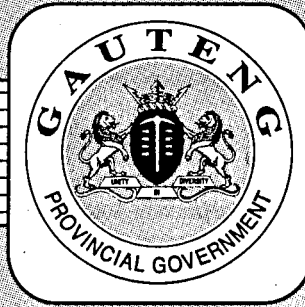


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

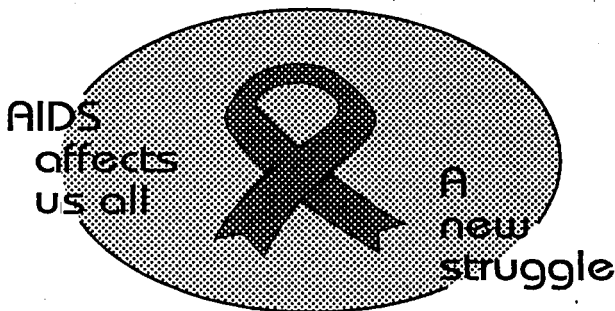
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Vol. 10

PRETORIA, 4 AUGUST
AUGUSTUS 2004

No. 312

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1613

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

PRETORIA AMENDMENT SCHEME 9479

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 13, 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 9479.

(K13/2/Danville x13 (9479))
___ July 2004

Acting General Manager: Legal Services
(Notice No 576/2004)

PLAASLIKE BESTUURSKENNISGEWING 1613

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

PRETORIA WYSIGINGSKEMA 9479

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 Danville Uitbreiding 13, 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 9479.

(K13/2/Danville x13 (9479))
___ Julie 2004

Waarnemende Hoofbestuurder: Regsdienste
(Kennisgewing No 576/2004)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF DANVILLE EXTENSION 13 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 Danville Extension 13 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(K13/2/Danville x13)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE NEW HOUSING COMPANY-NEWHCO (PTY) LTD IN TERMS OF THE PROVISIONS OF PART C OF CHAPTER III: OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 489 (A PORTION OF PORTION 6) OF THE FARM PRETORIA TOWN AND TOWNLANDS 351 JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Danville Extension 13.

1.2 DESIGN

The township shall consist of erven, parks and streets as indicated on General Plan SG No 11028/2003.

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 -

1.3.1 the following servitudes/conditions which do not affect the township;

- (a) Pipeline servitude vide Deed of Servitude K1276/1977S in favour of Rand Water.
- (b) Pipeline 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) Pipeline servitude vide Deed of Servitude K476/1988S in favour of Rand Water.
- (e) Pipeline servitude vide Deed of Servitude K94/1998S in favour of the South African Gas Distribution Corporation Limited.
- (f) 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

Public Open Space: Erf 4124 shall be transferred to the City of Tshwane Metropolitan Municipality as a park simultaneously with the transfer of all other erven in the township by and at the expense of the township owner.

1.5 ENDOWMENT FOR PARKS

A parks contribution in lieu of land equal to 1 776m² shall be payable to the City of Tshwane Metropolitan Municipality 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 two (2) years.

1.6 ACCESS

No ingress from and no egress from the western boundary of the township shall be allowed.

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 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.

1.9 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.

1.10 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 EXCEPTION OF THE ERVEN REFERRED TO IN CLAUSE 2(4)

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 ERVEN 4025 TO 4035

2.1.2.1 Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on the western boundary of the township, except with the written permission of the City of Tshwane Metropolitan Municipality.

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

VERKLARING VAN DANVILLE UITBREIDING 13 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 13 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(K13/2/Danville x13)

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR NEW HOUSING COMPANY-NEWHCO (PTY) LTD INGEVOLGE DIE BEPALINGS VAN DEEL C VAN HOOFSTUK III: VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 489 ('N GEDEELTE VAN GEDEELTE 6) VAN DIE PLAAS PRETORIA TOWN AND TOWNLANDS 351 JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Danville Uitbreiding 13.

1.2 ONTWERP

Die dorp bestaan uit erwe, parke en strate soos aangedui op Algemene Plan LG No. 11028/2003.

