or other thing which is attached to the and, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf abutting on Road PWV1 nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the Gauteng Provincial Government (Department of Public Transport and Roads).
  
- (f) Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on road PWV1: Provided that the Gauteng Provincial Government (Department of Public Transport and Roads) may grant written permission.



**PLAASLIKE BESTUURSKENNISGEWING 1874**  
**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**  
**VERKLARING VAN DANVILLE UITBREIDING 11 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 Danville Uitbreiding 11, tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

**BYLAE**

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR NEW HOUSING COMPANY INGEVOLGE DIE BEPERKINGS VAN DEEL C VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986) OM TOESTEMMING TE GEE OM 'N DORP OP GEDEELTE 491 ('N GEDEELTE VAN GEDEELTE 6) PRETORIA TOWN AND TOWNLANDS NO 351, JR GAUTENG, TOEGESTAAN IS.

**1. STIGTINGSVOORWAARDES**

**1.1 NAAM**

Die naam van die dorp is Danville Uitbreiding 11

**1.2 ONTWERP**

Die dorp bestaan uit erwe, parke en strate soos aangedui op Algemene Plan LG No 5705/2003

**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 regte op minerale maar uitgesonderd die volgende serwitute / voorwaardes wat nie die dorp raak nie.

a) Pipe line servitude vide Deed of Servitude K1276/1977S in favour of Rand Water.

b) Pipe line servitude vide Deed of Servitude K3335/1977S in favour of Transnet.

c) Power line servitude vide Deed of Servitude K1386/1983S in favour of ESKOM.

d) Pipe line servitude vide Deed of Servitude K476/1988S in favour of Rand Water.

e) Lease agreement vide Contract K7/1980L for a power line route 2018/97L in favour of the former City Council of Pretoria.

- f) Lease agreement vide Contract K1802/1981L in favour of the Association of the Portuguese Community.

#### 1.4 GROND VIR MUNISIPALE DOELEINDES

- 1.4.1 Park (openbare area): Erf 3930 sal aan die Stad Tshwane Metropolitaanse Munisipaliteit oorgedra word gelyktydig met die oordrag van al die ander erwe in die dorp op die onkoste van die dorpseienaar.

#### 1.4.2 Skenking van Park:

'n Parke bydrae ten opsigte van grond gelykstaande aan 1760m<sup>2</sup> is betaalbaar aan die Plaaslike Owerheid as Danville Uitbreiding 15 nog nie geproklameer binne twee jaar vanaf proklamasiedatum van Danville Uitbreiding 11 nie, welke bedrag bereken sal word op datum van nie-voldoening aan die tydsbeperking van twee (2) jaar.

#### 1.5 TOEGANG

Geen toegang vanaf Provinsiale Pad PWV 1 en geen uitgang na Provinsiale Pad PWV 1 vanaf die dorp sal toegelaat word nie.

#### 1.6 OPVANGS EN WEGDOENING VAN STORMWATER

Die dorpseienaar sal op eie koste die stormwater dreinerings van die dorp reël, op so 'n wyse dat dit aansluiting vind by die van Provinsiale pad PWV 1 en hy sal die stormwater opvang en wegdoen wat van die Provinsiale Pad afkom.

#### 1.7 VERSKUIWING EN 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.

#### 1.8 OPRIGTING VAN 'N HEINING OF ANDER VERSPERRING

Die dorpseienaar moet op eie koste 'n heining of enige ander oprig fisiese versperring oprig tot bevestiging van die Departementshoof : Gauteng Provinsiale Regering: Departement Openbare Vervoer, Paaie en Werke, soos en wanneer dit van hom vereis word, en die dorpseienaar sal die heining of versperring onderhou in 'n goeie toestand tot op die tydstip dat alle erwe in die dorp oorgedra is aan die daaropvolgende grondeienaars, waarna die verantwoordelikheid vir die instandhouding by laasgenoemde sal berus.

#### 1.9 VERWYDERING VAN ROMMEL

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

**1.10 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.

**1.11 VERSKUIWING 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** Al die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui, opgelê deur die Stad Tshwane Metropolitaanse Munisipaliteit ingevolge die bepalinge van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 Van 1986)

**2.1.1 ALLE ERWE MET UITSONDERING VAN ERF 3903**

- a) Die erf is onderworpe aan 'n serwituut, 2m breed, vir munisipale dienste (water, riool, elektrisiteit en stormwater) (hierna "die dienste" genoem), ten gunste van die Plaaslike Owerheid, 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
- b) Geen geboue of ander strukture mag binne die voorgenoemde 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 Owerheid 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 ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die plaaslike owerheid geregtig op redelike toegang tot genoemde grond vir voornoemde doel, onderworpe daaraan dat die plaaslike owerheid enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.

