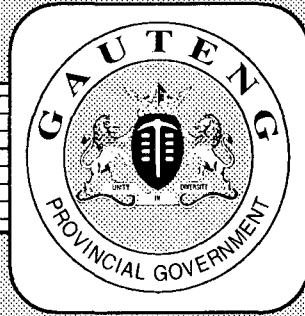


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**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

Selling price • Verkoopprys: **R2,50**  
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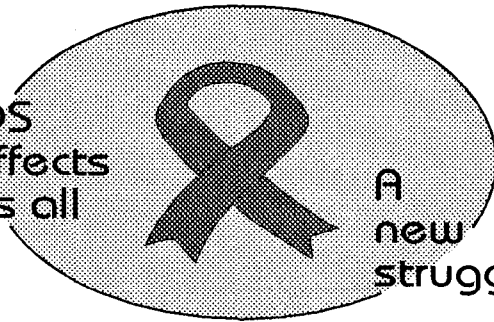
Vol. 9

PRETORIA, 23 OCTOBER 2003  
OKTOBER

No. 452

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

AIDS  
affects  
us all



A  
new  
struggle

Prevention is the cure

**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH



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**LOCAL AUTHORITY NOTICES**

**LOCAL AUTHORITY NOTICE 2113**

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

**PRETORIA AMENDMENT SCHEME 8924**

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 Montana Park Extension 55, 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 8924. (K13/2/Montanapark x55 (8924))

**Legal Services** ..... 2003

**Acting General Manager:**  
(Notice No 779/2003)

**LOCAL AUTHORITY NOTICE 2114**

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

**DECLARATION OF MONTANA PARK EXTENSION 55 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 Montana Park Extension 55 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(K13/2/Montanapark x55)

**SCHEDULE**

CONDITIONS UNDER WHICH THE APPLICATION MADE BY RUDOLF JOHANNES VICTOR AND JOHANNA MAGDALENA VICTOR 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 399 (PORTION OF PORTION 64) OF THE FARM HARTEBEESTFONTEIN 324JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

**1. CONDITIONS OF ESTABLISHMENT**

**1.1 NAME**

The name of the township shall be Montana Park Extension 55.

**1.2 DESIGN**

The township shall consist of erven, parks and streets as indicated on General Plan SG No 4793/2002.

**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 -

“The sewer pipeline servitude 2,00 metre wide registered in terms of Notarial Deed K1426 of 1988 of servitude which affects Erf 2659 and Veda Avenue in the township.”

**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 R75 000,00 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, 2 metre wide, for municipal services (water, sewerage, electricity and 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, 2 metre 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 2 metre 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 2659**

2.1.2.1 The erf shall be subject to a 2m wide servitude for municipal services (stormwater and sewerage) in favour of Erf 2658.

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 2 metre there from.

**PLAASLIKE BESTUURSKENNISGEWING 2113**

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**

**PRETORIA WYSIGINGSKEMA 8924**

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 Montana Park Uitbreiding 55, 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 8924.

(K13/2/Montanapark x55)

**Waarnemende Hoofbestuurder: Regsdienste**  
(Kennisgewing No 779/2003)

**PLAASLIKE BESTUURSKENNISGEWING 2114**

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**

**VERKLARING VAN MONTANA PARK UITBREIDING 55 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 Montana Park Uitbreiding 55 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(K13/2/Montanapark x55)

**BYLAE**

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR RUDOLF JOHANNES VICTOR AND JOHANNA MAGDALENA VICTOR 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 GEDEELTE 399 (GEDEELTE VAN GEDEELTE 64) VAN DIE PLAAS HARTEBEESTFONTEIN 324 JR, GAUTENG, TE STIG, TOEGESTAAN IS.

**1. STIGTINGSVOORWAARDES**

**1.1 NAAM**

Die naam van die dorp is Montana Park Uitbreiding 55.

**1.2 ONTWERP**

Die dorp bestaan uit erwe, parke en strate soos aangedui op Algemene Plan LG No 4793/2002.

**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 -

"The sewer pipeline servitude 2,00 metre wide registered in terms of Notarial Deed K1426 of 1988 of servitude which affects Erf 2659 and Veda Avenue in the township."

**1.4 BEGIFTIGING**

Betaalbaar aan die Stad Tshwane Metropolitaanse Munisipaliteit. Die dorpeienaar moet aan die Stad Tshwane Metropolitaanse Munisipaliteit, as begiftiging, 'n totale bedrag van R75 000,00 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 tevredenheid 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 tevredenheid 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, 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 2 meter 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 goeëdoel 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 2659**

2.1.2.1 Die erf is onderworpe aan 'n serwituut, 2m breed, vir munisipale dienste (stormwater en riolering) ten gunste van Erf 2658.

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.

**PUBLICATIONS DIVISION OF  
THE GOVERNMENT PRINTING  
WORKS IN PRETORIA WILL BE  
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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.**