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 die regte op minerale, maar uitgesonderd -

1.3.1 die volgende serwitute/voorwaardes wat nie die dorp raak nie:

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

- (b) Pipeline 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) Pipeline servitude vide Deed of Servitude K476/1988S in favour of Rand Water.
- (e) Pipeline servitude vide Deed of Servitude K94/1998S in favour of the South African Gas Distribution Corporation Limited.
- (f) 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

Openbare Oopruimte: Erf 4124 sal oorgedra word na die Stad Tshwane Metropolitaanse Munisipaliteit as 'n park gesamentlik met die oordrag van alle ander erwe in die dorp op koste van die dorpsenaar.

1.5 BEGIFTIGING VAN PARKER

A parks contribution in lieu of land equal to 1 776m² shall be payable to the City of Tshwane Metropolitan Municipality 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 two (2) years.

1.6 TOEGANG

Geen ingang van en geen uitgang vanaf die westelike grense van die dorp word toegelaat nie.

1.7 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 dorpsenaar gedra word.

1.8 VERWYDERING VAN ROMMEL

Die dorpsenaar 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.

1.9 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 dorpsenaar gedra word.

1.10 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 dorpsenaar 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):

2.1.1 ALLE ERWE MET UITSONDERING VAN DIE ERWE GENOEM IN KLOUSULE 2(4)

- 2.1.1.1 Die erf is onderworpe aan 'n serwituu, 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 serwituu 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 serwituu 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 goeë dunnke 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 ERWE 4025 TOT 4035
- 2.1.2.1 Ingang na en uitgang van die erf sal nie toegelaat word langs die grense van die erwe aangrensend aan die westelike grens van die dorp, behalwe met die skriftelike toestemming van die Stad Tshwane Metropolitaanse Munisipaliteit.

LOCAL AUTHORITY NOTICE 1614

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

PRETORIA AMENDMENT SCHEME 9478

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 12, 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 9478.

(K13/2/Danville x12 (9478))
 ___ July 2004

Acting General Manager: Legal Services
 (Notice No 575/2004)

PLAASLIKE BESTUURSKENNISGEWING 1614

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

PRETORIA WYSIGINGSKEMA 9478

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 Danville Uitbreiding 12, 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 9478.

(K13/2/Danville x12 (9478))
 ___ Julie 2004

Waarnemende Hoofbestuurder: Regsdienste
 (Kennisgewing No 575/2004)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF DANVILLE EXTENSION 12 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 Danville Extension 12 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(K13/2/Danville x12)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE NEW HOUSING COMPANY-NEWHCO (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 490 (A PORTION OF PORTION 6) OF THE FARM PRETORIA TOWN AND TOWNLANDS 351 JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Danville Extension 12.

1.2 DESIGN

The township shall consist of erven, parks and streets as indicated on General Plan SG No 11027/2003.

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 -

1.3.1 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) Pipeline servitude vide Deed of Servitude K94/1998L in favour of the South African Gas Distribution Corporation Limited.
- (f) 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

Municipal: Erven 4393 and 4379 shall be transferred to the City of Tshwane Metropolitan Municipality simultaneously with the transfer of all other erven in the township by and at the expense of the township owner:

1.5 ENDOWMENT FOR PARKS

A parks contribution in lieu of land equal to 2232m² 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 two (2) years.

1.6 ACCESS

No ingress from Provincial Road PWV1 to the township and no egress to Provincial Road PWV1 from the township shall be allowed.

1.7 RECEIVING AND DISPOSAL OF STORMWATER

The township owner shall arrange the stormwater drainage of the township in such a way as to fit in with that of Road PWV1 and he shall receive and dispose of the stormwater running off or being diverted from the road.

1.8 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.

1.9 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at his own expense erect a fence or other physical barrier on the southern boundary of the erven abutting Road PWV 1 (N4) to the satisfaction of the Regional Manager: SA National Roads Agency 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.

1.10 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.

1.11 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.

