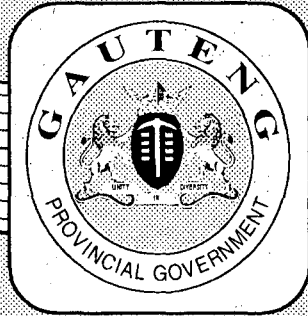


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# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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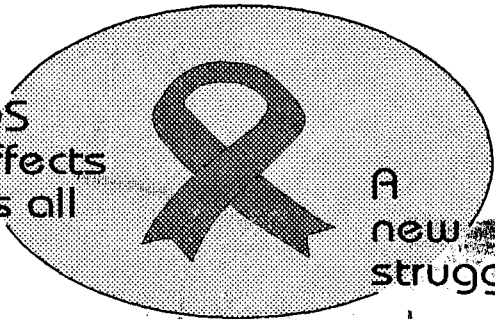
Vol. 9

PRETORIA, 20 OCTOBER 2003  
OKTOBER

No. 448

**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

### LOCAL AUTHORITY NOTICE 2109

#### KUNGWINI LOCAL MUNICIPALITY

#### PERI URBAN AMENDMENT SCHEME 386

The Kungwini Local Municipality hereby in terms of the Provisions of section 125(1) (a) of the Town-planning and Townships Ordinance, No 15 of 1986, declares that it has adopted an amendment scheme being an amendment of the Peri Urban Town-planning Scheme, 1975, comprising the same land as including in the township of Willow Acres Extension 7.

Map 3, the annexures and the relevant scheme clauses of the amendment scheme are filed with:

**Muniforum I**  
**PO Box 40**  
**BRONKHORSTSPRUIT**  
**1020**

**T N MASINA**  
**Acting MUNICIPAL MANAGER**

**DATE:**

**NOTICE NO: 44/2003**

This amendment is known as the Peri Urban Amendment Scheme 386, and will come into operation on the date of publication of this declaration.

**PLAASLIKE BESTUURSKENNISGEWING 2109****KUNGWINI PLAASLIKE MUNISIPALITEIT****BUITESTEDELIGEGBIEDE WYSIGINGSKEMA 386**

Die Kungwini Plaaslike Munisipaliteit verklaar hierby ingevolge die bepalinge van artikel 125(1)(a) van die Ordonansie op Dorpsbeplanning en Dorpe No 15 van 1986, dat hy 'n wysigingskema, synde 'n wysiging van die Buitestedelikegebiede Dorpsbeplanningskema, 1975, wat uit dieselfde grond as dorp Willow Acres Uitbreiding 7 bestaan, aangeneem het.

Kaart 3, die aanhangsels daartoe en die relevante skemaklousules van die wysigingskema word in bewaring gehou deur:

**Muniforum I****Posbus 40****BRONKHORSTSPRUIT****1020****DATUM:****KENNISGEWING NR:****T N MASINA****WAARNEMENDE MUNISIPALE BESTUURDER****44/2003**

Hierdie wysiging staan bekend as Buitestedelikegebiede Wysigingskema 386 en tree in werking op datum van publikasie van hierdie verklaring.

**LOCAL AUTHORITY NOTICE 2110****KUNGWINI LOCAL MUNICIPALITY****DECLARATION AS APPROVED TOWNSHIP**

In terms of the provisions of section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) the Kungwini Local Municipality hereby declares the Township Willow Acres Extension 7, to be an approved township, subject to the conditions set out in the Schedule hereto.

**SCHEDULE**

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY TWOLINE TRADING 332 (PTY) LTD (HEREINAFTER REFERRED TO AS APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF PART C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 120 (A PORTION OF PORTION 12) OF THE FARM ZWARTKOPPIES 364 JR HAS BEEN GRANTED.**

**1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP**

**(1) Mineral Rights**

All rights to minerals shall be reserved to the applicant.

**(2) General**

(a) The applicant shall satisfy the local authority that the relevant amendment scheme is in order and can be published simultaneously with the declaration of the township as an approved township;

(b) The applicant shall comply with the provisions of Section 72, 75 and 76 of the Town Planning and Townships Ordinance, 1986.

**2. CONDITIONS OF ESTABLISHMENT**

**(1) Name**

The name of the township shall be Willow Acres Extension 7.

**(2) Design**

The township shall consist of erven and streets as indicated on General Plan S.G. Number 8714/2002.

