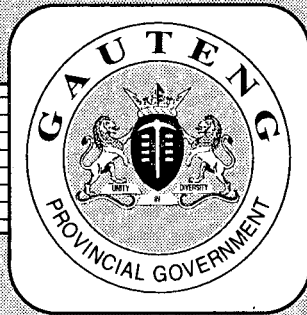


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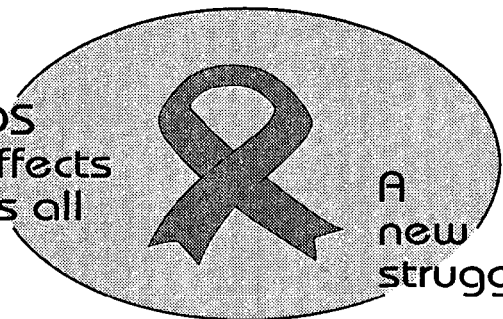
Vol. 10

PRETORIA, 9 JANUARY 2004  
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## LOCAL AUTHORITY NOTICES

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### LOCAL AUTHORITY NOTICE 23

#### CITY OF TSHWANE METROPOLITAN MUNICIPALITY DECLARATION AS APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Tshwane Metropolitan Municipality hereby declares Die Hoewes Extension 203 township to be an approved township subject to the conditions set out in the Schedule hereto.

#### SCHEDULE

**CONDITIONS UNDER WHICH THE APPLICATION MADE BY WING TAI DEVELOPMENT CC (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 222 OF THE FARM LYTTELTON 381-JR, HAS BEEN GRANTED**

**(1) NAME**

The name of the township shall be Die Hoewes Extension 203.

**(2) DESIGN**

The township shall consist of two erven as indicated on General Plan No. 9469/2003.

**(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 –

- (a) the following condition which shall not be passed on to the erven in the township:

“(b) LYTTELTON TOWNSHIPS (PROPRIETARY) LIMITED reserves to itself and its successors in title the right to lay down in, on or under the streets and roads, or along the boundary lines of this property telegraphs, telephones, pipes or other apparatus for the purpose of lighting, communication, water leading and drainage either by methods at present in use of which may hereafter come into use, and the further right at all times to the free and unimpaired passage of electric, telegraph and telephone wires over or above any portion of this holding together with the right to affix free of cost such wires to any building or erections thereupon at a height of not less than 3,05 metres from the ground with the right of access to the said wires at any time for the purpose of removal or maintenance.”

“(c) This property shall be subject to Deed of Servitude No. 285/1934-S with reference to a right of wayleave for electric energy in favour of the City Council of Pretoria”.

- (b) the following servitude which affects Erven 538 and 539 in the township:

“The abovementioned property is further subject to a servitude for municipal purposes, 4,63 (FOUR comma SIX THREE) metres wide, parallel to the entire Western border of the property as shown by figures AD on diagram S.G. Nr. A5886/39 annexed to Deed of Transfer T32456/1944, which servitude is held by Notarial Deed of Servitude no. SK 4735/ 02-S.”

**(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.

**(5) CONSOLIDATION OF ERVEN**

The township owner shall at its own expense cause Erven 538 and 539 in the township to be consolidated.

**(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.

**(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.

**(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.

**(9) ENDOWMENT**

Payable to the City of Tshwane Metropolitan Municipality.

The township owner shall pay to the City of Tshwane Metropolitan Municipality as endowment a total amount of R307 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).

**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**

- (1) 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.
- (2) 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.
- (3) 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.

**GENERAL MANAGER: LEGAL SERVICES**

**Municipal Offices, C/o Basden Avenue and Rabie Street, CENTURION, 0157, or the Municipal Offices, PO Box 14013, LYTTELTON, 0140**  
**Reference: 16/3/1/927**

**PLAASLIKE BESTUURSKENNISGEWING 23**  
**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**  
**VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad Tshwane Metropolitaanse Munisipaliteit hierby die dorp, Die Hoewes Uitbreiding 203 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

**BYLAE**

**VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR WING TAI DEVELOPMENT CC INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 222 VAN DIE PLAAS LYTTELTON, 381-JR, TOEGESTAAN IS**

**1. STIGTINGSVOORWAARDES**

**(1) NAAM**

Die naam van die dorp is Die Hoewes Uitbreiding 203.

**(2) ONTWERP**

Die dorp bestaan uit twee erwe soos aangedui op Algemene Plan L.G. Nr. 9469/2003.