1.12 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 EXCEPTION OF THE ERVEN REFERRED TO IN CLAUSE 2(4)

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 ERVEN 4392 AND 4394 TO 4410

2.1.2.1 No swimming pool or any essential storm-water drainage structure, no building, structure or other thing which is attached to the land, 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 Regional Manager: SA Roads Agency.

2.1.2.2 Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on road PWV1.

2.1.3 ERVEN 4382 to 4392

Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on Erf 4379, except with the written permission of the City of Tshwane Metropolitan Municipality.

2.1.4 ERVEN 4380 TO 4382

Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on the north-western boundary of the township except with the written permission of the City of Tshwane Metropolitan Municipality.

2.1.5 ERF 4379 IS SUBJECT TO:

The erf is subject to a servitude SG No 1851/1976 for municipal purposes in favour of the City of Tshwane Metropolitan Municipality as indicated on the general plan.

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

VERKLARING VAN DANVILLE UITBREIDING 12 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 12 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(K13/2/Danville x12)

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR NEW HOUSING COMPANY-NEWHCO (PTY) LTD 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 490 ('N GEDEELTE VAN GEDEELTE 6) VAN DIE PLAAS PRETORIA TOWN AND TOWNLANDS 351 JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Danville Uitbreiding 12.

1.2 ONTWERP

Die dorp bestaan uit erwe, parke en strate soos aangedui op Algemene Plan LG No. 11027/2003.

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 -

1.3.1 die volgende servitute/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) Pipeline servitude vide Deed of Servitude K94/1998L in favour of the South African Gas Distribution Corporation Limited.
- (f) 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

Municipal: Erven 4393 and 4379 shall be transferred to the City of Tshwane Metropolitan Municipality simultaneously with the transfer of all other erven in the township by and at the expense of the township owner:

1.5 ENDOWMENT FOR PARKS

A parks contribution in lieu of land equal to 2232m² 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 two (2) years.

1.6 TOEGANG

Geen ingang van Provinsiale Pad PWV1 tot die dorp en geen uitgang tot Provinsiale Pad PWV1 uit die dorp word toegelaat nie.

1.7 ONTVANGS VAN EN WEGDOEN MET STORMWATER

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van die Pad PWV1 en hy moet die stormwater wat van die pad afloop of afgelei word, ontvang en daarmee wegdoen.

1.8 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.

1.9 OPRIGTING VAN HEINING OF ANDER FISIESE VERSPERRING

Die dorpseienaar moet op eie koste 'n heining of ander fisiese versperring oprig tot tevredeheid van die Direkteur-generaal: Departement van Vervoer en Openbare Werke, soos en wanneer deur hom verlang om dit te doen, en die dorpseienaar moet sodanige heining of fisiese versperring in 'n goeie toestand hou tot tyd en wyl hierdie verantwoordelikheid deur die Stad Tshwane Metropolitaanse Munisipaliteit oorgeneem word: Met dien verstande dat die dorpseienaar se verantwoordelikheid vir die instandhouding daarvan verval sodra die Stad Tshwane Metropolitaanse Munisipaliteit die verantwoordelikheid vir die instandhouding van die strate in die dorp oorneem.

1.10 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.

1.11 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.

1.12 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 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 MET UITSONDERING VAN DIE ERWE GENOEM IN KLOUSULE 2(4)

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 goeë dunnke 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 ERVEN 4392 AND 4394 TO 4410

2.1.2.1 No swimming pool or any essential storm-water drainage structure, no building, structure or other thing which is attached to the land, 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 Regional Manager: SA Roads Agency.

2.1.2.2 Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on road PWV1.

2.1.3 ERVEN 4382 to 4392

Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on Erf 4379, except with the written permission of the City of Tshwane Metropolitan Municipality.

2.1.4 ERVEN 4380 TO 4382

Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on the north-western boundary of the township except with the written permission of the City of Tshwane Metropolitan Municipality.

2.1.5 ERF 4379 IS SUBJECT TO:

The erf is subject to a servitude SG No 1851/1976 for municipal purposes in favour of the City of Tshwane Metropolitan Municipality as indicated on the general plan.