**(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 servitudes in Deed of Transfer 15320/96.

- 3.1 The following servitudes will not be passed on on to the erven in the township.
- (a) The terms of an order of the Water Court for the district of Pretoria, a copy of which is annexed to Deed of Transfer No 16241/1939 dated 12<sup>th</sup> September 1939.
  - (b) Specially entitled to the condition that the land hereby transferred is entitled to a reasonable right of way over the remaining extent of the south western portion of the aforesaid farm, measuring as such 927,2730 hectares, held as aforesaid, to the Donkerhoek main road.
  - (c) Die eiendom hiermee getransporeer is onderhewig aan 'n Kraglyn serwituut, 31 meter wyd, soos aangebied deur die lyn ABC op Kaart LG No A3836/85 en gesedeer aan die Stadsraad van Pretoria, soos meer volledig sal blyk uit Notariele Akte No K2373/85.
  - (d) Onderhewig aan 'n reg van weg ten gunste van Gedeelte 118 ('n Gedeelte van Gedeelte 91) van die Plaas Zwartkoppies No 364, Registrasie Afdeling JR Provinsie van Gauteng, 1060 vierkante meter, soos meer volledig sal blyk uit Notariele Akte K /2003S met Servituut Kaart No 2456/2002 daarby aangeheg.
- 3.1 The following servitudes only affect Erf 204 and Von Backstrom Boulevard in the township.
- (a) Die eiendom is onderhewig aan 'n ewigdurende serwituut vir wateropleiding ten gunste van die Randwaterraad, 15875 hektaar groot, soos voorgestel deur die figuur ABCDEF op Serwituutkaart SG No A74/93 soos meer volledig sal blyk uit Notariele Akte K1155/96-S.
  - (b) Subject to a servitude for sewer purposes as will more fully appear from notarial deed of servitude K 2003/S with diagram SG No 8161/2002 annexed thereto.

**(4) 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.

**(5) Removal of Litter**

The township owner shall at its 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.

**3. CONDITIONS OF TITLE**

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

**(1) All Erven**

- (a) The erf is subject to a servitude, 2m 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, 2m 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 2m 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.

**4. CONDITIONS TO BE INCORPORATED IN THE TOWN PLANNING SCHEME IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986, IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION.**

**(1) General Conditions (applicable to all erven)**

- (a) Except with the written consent of the local authority, and subject to such conditions as it may impose, neither the owner nor any other person shall –
  - (i) save and except to prepare the erf for building purposes, excavate any material therefrom;
  - (ii) sink any wells or boreholes on the erf or abstract any subterranean water therefrom.
- (b) Where, in the opinion of the local authority, it is impracticable for stormwater to be drained from higher-lying erven direct to a public street, the owner of the lower-lying erf shall be obliged to accept or permit the passage over the erf of such stormwater: Provided that the owners of any higher-lying erven, the stormwater from which is discharged over any lower-lying erf, shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of such lower-lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf.



- (c) The siting of buildings, including outbuildings, on the erf and entrances to and exits from the erf to a public street system shall be to the satisfaction of the local authority and the Home Owners Association.
- (d) The main building, which shall be a completed building and not one which has been partly erected and is to be completed at a later date, shall be erected simultaneously with, or before, the outbuildings.
- (e) The loading and off-loading of goods shall take place only within the boundaries of the erf to the satisfaction of the local authority, unless the local authority has provided loading facilities in the street reserve.
- (f) No material or goods of any nature whatsoever shall be dumped or placed within the building restriction area along any street, and such area shall be used for no other purpose than the laying of lawns, gardens, parking or access roads: Provided that if it is necessary for a screen wall to be erected on such boundary, this condition may be relaxed by the local authority subject to such conditions as may be determined by it.
- (g) A screen wall or walls shall be erected and maintained to the satisfaction of the local authority and the Home Owners Association as and when required by it.
- (h) If the erf is fenced, such fence and the maintenance thereof shall be to the satisfaction of the local authority.

- (i) The registered owner is responsible for the maintenance of the whole development on the erf. If the local authority is of the opinion that the erf or any portion of the development is not being satisfactorily maintained, the local authority and/or the Home Owners Association shall be entitled to undertake such maintenance at the cost of the registered owner.

**(2) Residential 2 (Group housing)**

Erven 201 to 203 are subject to the following conditions:

- (i) The erven shall be zoned Residential 2 with a density of 25 units per hectare
- (ii) The height of the buildings shall not exceed two storeys.
- (iii) Parking shall be provided to the satisfaction of the local authority at the following ratio:
  - (1) 1 covered and paved parking area for every residential unit.
  - (2) 1 open parking area for every 3 residential units for visitors parking.
  - (3) A Site Development Plan shall be submitted to the Local Authority for approval prior to the submission of any building plans.

**(3) Private Open Space**

- (a) Erf 204
-

**PUBLICATIONS DIVISION OF  
THE GOVERNMENT PRINTING  
WORKS IN PRETORIA WILL BE  
CLOSED FOR STOCKTAKING  
PURPOSES DURING THE  
PERIOD 27/10/2003 TO  
28/10/2003.**

**ANY FURTHER ENQUIRIES MAY  
BE DIRECTED TO  
M. Z. MONTJANE AND  
Ms STEYN AT  
TEL: (012) 334-4653 AND  
(012) 334-4713,  
RESPECTIVELY.**

**YOUR CO-OPERATION WILL BE  
HIGHLY APPRECIATED.**

