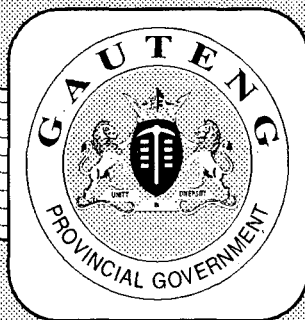


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

Selling price • Verkoopprys: **R2,50**
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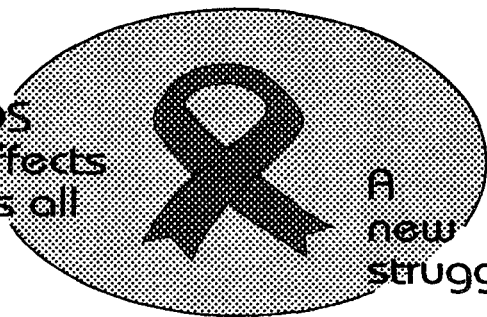
Vol. 11

PRETORIA, 11 MARCH
MAART 2005

No. 107

We all have the power to prevent AIDS

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affects
us all



A
new
struggle

Prevention is the cure

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DEPARTMENT OF HEALTH



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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 555

KUNGWINI LOCAL COUNCIL AMENDMENT SCHEME 436

The Council hereby in terms of provisions of Section 125 of the Town-planning and Townships Ordinance, 1986, declares that it has approved the amendment scheme, being an amendment of the Peri-Urban Areas Town-planning Scheme 1975, comprising the same land, as included in the Township of TIJGER VALLEI EXTENSION 7

Map 3, Annexure and scheme clauses of the amendment scheme are filed with the Chief Town Planner: Kungwini Local Council and are open for inspection at all reasonable times.

The amendment scheme is known as Peri-Urban Areas Amendment Scheme 436

Chief Town Planner: Kungwini Local Council

PLAASLIKE BESTUURSKENNISGEWING 555

WYSIGINGSKEMA 436

Die Stadraad verklaar hierby ingevolge die bepalings van artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat dit 'n wysigingskema synde 'n wysiging van Buitestedelike Gebiede Dorpsbeplanningskema, 1975, wat uit dieselfde grond as die dorp TIJGER VALLEI UITBREIDING 7 bestaan, goedgekeur het.

Kaart 3, Bylae en die skemaklousules van die wysigingskema word in bewaring gehou deur die Hoof Stadsbeplanner, Kungwini Stadsraad en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Buitestedelike Gebiede wysigingskema 436

Hoof Stadsbeplanner: Kungwini Plaaslike Raad

NOTICE 556 OF 2005

DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986, (Ordinance 15 of 1986) the Kungwini Local Council hereby declares Tijger Vallei Extension 7 Township to be an approved township subject to the conditions set out in the Schedule hereto:

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY TIJGER VALLEI 1 (PTY) LTD UNDER THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 127 OF THE FARM TWEEFONTEIN 372 JR PROVINCE OF GAUTENG HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

(1) **Name**

The name of the township shall be Tijger Vallei Extension 7.

(2) **Design**

The township shall consist of erven and streets as indicated on General Plan SG No 7466/2004.

(3) **Disposal of Existing Conditions of Title**

All erven shall be made subject to existing conditions and servitudes, if any, excluding the following servitudes in Deed of Transfer T 3062/93:

