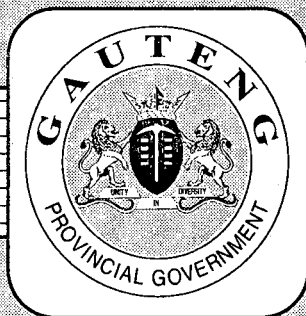


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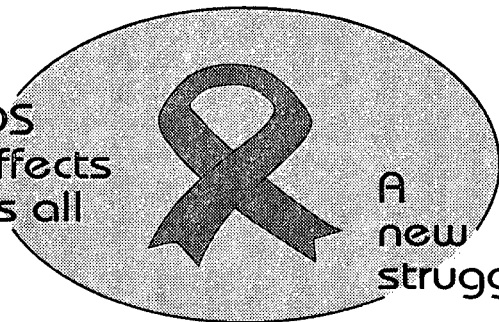
**Vol. 10**

PRETORIA, 20 FEBRUARY  
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**No. 67**

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## LOCAL AUTHORITY NOTICES

### PLAASLIKE BESTUURSKENNISGEWING 294

#### KUNGWINI PLAASLIKE MUNISIPALITEIT

#### VERKLARING AS GOEDGEKEURDE DORP

In terme van Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No. 15 van 1986), verklaar die Kungwini Plaaslike Munisipaliteit Silver View Ridge as 'n goedgekeurde dorp, onderworpe aan die voorwaardes soos in die Bylae hieronder uiteengesit.

#### BYLAE

**STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR BENFRANCO DEVELOPMENT (PROPRIETARY) LIMITED HIERNA DIE DORPSTIGTERS GENOEM, INGEVOLGE DIE BEPALINGS VAN DEEL C VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DOPRSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 129 VAN DIE PLAAS ZWARTKOPPIES 364 - J.R. TOEGESTAAN IS**

#### 1. STIGTINGSVOORWAARDES

##### (1) NAAM

Die naam van die dorp is Silver View Ridge.

##### (2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan 3165/2003.

##### (3) BESKIKKING 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 regte wat nie aan die erwe in die dorp oorgedra moet word nie:

A. The Remaining Extent of Portion 1 of the said farm, measuring as such 581,8222 hectares (of which the property hereby transferred is a portion) is SUBJECT to the terms of an Order of the Water Court dated at PRETORIA on the 27<sup>th</sup> June, 1949, as will more fully appear from Notarial Deed of Servitude No. 620/1949 - S.

B (i) Portion 14 (a portion of Portion 1) of the said farm measuring 85,6532 hectares (of which the property hereby transferred is a portion) is SUBJECT to the following condition:-

"The transferee and their successors in title to the said property shall not be entitled to any riparian rights to water from the Pienaar's River but shall be entitled to the exclusive right to any water that may be found in the Spruit upon the said property".

(ii) The Remaining Extent of the said portion 14 measuring 84,2399 hectares (of which the property hereby transferred forms part) shall be entitled

(a) To a three quarter share only of the water that may be found in the Spruit situate upon the said original Portion 14 of the said farm, and for the purposes of the said division the water in the said Spruit shall be flowing on to Portion 26 (a portion of portion 14) transferred under Deed of Transfer No. 39532/1988, in the two separate river beds which join into one on the said portion 26.

(b) If and when considered necessary to construct a weir or dam in the bed of the said Spruit upon the said portion 26 and to erect a pumping plant thereon with the further right to lead water from the said Spruit either by means of a furrow or pipe to the Western boundary of the said portion 26.

C. Portion 14 (a portion of Portion 1) of the said farm, measuring 85,6532 hectares (of which the property hereby transferred is a portion) is entitled:

