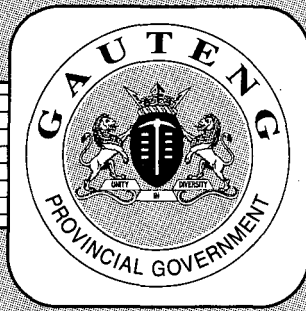


**THE PROVINCE OF
GAUTENG**



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GAUTENG**

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PRETORIA, 26 OCTOBER
OKTOBER 2004

No. 464

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 2340 CITY OF TSHWANE METROPOLITAN MUNICIPALITY CENTURION AMENDMENT SCHEME 1301C

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 228, 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 Centurion Amendment Scheme 1301C.

(K13/2/Die Hoewes x228 (1301C))
___ October 2004

Acting General Manager: Legal Services
(Notice No 970/2004)

PLAASLIKE BESTUURSKENNISGEWING 2340 STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

CENTURION WYSIGINGSKEMA 1301C

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 228, 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 Centurion-wysigingskema 1301C.

(K13/2/Die Hoewes x228 (1301C))
___ Oktober 2004

Waarnemende Hoofbestuurder: Regsdienste
(Kennisgewing No 970/2004)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY DECLARATION OF DIE HOEWES EXTENSION 228 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 228 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(K13/2/Die Hoewes x228)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY CENT CONSTRUCTION CC IN TERMS OF THE PROVISIONS OF CHAPTER III: PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 75 (A PORTION OF PORTION 5) OF THE FARM HIGHLANDS 359JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Die Hoewes Extension 228.

1.2 DESIGN

The township shall consist of erven as indicated on General Plan SG No 5810/2004.

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 the rights to minerals, but excluding -

- a) the following conditions which do not affect the erven in the township;
 - "C(i) The former Remaining Extent of the eastern portion of the said farm Zwartkop, measuring as such 2064,9702 hectares (of which the property held hereunder forms a portion) is subject and entitled to the following conditions:
 - (ii) Subject to the terms of Notarial Deed No 210/1931-S registered on the 22nd day of April 1931, relating to the rights to water in the Kaal Spruit and water in the Hennops River above the eastern boundary of the farm Zwartkop 356 (formerly 476), Transvaal;
 - (iii) entitled to a one third share of the river water; and
 - (iv) subject to the conditions of certain Deed of Partition dated the 29th day of March 1857, copies whereof are attached to Deeds of Transfer No's 2093/1902 and 2095/1902.
- D The former Remaining Extent of the eastern portion of the farm Zwartkop 356 (formerly 476) Registration Division JR Transvaal, (measuring as such 547,2018 hectares (of which the property hereby transferred forms a portion) is entitled to a perpetual servitude of right of way over -
 - (i) The Remaining Extent of Portion 1 of Portion "a" of Portion 4 of Portion "D" of the middle portion of the farm Zwartkop 356 (formerly 476) Registration Division JR, Transvaal, held by Deed of Transfer No 11190/1934;
 - (ii) The Remaining Extent of Portion "E" (formerly called Portion "C" of the said farm Zwartkop held by Deed of Transfer No 4606/1935; and
 - (iii) Portion 1 of Portion "M" of the eastern portion of the said farm Zwartkop, held by Deed of Transfer No 2561/1936 as will more fully appear from Notarial Deed of Servitude No 662/1936-S registered on the 15th day of August 1936."

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 dolomite area/s is drained properly and that streets are sealed effectively with tar, cement or bitumen; and
- (b) trenches and excavations for foundations, pipes and cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150 mm, and compacted until the same grade of compaction as that of the surrounding material is obtained.

1.5 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 R73 500,00 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).

1.6 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.

1.7 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.

1.8 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 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.

All enterprises concerned should be contacted before approval of the proposal to ensure that the width of the streets is sufficient to accommodate all the required services.