**2.1.2 ERWE 3848 EN 3889**

- a) Die erf sal onderhewig wees aan 'n serwituut 3 meter breed vir munisipale doeleindes (stormwater) ten gunste van die plaaslike owerheid, soos aangedui op die Algemene Plan.
- b) 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.
- c) Die Plaaslike Owerheid 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 ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die plaaslike owerheid geregtig op redelike toegang tot genoemde grond vir voornoemde doel, onderworpe daaraan dat die plaaslike owerheid enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.

**2.1.3 ERWE 3879 TOT 3891**

- a) Die erf sal onderhewig wees aan 'n serwituut 3 meter breed vir munisipale doeleindes (riool) ten gunste van die plaaslike owerheid, soos aangedui op die Algemene Plan.
- b) 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.
- c) Die Plaaslike Owerheid 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 ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die plaaslike owerheid geregtig op redelike toegang tot genoemde grond vir voornoemde doel, onderworpe daaraan dat die plaaslike owerheid enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige riool pyplyne en ander werke veroorsaak word.
- d) Die geregistreerde eienaar van die erf sal 'n fisiese versperring oprig bestaande uit 'n 1,3 meter hoë heining of versperring van enige materiaal deur die plaaslike owerheid goedgekeur, in ooreenstemming met die mees onlangste standaard van die Gauteng Provinsiale Regering ( Departement van Openbare Vervoer en Paaie) voor of gedurende die ontwikkeling van die erf, langs die suidelike grens daarvan, wat grens

aan die pad PWV 1 tot goedkeuring van die plaaslike owerheid: met dien verstande dat as die pad nog nie verklaar is nie, die fisiese versperring binne 'n tydperk van ses(6) maande na verklaring van die genoemde pad opgerig moet word.

- e) Behalwe vir die versperring in (d) hierbo, 'n swembad of enige stormwater-dreineringsstruktuur, mag geen gebou, struktuur of enige ander voorwerp wat verbind is aan die grond, selfs al vorm dit nie deel van die grond nie, opgerig word of sal enigeiets gebou of aangelê word oor of onder die oppervlakte van die erf aangrensend aan Pad PWV 1nie, of mag enige wysiging of byvoeging aan enige bestaande struktuur of gebou geleë binne die grens gemaak word nie sonder die toestemming van die Gautengse Provinsiale Regering ( Departement Openbare Vervoer en Paaie)
  
- f) Toegang tot en uitgang vanaf die erf sal nie toegelaat word langs die deel van die erf wat grens aan die Pad PWV1 nie. Met dien verstande dat die Gautengse Provinsiale Regering (Departement Openbare Vervoer en Paaie) wel skriftelike toestemming daartoe kan verleen.

**LOCAL AUTHORITY NOTICE 1875****CITY TSHWANE METROPOLITAN MUNICIPALITY  
PRETORIA AMENDMENT SCHEME 9437**

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 Danville Extension 11, being an amendment of the Pretoria town-planning Scheme, 1974

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

This amendment is known as Pretoria Amendment Scheme 9437

**Acting General Manager :Legal Services**

(k13/2/Danvillex11(9437))

(Notice No...../2003)

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**PLAASLIKE BESTUURSKENNISGEWING 1875****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT  
PRETORIA WYSIGINGSKEMA 9437**

Hierby word ingevolge die bepalings van artikel 125(10 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 Danville Uitbreiding 11, synde 'n wysiging van die Pretoria-dorpsbeplanningskema, 1974, goedgekeur het.

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

Hierdie wysiging staan bekend as Pretoria wysigingskema 9437

**Waarnemende Hoofbestuurder: Regsdienste**

(k13/2/Danvillex11(9437))

(Kennisgewing No ...../2003)

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# IMPORTANT NOTICE

The  
**Gauteng Provincial Gazette Function**  
will be transferred to the  
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as from 2nd January 2002

**NEW PARTICULARS ARE AS FOLLOWS:****Physical address:**

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This phase-in period is to commence from **November 2001** (suggest date of advert) and notice comes into operation as from **2 January 2002**.

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*In future, adverts have to be paid in advance  
before being published in the Gazette.*

**HENNIE MALAN**

Director: Financial Management  
Office of the Premier (Gauteng)