- 3.1 The following servitudes shall not be passed on to the erven in the township.
- 3.1.1 Subject to the terms of Order of the Water Court dated at Pretoria on the 27th of June 1949 a certified copy whereof is registered as Notarial Deed of Servitude 620A/1949S which order was made in favour of the former Remaining Extent of the Farm Tweefontein No 423 District Pretoria, measuring 749,2443 hectares, of which the property hereby transferred forms a portion.
- 3.1.2 The former Remaining Extent of the said farm measuring 458,8170 hectares, of which the property hereby transferred forms a portion, is SUBJECT to Notarial Deed 551/1956-S, whereby the said property is :
- (a) Entitled to a Servitude rights of way 15,74 metres wide marked DCEFD on Diagram 4638/55 over the remainder of South Western portion of SWARTKOPPIES No. 289, Pretoria, measuring 469,1690 hectares, held under Deed of Transfer T6636/1954.
 - (b) Entitled to a servitude right of way 15,74 metres wide marked ABCDA on diagram 4638/55 over Portion 14 [a portion of South Western Portion of Swartkoppies aforesaid] measuring 85,6532 hectares held under Certificate of Registered Title T 11418/1956 dated the 15th May 1956.
 - (c) Entitled to Servitude rights of way over remainder of South Western Portion of Swartkoppies aforesaid.

(4) 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.

(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) Formation and duties of Section 21 Company or similar Legal Entities

- (a) The applicant shall properly and legally constitute a Residents Association to the satisfaction of the Council before the sale of the first erf (which Association shall not be de-registered without the consent of the Council)
- (b) The access erf (Erf 84) shall be registered in the name of the Residents Association and said road portion may not be sold or in any way disposed of without prior written consent of the Council.
- (c) Each and every owner of Erven 76 to 83 shall become a member of the Residents Association upon transfer of the erf.
- (d) The Residents Association shall have full legal power to levy from each and every member the cost incurred in fulfilling its function and shall have legal recourse to recover such fees in the event of a default in payments by any member.
- (e) The council shall not be liable for the malfunction of the surfacing of the access way and/or the stormwater drainage system and/or any essential services with the exception of the sewerage system.
- (f) A servitude for municipal purposes shall be registered over Erf 84 in favour of and to the satisfaction of the Council.
- (g) Access from Erven 76 to 83 to a public road shall be across Erf 84 in the township Tijger Vallei Extension 7.
- (h) The Council shall have unrestricted access to Erf 84 at all times.

2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the Administrator in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

(1) All Erven

- (i) The erf is subject to a servitude, 2m 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, 2m 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.
- (ii) 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.
- (iii) 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.

(2) Registration of servitudes

Erven 76 to 79

The erven are subject to a 3m servitude for municipal purposes in favour of Local Authority as indicated on the General Plan.

Erven 76 to 78, 81, 82 and 83

The erven are subject to a 5m servitude for conveyance of services and parking purposes as indicated on the General Plan.

Chief Town Planner

KENNISGEWING 556 VAN 2005

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe 1986, (Ordonnansie 15 van 1986) verklaar Kungwini Plaaslike Raad hierby die Dorp

Tijger Vallei Uitbreiding 7 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR TIJGER VALLEI 1 (EDMS) BPK INGEVOLGDE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE 1986 OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 127 VAN DIE PLAAS TWEEFONTEIN 372 JR PROVINSIE GAUTENG TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

(1) Naam

Die naam van die dorp is Tijger Vallei Uitbreiding 7.

(2) Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LgNo 7466/2004.

(3) Beskikking oor bestaande Titellovoorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute as daar is maar uitgesonderd die volgende servitute in Akte van Transport T 3062/93:

3.1 Die volgende servitute wat nie aan die erwe in die dorp oorgedra moet word nie:

- 3.1.1 Subject to the terms of Order of the Water Court dated at Pretoria on the 27th of June 1949 a certified copy whereof is registered as Notarial Deed of Servitude 620A/1949S which order was made in favour of the former Remaining Extent of the Farm Tweefontein No 423 District Pretoria, measuring 749,2443 hectares, of which the property hereby transferred forms a portion.
- 3.1.2 The former Remaining Extent of the said farm measuring 458,8170 hectares, of which the property hereby transferred forms a portion, is SUBJECT to Notarial Deed 551/1956-S, whereby the said property is :
- (a) Entitled to a Servitude rights of way 15,74 metres wide marked DCEFD on Diagram 4638/55 over the remainder of South Western portion of SWARTKOPPIES No. 289, Pretoria, measuring 469,1690 hectares, held under Deed of Transfer T6636/1954.
 - (b) Entitled to a servitude right of way 15,74 metres wide marked ABCDA on diagram 4638/55 over Portion 14 [a portion of South Western Portion of Swartkoppies aforesaid] measuring 85,6532 hectares held under Certificate of Registered Title T 11418/1956 dated the 15th May 1956.
 - (c) Entitled to Servitude rights of way over remainder of South Western Portion of Swartkoppies aforesaid.