**(3) BESKIKKING OOR BESTAANDE TITELVOORWAARDES**

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, moet inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd –

- (a) die volgende voorwaardes wat nie aan die erwe in die dorp oorgedra moet word nie:

“(b) LYTTELTON TOWNSHIPS (PROPRIETARY) LIMITED reserves to itself and its successors in title the right to lay down in, on or under the streets and roads, or along the boundary lines of this property telegraphs, telephones, pipes or other apparatus for the purpose of lighting, communication, water leading and drainage either by methods at present in use of which may hereafter come into use, and the further right at all times to the free and unimpaired passage of electric, telegraph and telephone wires over or above any portion of this holding together with the right to affix free of cost such wires to any building or erections thereupon at a height of not less than 3,05 metres from the ground with the right of access to the said wires at any time for the purpose of removal or maintenance.”

“(c) This property shall be subject to Deed of Servitude No. 285/1934-S with reference to a right of wayleave for electric energy in favour of the City Council of Pretoria”.

- (b) die volgende voorwaarde wat Erwe 538 en 539 in die dorp raak:

“The abovementioned property is further subject to a servitude for municipal purposes, 4,63 (FOUR comma SIX THREE) metres wide, parallel to the entire Western border of the property as shown by figures AD on diagram S.G. Nr. A5886/39 annexed to Deed of Transfer T32456/1944, which servitude is held by Notarial Deed of Servitude no. SK 4735/ 02-S.”

**(4) VOORKOMENDE MAATREËLS**

Die dorpseienaar 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, kabels 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 het, verkry is.

**(5) KONSOLIDASIE VAN ERWE**

Die dorpseienaar moet op eie koste Erwe 538 en 539 in die dorp, laat konsolideer.

**(6) SLOPING VAN GEBOUE EN STRUKTURE**

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

**(7) VERWYDERING VAN ROMMEL**

Die dorpseienaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

**(8) VERSKUIWING OF DIE VERVANGING VAN TELKOM EN 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.

**(9) BEGIFTIGING**

Betaalbaar aan die Stad Tshwane Metropolitaanse Munisipaliteit.

Die dorpseienaar sal aan die Stad Tshwane Metropolitaanse Munisipaliteit 'n totale bedrag van R307 500,00 betaal as begiftiging waarvan die bedrag gebruik sal word deur die Stad Tshwane Metropolitaanse Munisipaliteit vir die verkryging van grond vir die doeleindes van park en/of openbare oop ruimte.

Die genoemde begiftiging sal betaalbaar wees ingevolge die bepalings van Artikel 81 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).

**2. TITELVOORWAARDES**

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui, opgelê deur die Plaaslike Bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

**(1) ALLE ERWE**

- (1) 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.

- (2) 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.
- (3) 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 goeddunke 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.

**ALGEMENE BESTUURDER: REGSDIENSTE**

**Munisipale Kantore, H/v Basdenlaan en Rabiestraat, CENTURION, 0157, of die Munisipale Kantore, Posbus 14013, LYTTTELTON, 0140**  
**Verwysing: 16/3/1/927**



**LOCAL AUTHORITY NOTICE 24****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
CENTURION AMENDMENT SCHEME 1148**

The City of Tshwane Metropolitan Municipality hereby declares that in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) that it has approved an amendment scheme, being an amendment of the Centurion Town Planning Scheme, 1992, comprising of the same land as included in the township Die Hoewes Extension 203.

This amendment is known as the Centurion Amendment Scheme 1148 and will be effective as from the date of this publication.

**GENERAL MANAGER: LEGAL SERVICES**

**Municipal Offices, C/o Basden Avenue and Rable Street, CENTURION, 0157, or the Municipal Offices, PO Box 14013, LYTTELTON, 0140**  
Reference: 16/3/1/927

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**PLAASLIKE BESTUURSKENNISGEWING 24  
STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT  
CENTURION WYSIGINGSKEMA 1148**

Hiermee word ooreenkomstig die bepalings van artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), bekend gemaak dat die Stad Tshwane Metropolitaanse Munisipaliteit, 'n wysigingskema, synde 'n wysiging van die Centurion Dorpsbeplanningskema, 1992, wat uit dieselfde grond as die dorp Die Hoewes Uitbreiding 203 bestaan, goedgekeur het.

Hierdie wysiging staan bekend as die Centurion Wysigingskema 1148 en sal van krag wees vanaf die datum van hierdie kennisgewing.

**ALGEMENE BESTUURDER: REGSDIENSTE**

**Munisipale Kantore, H/v Basdenlaan en Rablestraat, CENTURION, 0157, of die Munisipale Kantore, Posbus 14013, LYTTELTON, 0140**  
Verwysing: 16/3/1/927

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Director: Financial Management  
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