- (a) To a servitude of right of way 15, 74 metres wide over certain Portion 15 of the said farm measuring 22, 8408 hectares and held under Deed of Transfer No. 20691/1956 as shown by the figure A H F C A on diagram S.2461/56 attached to the said Deed of Transfer No. 20691/1956.
- (b) To a servitude of right of way over the Remaining Extent of the farm TWEEFONTEIN No. 372, Registration Division J.R. (formerly No. 423), district Pretoria, measuring as such 458, 7720 hectares and held under Certificate of Partition Title No. 10975/1923 as shown by the figure F E G H F on Servitude Diagram A. 4638/55 attached to notarial Deed no. 551/1956-s.
- (c) To a servitude of right of way 15,74 metres wide commencing from the northern corner of the said original Portion 14 of the said farm and thence approximately along the North Western boundary of the remaining extent of Portion 1 of the said farm measuring as such 473,3282 hectares as held by CHARLES RODBARD STRUBEN MALLESON by Deed of Transfer No. 6636/1954 dated the 20<sup>th</sup> day of March 1954, to give the owners of the said portion 14 (a portion of portion 1) of the said farm reasonable direct access over the said Remaining Extent of Portion 1 of the said farm to the public road leading to the Pretoria – Bronkhorstspruit National Road without necessitating the construction of bridges by the owners of the said Portion 14.

**(4) VOORKOMENDE MAATRELS**

Die dorpsligter 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;

**(5) VERWYDERING VAN ROMMEL**

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

**(6) VERSKUIWING OF DIE VERVANGING VAN MUNISIPALE EN TELKOM DIENSTE**

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale en Telkom dienste te verskuif of te vervang moet die koste daarvan deur die dorpselenaar gedra word.

**(7) OORDRAG VAN ERWE**

Erf 88 en 104 moet deur en op koste van die dorpselenaar oorgedra word na 'n maatskappy geregistreer ingevolge Artikel 21 van die Maarskappy Wet, 1973.

**2. TITELVOORWAARDES**

Voorwaardes opgelê deur die plaaslike bestuur kragtens die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).

**(1) ALLE ERWE**

- (a) Die erf is onderworpe aan 'n serwituut 2m 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 2m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur. Met die verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (b) Geen gebou of ander struktuur mag binne die voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag nêre die gebied van die sodanige serwituut of binne 'n afstand van 2m daarvan geplant word nie.
- (c) Die plaaslike bestuur is geregtig op enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke wat hy volgens goeëdunke 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 verged wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke veroorsaak word.
- (d) Die eienaar van elke erf in die dorp sal tydens die oordrag van daardie erf 'n lid word van die Iede Vereniging.

**(2) Erwe 21, 42 EN 98**

Die erf is onderworpe aan 'n munisipale serwituut van 2m wyd ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.

**(3) ERF 104 EN 105**

- (a) Die erf in totaal is onderworpe aan 'n serwituut vir munisipale dienste en 'n Reg van Weg ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.
- (b) Die erf sal nie te koop aangebied word of vervreem word sonder die toestemming van die plaaslike bestuur nie.

**(4) ERF 88**

Die erf is onderworpe aan 'n reg van weg serwituut ten gunste van alle erwe in die dorp.

**LOCAL AUTHORITY NOTICE 294**

**KUNGWINI LOCAL MUNICIPALITY**

**DECLARATION AS APPROVED TOWNSHIP**

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986), the Kunwini Local Municipality hereby declares **Silver View Ridge** as an approved township subject to the conditions set out in the Annexure hereto.

## ANNEXURE

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY BENFRANCO DEVELOPMENT (PROPRIETARY) LIMITED HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR THE PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 128 OF THE FARM ZWARTKOPPIES 364 - J.R. HAS BEEN GRANTED**

1. **CONDITIONS OF ESTABLISHMENT****(1) NAME**

The name of the township shall be Silver View Ridge.

**(2) DESIGN**

The township shall consist of erven and streets as indicated on General Plan 3165/2003.

**(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 rights which shall not be passed on to the erven in the township:

B. The Remaining Extent of Portion 1 of the said farm, measuring as such 581,8222 hectares (of which the property hereby transferred is a portion) is SUBJECT to the terms of an Order of the Water Court dated at PRETORIA on the 27<sup>th</sup> June, 1949, as will more fully appear from Notarial Deed of Servitude No. 620/1949 - S.

B (i) Portion 14 (a portion of Portion 1) of the said farm measuring 85,6532 hectares (of which the property hereby transferred is a portion) is SUBJECT to the following condition:-

"The transferee and their successors in title to the said property shall not be entitled to any riparian rights to water from the Pienaar's River but shall be entitled to the exclusive right to any water that may be found in the Spruit upon the said property".