(4) Sloping van Geboue en Strukture

Die dorpselenaar moet op eie koste alle bestaande geboue en structure wat binne boulyn reserwes, kantruimtes of oorgemeenskaplike grense geleë is laat sloop tot bevrediging van die Plaaslike Bestuur wanneer die Plaaslike Bestuur dit vereis.

(5) Verwydering van Rommel

Die Dorpselenaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot bevrediging van die Plaaslike Bestuur wanneer die Plaaslike Bestuur dit vereis.

(6) Vestiging en pligte van Artikel 21 Maatskappy of soortgelyke Regsenteit

- (a) Die aansoeker sal deeglik en wetlik 'n Huisseienaarsvereniging tot die bevrediging van die Raad tot stand bring voor die verkoop van die eerste erf (welke Vereniging nie gederegistreer sal word sonder die toestemming van die Raad nie)
- (b) Die toegangserf (Erf 84) sal geregistreer word in die naam van die Huisseienaarsvereniging en genoemde padgedeelte mag nie verkoop of op enige vervreem word sonder die vooraf geskrewe toestemming van die Raad nie.
- (c) Elke eienaar van Erwe 76 tot 83 sal 'n lid van die Huisseienaarsvereniging word met oordrag van die erf.
- (d) Die Huisseienaarsvereniging sal volle regsbesag hê om van elke lid die koste te verhaal wat aangegaan is om sy doel te bereik en sal regsgronde hê om sodanige koste te herwin in die geval van 'n geen-betaling deur enige lid.

- (e) Die Raad sal nie verantwoordelik wees vir die wanfunksionering van die oppervlakte van die toegangspad en/of die stormwaterdreinerings sisteem en/of enige noodsaaklike dienste met die uitsondering van die riool sisteem nie.
- (f) 'n Servituut vir munisipale doeleindes sal geregistreer word oor Erf 84 ten gunste van en tot die bevrediging van die Raad.
- (g) Toegang vanaf Erwe 76 tot 83 na 'n openbare pad sal oor Erf 84 wees in die dorp Tijger Vallei Uitbreiding 7.
- (h) Die Raad sal vrye toegang hê tot Erf 84 ten alle tye.

2. TITELVOORWAARDES

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

(1) Alle Erwe

- (a) Die erf is onderworpe aan 'n servituut, 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 pypsteel erf, 'n addisionele servituut vir munisipale doeleindes 2m 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 servituut mag afsien.
- (b) Geen gebou of ander struktuur mag binne die voorgenoemde servituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige servituut 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 goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde servituut 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 rioolhoofpyleidings en ander werke veroorsaak word.

(2) Registrasie van servitute

Erwe 76 tot 79

Die erf is onderhewig aan 'n 3m servituut vir munisipale doeleindes ten gunste van die Plaaslike Bestuur soos aangedui op die Algemene Plan

Erwe 76 tot 78, 81, 82 en 83

Die erwe is onderhewig aan 'n 5m servituut vir die geleiding van dienste en parkeerdoeleindes soos aangedui op die Algemene Plan

Hoof Stadsbeplanner: Kungwini Plaaslike Raad

LOCAL AUTHORITY NOTICE 557**KUNGWINI LOCAL COUNCIL
AMENDMENT SCHEME 431**

The Council hereby in terms of provisions of Section 125 of the Town-planning and Townships Ordinance, 1986, declares that it has approved the amendment scheme, being an amendment of the Peri-Urban Areas Town-planning Scheme 1975, comprising the same land, as included in the Township of **TIJGER VALLEI EXTENSION 2**

Map 3, Annexure and scheme clauses of the amendment scheme are filed with the Chief Town Planner: Kungwini Local Council and are open for inspection at all reasonable times.