1.10 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have Erven 597 and 598 in the township consolidated. The City of Tshwane Metropolitan Municipality hereby grants its consent to the consolidation in respect of Section 92(2)(a) of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986).

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

2.1.1.1 The erf shall be subject to a servitude, 3 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.

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**VERKLARING VAN DIE HOEWES UITBREIDING 228 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 228 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(K13/2/Die Hoewes x228)

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR CENT CONSTRUCTION CC INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III: DEEL C VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 75 ('N GEDEELTE VAN GEDEELTE 5) VAN DIE PLAAS HIGHLANDS 359JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES**1.1 NAAM**

Die naam van die dorp is Die Hoewes Uitbreiding 228.

1.2 ONTWERP

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG No. 5810/2004.

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 -

a) die volgende voorwaardes wat nie die erwe in die dorp raak nie:

"C(i) The former Remaining Extent of the eastern portion of the said farm Zwartkop, measuring as such 2064,9702 hectares (of which the property held hereunder forms a portion) is subject and entitled to the following conditions:

(ii) Subject to the terms of Notarial Deed No 210/1931-S registered on the 22nd day of April 1931, relating to the rights to water in the Kaal Spruit and water in the Hennops River above the eastern boundary of the farm Zwartkop 356 (formerly 476), Transvaal;

(iii) entitled to a one third share of the river water; and

(iv) subject to the conditions of certain Deed of Partition dated the 29th day of March 1857, copies whereof are attached to Deeds of Transfer No's 2093/1902 and 2095/1902.

D The former Remaining Extent of the eastern portion of the farm Zwartkop 356 (formerly 476) Registration Division JR Transvaal, (measuring as such 547,2018 hectares (of which the property hereby transferred forms a portion) is entitled to a perpetual servitude of right of way over -

(i) The Remaining Extent of Portion 1 of Portion "a" of Portion 4 of Portion "D" of the middle portion of the farm Zwartkop 356 (formerly 476) Registration Division JR, Transvaal, held by Deed of Transfer No 11190/1934;

(ii) The Remaining Extent of Portion "E" (formerly called Portion "C" of the said farm Zwartkop held by Deed of Transfer No 4606/1935; and

(iii) Portion 1 of Portion "M" of the eastern portion of the said farm Zwartkop, held by Deed of Transfer No 2561/1936 as will more fully appear from Notarial Deed of Servitude No 662/1936-S registered on the 15th day of August 1936."

1.4 VOORKOMENDE MAATREËLS

Die dorpsenaar 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 dolomiet areas behoorlik gedreineer word en dat die strate doeltreffend met teer, beton of bitumen geseël word; en
- (b) sote en uitgrawings vir fundamente, pype kables of vir enige ander doeleindes behoorlik met klam grond in lae wat nie dikker as 150mm is nie, opgevul word en gekompakteer word totdat dieselfde verdigtingsgraad as wat die omliggende materiaal is, verkry is.

1.5 BEGIFTIGING

Betaalbaar aan die Stad Tshwane Metropolitaanse Munisipaliteit.

Die dorpsenaar moet aan die Stad Tshwane Metropolitaanse Munisipaliteit, as begiftiging, 'n totale bedrag van R73 500,00 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).

1.6 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.

1.7 SLOPING VAN GEBOUE EN STRUKTURE

Die dorpsenaar 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.

1.8 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 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.

1.10 KONSOLIDASIE VAN ERWE

Die dorpsenaar moet op eie koste Erwe 597 en 598 in die dorp laat konsolideer. Die Stad Tshwane Metropolitaanse Munisipaliteit verleen hiermee ingevolge Artikel 92(2)(a) van Dorpsbeplanningskema, 1986 (Ordonnansie 15 van 1986), toestemming tot die konsolidasie.

2. TITELVOORWAARDES

- 2.1 DIE ERWE HIERONDER GENOEM, IS ONDERWORPE AAN DIE VOORWAARDES SOOS AANGEDUI, OP GELÊ 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, 3 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 goeddunke 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.