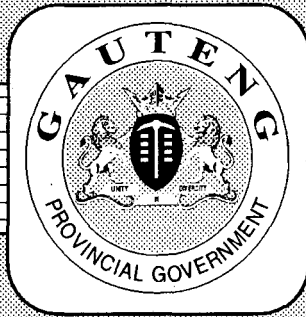


**THE PROVINCE OF
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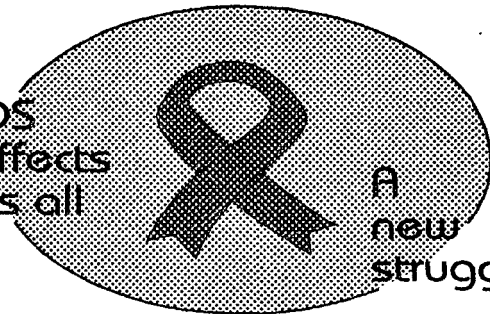
Vol. 10

PRETORIA, 16 NOVEMBER 2004

No. 506

We all have the power to prevent AIDS

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A
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struggle

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2468

CITY OF TSHWANE METROPOLITAN MUNICIPALITY PRETORIA AMENDMENT SCHEME 9471

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 Extension 76, being an amendment of the Pretoria Town-planning Scheme, 1974.

Map 3 and the scheme clauses of this amendment scheme are filed with the City Manager, and are open to inspection during normal office hours.

This amendment is known as the Pretoria Amendment Scheme 9471.

(K13/2/Montana X76)
2004

Acting General Manager: Legal Services

(Notice No /2004)

PLAASLIKE BESTUURSKENNISGEWING 2468

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT PRETORIA WYSIGINGSKEMA 9471

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 Uitbreiding 76, synde 'n wysiging van die Pretoria Dorpsbeplanningskema, 1974, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Stad Bestuurder, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as die Pretoria Wysigingskema 9471

(K13/2/Montana X76)
2004

Waarnemende Hoofbestuurder: Regsdienste

(Kennisgewing No /2004)

LOCAL AUTHORITY NOTICE 2469

CITY OF TSHWANE METROPOLITAN MUNICIPALITY DECLARATION OF MONTANA EXTENSION 76 AS APPROVED TOWNSHIP

In terms of section 111 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Tshwane Metropolitan Municipality hereby declares the township of Montana Extension 76 to be an approved township, subject to the conditions set out in the Schedule hereto.

(K13/2/Montana X76)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY SATARA ONTWIKKELAARS (PROPRIETARY) LIMITED IN TERMS OF THE PROVISIONS OF CHAPTER III : PART C OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP SITUATED ON PORTION 423 (A PORTION OF PORTION 9) OF THE FARM HARTEBEEFONTEIN 324 JR PROVINCE OF GAUTENG HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Montana Extension 76.

1.2 DESIGN

The township shall consist of erven as indicated on General Plan SG No. 10815/2003.

1.3 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 R 88 000.00 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 Township Ordinance, 1986 (Ordinance 15 of 1986).

1.4 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 surrounding roads.

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 lines 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 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.

1.9 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.

1.10 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have the erven in the township consolidated. Consent of the consolidation is hereby granted in terms of the provisions of section 92(2) of Ordinance 15 of 1986 by the City of Tshwane Metropolitan Municipality.

1.11 COMPLIANCE WITH CONDITIONS IMPOSED BY GDACEL

The conditions imposed in the Record of Decision issued on 5 September 2003 by the Gauteng Department of Agriculture, Conservation and Environment in terms of section 22 of the Environment Conservation Act, 1989 (Act 73 of 1989) shall be complied with by the owner of the township at his own expense.

2. CONDITIONS OF TITLE

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. ALL ERVEN

- (a) 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, and additional servitude for municipal purposes, 2 metre wide, over the entrance portion of the erf, if and when required by the Municipality: Provided that the local authority may waive any such servitude.
- (b) No buildings or other structure 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.
- (c) The City of Tshwane Metropolitan Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavated 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.

2.2 ERF 1310

- (a) The erf shall be subject to a 3 metre wide municipal servitude for stormwater purposes along the eastern boundary of the erf, in favour of the City of Tshwane Metropolitan Municipality, as indicated on the general plan.
- (b) No buildings or other structure 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 therefrom.

