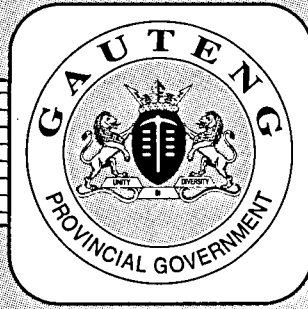


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
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Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

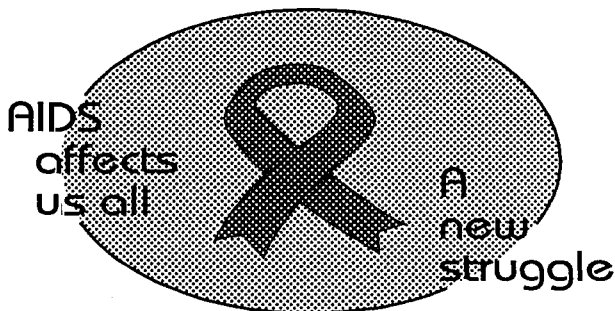
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Vol. 10

PRETORIA, 7 JULY 2004
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No. 264

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1328

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

CENTURION AMENDMENT SCHEME 1200

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 Die Hoewes Extension 221, being an amendment of the Centurion Town Planning Scheme, 1992.

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 Centurion Amendment Scheme 1200.

(K13/2/Die Hoewes x221 (1200))
7 July 2004

Acting General Manager: Legal Services
(Notice No. 1328/2004)

PLAASLIKE BESTUURSKENNISGEWING 1328

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

CENTURION WYSIGINGSKEMA 1200

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 Die Hoewes Uitbreiding 221, synde 'n wysiging van die Centurion Dorpsbeplanningskema, 1992, 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 Centurion Wysigingskema 1200.

(K13/2/Die Hoewes x221 (1200))
7 Julie 2004

Waarnemende Hoofbestuurder: Regsdienste
(Kennisgewing No. 1328/2004)

LOCAL AUTHORITY NOTICE 1329

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF DIE HOEWES EXTENSION 221 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 Die Hoewes Extension 221 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(K13/2/Die Hoewes x221)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY WHITE RHINO PROPERTY INVESTMENTS (TWO) (PTY) LTD (HEREAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 76 OF THE FARM HIGHLANDS 359-JR, GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Die Hoewes Extension 221.

1.2 DESIGN

The township shall consist of two erven as indicated on General Plan S.G. No. 3367/2004.

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 –

the following condition which does not affect the township:

"This holding shall be subject to Notarial Deed of Servitude No 80/1932-S 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 its own expense, make arrangements with the local authority, in order to ensure that-

- (a) 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
- (b) trenches and excavations for foundations, pipes, cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150mm, 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 its own expense cause Erven 567 and 568 in the township to be consolidated. Consent for the consolidation is hereby granted by the Local Authority in terms of the provisions of section 92(2) of Ordinance 15 of 1986.

1.6 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.

1.7 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.

1.8 REMOVAL OR REPLACEMENT OF MUNICIPAL AND TELKOM SERVICES

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal and Telkom services, the cost thereof shall be borne by the township owners.

2. CONDITIONS OF TITLE

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

ALL ERVEN

- (a) The erf is subject to a servitude, 3m 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 3m 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.
- (d) The erf is subject to a 5m servitude for general municipal purposes in favour of the local authority as indicated on the General Plan.

PLAASLIKE BESTUURSKENNISGEWING 1329

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

VERKLARING VAN DIE HOEWES UITBREIDING 221 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 Die Hoewes Uitbreiding 221 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(K13/2/Die Hoewes x221)

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR WHITE RHINO PROPERTY INVESTMENTS (TWO) (PTY) LTD EN DIE STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 76 VAN DIE PLAAS HIGHLANDS 359-JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Die Hoewes Uitbreiding 221.

1.2 ONTWERP

Die dorp bestaan uit twee erwe soos aangedui op Algemene Plan LG No. 3367/2004.

1.3 BESIKKING 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 –

die volgende voorwaarde wat nie aan die erwe in die dorp oorgedra raak nie:

“This holding shall be subject to Notarial Deed of Servitude No 80/1932-S with reference to a right of way-leave for electric energy in favour of the City Council of Pretoria.”

1.4 VOORKOMENDE MAATREËLS

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

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

1.5 KONSOLIDASIE VAN ERWE

Die dorpseniener moet op eie koste Erwe 567 en 568 in die dorp laat konsolideer. Die Plaaslike Bestuur verleen hiermee toestemming tot konsolidasie in terme van die bepalings van artikel 92(2) van Ordonnansie 15 van 1986.

1.6 SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseniener moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes en kantruimtes of oor gemeenskaplike grense gelê is, laat sloop tot tevredenheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis.

1.7 VERWYDERING VAN ROMMEL

Die dorpseniener 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 MUNISIPALE EN TELKOM DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande dienste van die munisipaliteit en Telkom te verskuif en/of te verwyder, moet die koste daarvan deur die dorpseniener gedra word.

2. TITELVOORWAARDES

- 2.1 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):

ALLE ERWE

- (a) Die erf is onderworpe aan 'n serwituut 3m 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 serwituut vir munisipale doeleindes 3m 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 serwituut mag afsien.
- (b) Geen gebou 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 2m daarvan geplant word nie.
- (c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke wat hy volgens goeie doedunke 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 rioolhoofpypleidings en ander werke veroorsaak word.
- (d) Die erf is onderworpe aan 'n 5m serwituut vir algemene munisipale doeleindes ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.

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