The amendment scheme is known as Peri-Urban Areas Amendment Scheme 431

Chief Town Planner: Kungwini Local Council

PLAASLIKE BESTUURSKENNISGEWING 557**KUNGWINI PLAASLIKE RAAD
WYSIGINGSKEMA 431**

Die Stadsraad verklaar hierby ingevolge die bepalings van artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat dit 'n wysigingskema synde 'n wysiging van Buitestedelike Gebiede Dorpsbeplanningskema, 1975, wat uit dieselfde grond as die dorp **TIJGER VALLEI UITBREIDING 2** bestaan, goedgekeur het.

Kaart 3, Bylae en die skemaklousules van die wysigingskema word in bewaring gehou deur die Hoof Stadsbeplanner, Kungwini Stadsraad en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Buitestedelike Gebiede wysigingskema 431

Hoof Stadsbeplanner: Kungwini Plaaslike Raad

NOTICE 558 OF 2005**DECLARATION AS APPROVED TOWNSHIP**

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986, (Ordinance 15 of 1986) the Kungwini Local Council hereby declares Tijger Vallei Extension 2 Township to be an approved township subject to the conditions set out in the Schedule hereto:

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY TIJGER VALLEI 1 (PTY) LTD UNDER THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 124 OF THE FARM TWEEFONTEIN 372 JR PROVINCE OF GAUTENG HAS BEEN GRANTED.

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

The name of the township shall be Tijger Vallei Extension 2.

(2) Design

The township shall consist of erven and streets as indicated on General Plan SG No 7463/2004.

(3) Disposal of Existing Conditions of Title

All erven shall be made subject to existing conditions and servitudes, if any, excluding the following servitudes in Deed of Transfer T 3062/93:

3.1 The following servitude shall not be passed on to the erven in the township:

3.1.1 Subject to the terms of Order of the Water Court dated at Pretoria on the 27th of June 1949 a certified copy whereof is registered as Notarial Deed of Servitude 620A/1949S which order was made in favour of the former Remaining Extent of the Farm Tweefontein No 423 District Pretoria, measuring 749,2443 hectares, of which the property hereby transferred forms a portion.

3.1.2 The former Remaining Extent of the said farm measuring 458,8170 hectares, of which the property hereby transferred forms a portion, is SUBJECT to Notarial Deed 551/1956-S, whereby the said property is :

- (a) Entitled to a Servitude rights of way 15,74 metres wide marked DCEFD on Diagram 4638/55 over the remainder of South Western portion of SWARTKOPPIES No. 289, Pretoria, measuring 469,1690 hectares, held under Deed of Transfer T6636/1954.
- (b) Entitled to a servitude right of way 15,74 metres wide marked ABCDA on diagram 4638/55 over Portion 14 [a portion of South Western Portion of Swartkoppies aforesaid] measuring 85,6532 hectares held under Certificate of Registered Title T 11418/1956 dated the 15th May 1956.
- (c) Entitled to Servitude rights of way over remainder of South Western Portion of Swartkoppies aforesaid.

3.2 The following servitude is only applicable to specific erven in the township and shall not be passed on to the erven in the township:

Erf 67 is subject to the following conditions and servitudes.

- C. By virtue of Notarial Deed of Servitude No K 4284/98, dated 3rd July 1998 the within mentioned property is subject to a pipeline servitude laid along a strip of ground 3161 m² in extent as depicted by the figure ABCD on servitude diagram SG No A 79/1993 attached thereto in favour of the Rand Water Board, as will more fully appear from the said deed.