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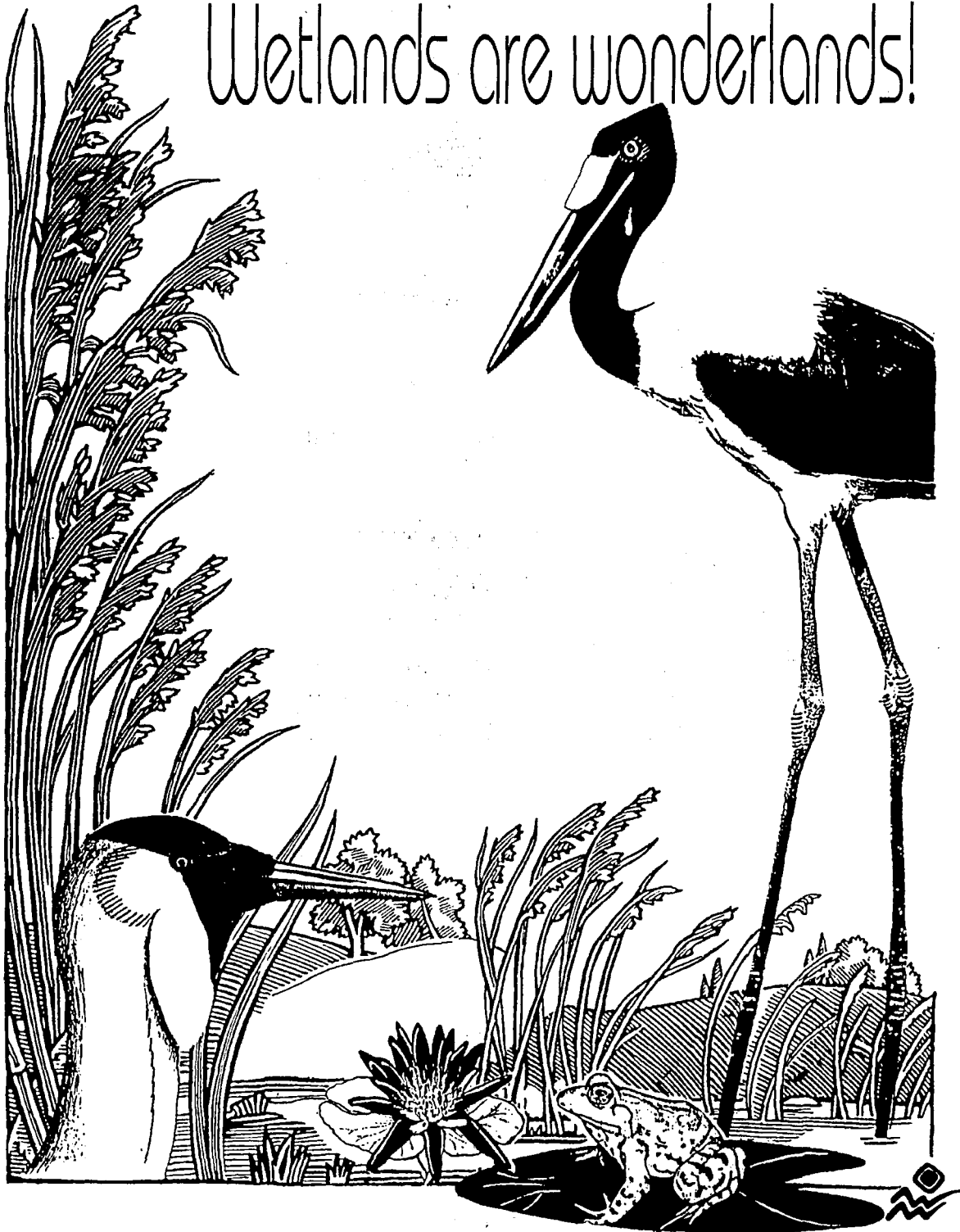
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