(ii) The Remaining Extent of the said portion 14 measuring 84,2399 hectares (of which the property hereby transferred forms part) shall be entitled

(c) To a three quarter share only of the water that may be found in the Spruit situate upon the said original Portion 14 of the said farm, and for the purposes of the said division the water in the said Spruit shall be flowing on to Portion 26 (a portion of portion 14) transferred under Deed of Transfer No. 39532/1988, in the two separate river beds which join into one on the said portion 26.

(d) if and when considered necessary to construct a weir or dam in the bed of the said Spruit upon the

said portion 28 and to erect a pumping plant thereon with the further right to lead water from the said Spruit either by means of a furrow or pipe to the Western boundary of the said portion 26.

C. Portion 14 (a portion of Portion 1) of the said farm, measuring 85,6532 hectares (of which the property hereby transferred is a portion) is entitled:

- (a) To a servitude of right of way 15, 74 metres wide over certain Portion 15 of the said farm measuring 22, 8408 hectares and held under Deed of Transfer No. 20691/1956 as shown by the figure A H F C A on diagram S.2481/56 attached to the said Deed of Transfer No. 20691/1956.
- (b) To a servitude of right of way over the Remaining Extent of the farm TWEEFONTEIN No. 372, Registration Division J.R. (formerly No. 423), district Pretoria, measuring as such 458, 7720 hectares and held under Certificate of Partition Title No. 10975/1923 as shown by the figure F E G H F on Servitude Diagram A. 4638/55 attached to notarial Deed no. 551/1956-s.
- (c) To a servitude of right of way 15,74 metres wide commencing from the northern corner of the said original Portion 14 of the said farm and thence approximately along the North Western boundary of the remaining extent of Portion 1 of the said farm measuring as such 473,3282 hectares as held by CHARLES RODBARD STRUBEN MALLESON by Deed of Transfer No. 6636/1954 dated the 20<sup>th</sup> day of March 1954, to give the owners of the said portion 14 (a portion of portion 1) of the said farm reasonable direct access over the said Remaining Extent of Portion 1 of the said farm to the public road leading to the Pretoria - Bronkhorstspruit National Road without necessitating the construction of bridges by the owners of the said Portion 14.

**(4) PRECAUTIONARY MEASURES**

The township owner shall at 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;

**(5) 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.

**(6) 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 owner.

**(7) TRANSFER OF ERVEN**

Erf 88 and 104 shall be transferred by and at cost of the applicant to the Section 21 Company, registered in terms of the Companies Act, 1973.

**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.

**(1) ALL ERVEN**

- (a) The erf is subject to a servitude, 2 m 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 2 m 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. Where the erf is actually affected by a Council sewer line, it must be protected by a 2 m wide 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 2 m 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 owner of each erf will during transfer of the erf become a member of the Section 21 Company.

**(2) ERVEN 21, 42 AND 98**

The erf is subject to a municipal servitude 2 meters wide in favour of the Local Authority as indicated on the General Plan.

**(3) ERF 104 and 105**

- (a) The erf in total is subject to a servitude for municipal services and a Right of Way in favour of the local authority as indicated on the General Plan.
- (b) The erf shall not be offered for sale or be alienated without the written consent of the local authority.

**(4) ERF 88**

The erf is subject to a servitude of right of way to all erven in the township.



**PLAASLIKE BESTUURSKENNISGEWING 295**

**PLAASLIKE BESTUURSKENNISGEWING**

**KUNGWINI PLAASLIKE MUNISIPALITEIT  
BUITESTEDELIKE GEBIEDE WYSIGINGSKEMA 399**

Die Kungwini Plaaslike Munisipaliteit verklaar hierby ingevolge die bepalings van artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), dat dit 'n wysigingskema synde 'n wysiging van die Buitestedelike Gebied Dorpsbeplanningskema, 1975, wat uit dieselfde grond as die dorp Silver View Ridge bestaan, goedgekeur het.

Kaart 3 en die skedules van die wysigingskema word in bewaring gehou deur die Direkteur-Generaal, Ontwikkelingsbeplanning, Gauteng Provinsiale Regering, Germiston, en die Munisipale Bestuurder, Kungwini Plaaslike Munisipaliteit en is ter insae gedurende gewone kantoorure.

Hierdie wysiging staan bekend as Buitestedelike Gebiede Wysigingskema 399 en sal van krag wees vanaf datum van hierdie kennisgewing.