PLAASLIKE BESTUURSKENNISGEWING 2469

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
VERKLARING VAN MONTANA UITBREIDING 76 TOT GOEDGEKEURDE DORP**

Ingevolge van artikel 111 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No 15 van 1986), verklaar die Stad Tshwane Metropolitaanse Munisipaliteit hierby die dorp Montana Uitbreiding 76 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(K13/2/Montana X76)

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR SATARA ONTWIKKELAARS INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III : AFDELING C VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 423 ('N GEDEELTE VAN GEDEELTE 9) VAN DIE PLAAS HARTEBESTHOEK 324 JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES**1.1 NAAM**

Die naam van die dorp is Montana Uitbreiding 76

1.2 ONTWERP

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG No 10815/2003.

1.3 BEGIFTIGING

Betaalbaar aan die Stad van Tshwane Metropolitaanse Munisipaliteit.

Die dorpseienaar moet as begiftiging aan die Stad van Tshwane Metropolitaanse Munisipaliteit 'n totale bedrag van R 88 000.00 betaal, welke bedrag deur die Stad van Tshwane Metropolitaanse Munisipaliteit aangewend moet word vir die verkryging van grond vir park en/of publieke openbare oopruimte doeleindes.

Sodanige begiftiging moet ooreenkomstig die bepalings van artikel 81 van die Dorpsbeplanning en Dorpe Ordonnansie, 1986 (Ordonnansie 15 van 1986) betaal word.

1.4 ONTVANGS VAN EN VERSORGING VAN STORMWATER

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van die omliggende paaie.

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 BESTAANDE GEBOUE EN STRUKTURE

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of aan gemeenskaplike grense geleë is of vervalde strukture, laat sloop wanneer die Stad van Tshwane Metropolitaanse Munisipaliteit dit vereis.

1.7 VERWYDERING VAN ROMMEL

Die dorpseienaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot tevredeheid van die Stad van Tshwane Metropolitaanse Munisipaliteit, wanneer die Stad van Tshwane Metropolitaanse Munisipaliteit dit vereis.

1.8 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.

1.9 VERWYDERING OF VERVANGING VAN MUNISIPALE EN 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.

1.10 KONSOLIDASIE VAN ERWE

Die dorpseienaar moet op eie koste die erwe in die dorp laat konsolideer. Toestemming vir die konsolidasie word hiermee toegestaan ooreenkomstig die bepalings van artikel 92(2) van Ordonnansie 15 van 1986 deur die Stad van Tshwane Metropolitaanse Munisipaliteit.

1.11 VOLDOENING AAN VOORWAARDES OPGELÉ DEUR GDACEL

Die voorwaardes opgelé in die Rekord van Besluit uitgereik op 5 September 2003 deur die Gauteng Departement van Landbou, Bewaring en Omgewingsake ingevolge artikel 22 van die wet op Omgewingsbewarings, 1989 (Wet 73 van 1989) moet aan voldoen word deur die eienaar van die dorp en die koste daarvan moet deur die dorpsienaar gedra word.

2. TITELVOORWAARDES

Die erwe hieronder genoem, is onderworpe aan die voorwaardes soos aangedui, opgelé deur die Stad van Tshwane Metropolitaanse Munisipaliteit ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986):

2.1 ALLE ERWE

- (a) Die erf is onderworpe aan 'n serwituut, 2 meter breed, vir munisipale dienste (water, riool, elektrisiteit en stormwater) (hierna "die dienste" genoem), ten gunste van die Stad van 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, wanneer die munisipaliteit dit vereis. Op voorwaarde dat die munisipaliteit sodanige serwituut ter syde mag stel.
- (b) Geen geboue 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 daarvandaan geplant word nie.
- (c) Die Stad van 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 die grond wat aan die voornoemde serwituut grens en voorts is die Stad van Tshwane Metropolitaanse Munisipaliteit geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Stad van Tshwane Metropolitaanse Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige dienste en ander werke veroorsaak word.

2.2 ERF 1310

- (a) Die erf is onderworpe aan 'n 3 meter breed munisipale serwituut vir stormwater doeleindes langs die oostelike grens van die erf, ten gunste van die Stad van Tshwane Metropolitaanse Munisipaliteit, soos aangedui op die algemene plan.
- (b) Geen geboue 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 daarvandaan geplant word nie.