Munisipale Bestuurder  
Kungwini Plaaslike Munisipaliteit, Posbus 40, BRONKHORSTSPRUIT, 1020

**LOCAL AUTHORITY NOTICE 295**

**LOCAL AUTHORITY NOTICE**

**KUNGWINI LOCAL MUNICIPALITY  
PERI-URBAN AMENDMENT SCHEME 399**

The Kungwini Local Municipality in terms of the provisions of section 125 of the Town-Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), declares that it has approved an amendment scheme, being an amendment of the Peri-Urban Town-Planning Scheme, 1975, comprising the same land as included in the township of Silver View Ridge.

Map 3 and the schedule of the amendment scheme are filed with the Director-General: Development Planning, Gauteng Provincial Government, Germiston, and the Municipal Manager, Kungwini Local Municipality and are open for inspection during normal office hours.

This amendment is known as Peri-Urban Amendment Scheme 399 and will be effective as from the date of this publication.

Municipal Manager  
Kungwini Local Municipality, P.O. Box 40, BRONKHORTSPRUIT, 1020

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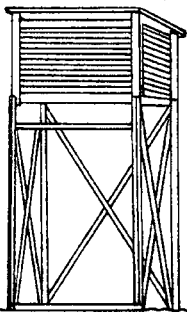
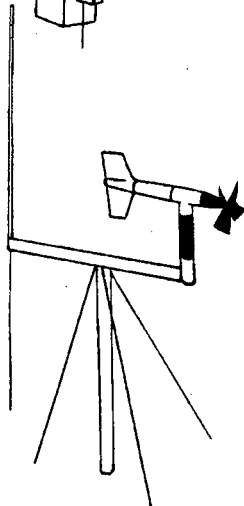
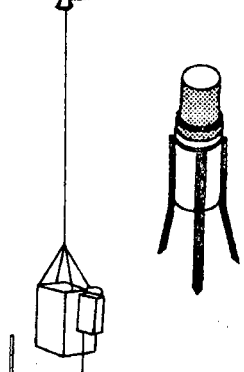
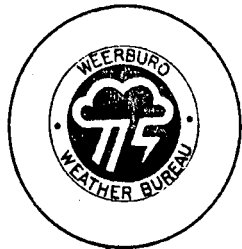
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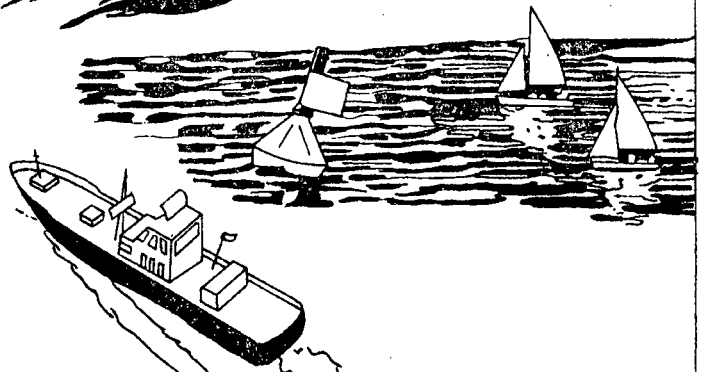
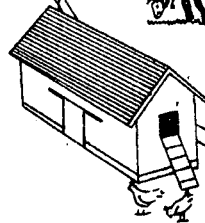
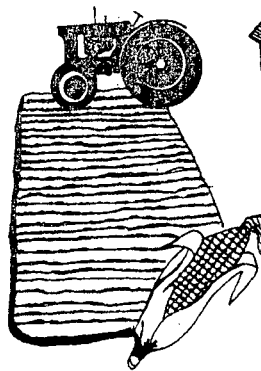
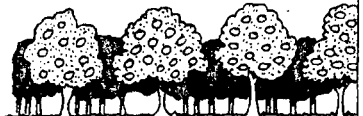
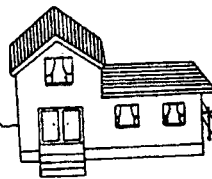
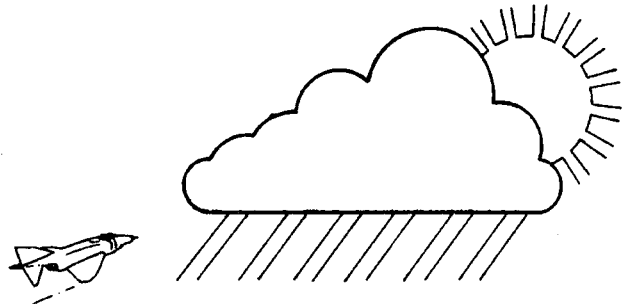
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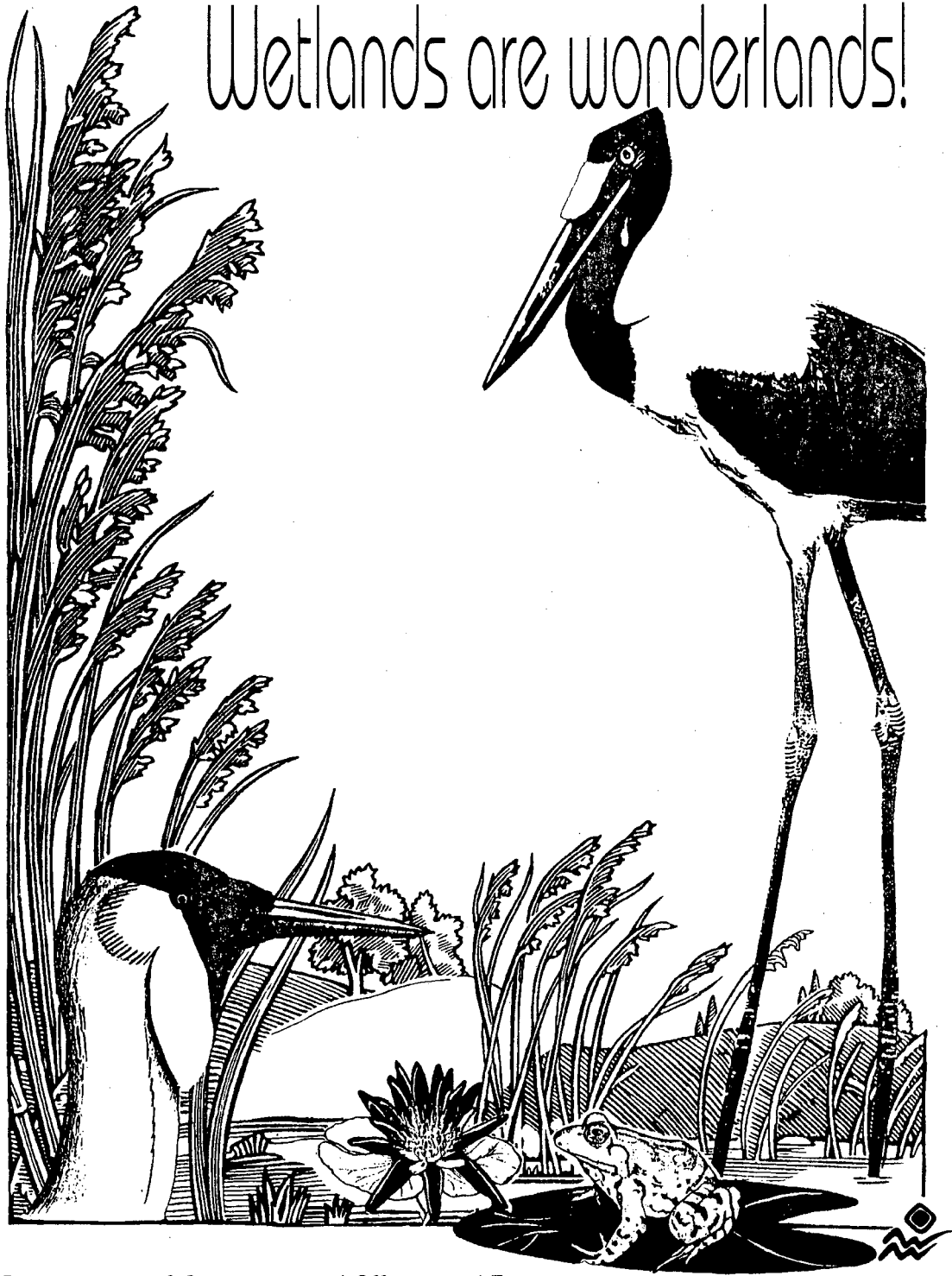
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