(4) 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.

(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) Formation and duties of Section 21 Company or similar Legal Entities

- (a) The applicant shall properly and legally constitute a Residents Association to the satisfaction of the Council before the sale of the first erf (which Association shall not be de-registered without the consent of the Council)
- (b) The park erf (Erf 67) shall be registered in the name of the Residents Association and may not be sold or in any way disposed of without prior written consent of the Council.

- (c) Each and every owner of Erven 65 and 66 shall become a member of the Residents Association upon transfer of the erf.
- (d) The Residents Association shall have full legal power to levy from each and every member the cost incurred in fulfilling its function and shall have legal recourse to recover such fees in the event of a default in payments by any member.
- (e) The council shall not be liable for the malfunction of the surfacing of the access way and/or the stormwater drainage system and/or any essential services with the exception of the sewerage system.
- (f) Access from Erven 65 to 67 to a public road shall be across Erf 63 in the township Tijger Vallei Extension 1.

2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the Administrator in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

- (1) All Erven
 - (i) The erf is subject to a servitude, 2m 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, 2m 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.
 - (ii) 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.
 - (iii) 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.

Chief Town Planner

KENNISGEWING 558 VAN 2005 VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe 1986, (Ordonnansie 15 van 1986) verklaar Kungwini Plaaslike Raad hierby die Dorp Tijger Vallei Uitbreiding 2 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR TIJGER VALLEI 1 (EDMS) BPK INGEVOLGDE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE 1986 OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 124 VAN DIE PLAAS TWEEFONTEIN 372 JR PROVINSIE GAUTENG TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

- (1) Naam

Die naam van die dorp is Tjiger Vallei Uitbreiding 2.

(2) Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LGNo 7463/2004.

(3) Beskikking oor bestaande Titellovoorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute as daar is maar uitgesonderd die volgende servitute in Akte van Transport T 3062/93:

3.1 Die volgende servituut wat nie aan die erwe in die dorp oorgedra moet word nie:

3.1.1 Subject to the terms of Order of the Water Court dated at Pretoria on the 27th of June 1949 a certified copy whereof is registered as Notarial Deed of Servitude 620A/1949S which order was made in favour of the former Remaining Extent of the Farm Tweefontein No 423 District Pretoria, measuring 749,2443 hectares, of which the property hereby transferred forms a portion..

3.1.2 The former Remaining Extent of the said farm measuring 458,8170 hectares, of which the property hereby transferred forms a portion, is SUBJECT to Notarial Deed 551/1956-S, whereby the said property is :

- (a) Entitled to a Servitude rights of way 15,74 metres wide marked DCEFD on Diagram 4638/55 over the remainder of South Western portion of SWARTKOPPIES No. 289, Pretoria, measuring 469,1690 hectares, held under Deed of Transfer T6636/1954.
- (b) Entitled to a servitude right of way 15,74 metres wide marked ABCDA on diagram 4638/55 over Portion 14 [a portion of South Western Portion of Swartkoppies aforesaid] measuring 85,6532 hectares held under Certificate of Registered Title T 11418/1956 dated the 15th May 1956.
- (c) Entitled to Servitude rights of way over remainder of South Western Portion of Swartkoppies aforesaid.

3.2 Die volgende servitute is slegs van toepassing tot spesifieke erwe in die dorp en sal nie oorgedra word aan die erwe in die dorp nie :

Erf 67 is onderhewig aan die volgende voorwaardes en servitute:

C. By virtue of Notarial Deed of Servitude No K 4284/98, dated 3rd July 1998 the within mentioned property is subject to a pipeline servitude laid along a strip of ground 3161 m² in extent as depicted by the figure ABCD on servitude diagram SG No A 79/1993 attached thereto in favour of the Rand Water Board, as will more fully appear from the said de

(4) Sloping van Geboue en Strukture

Die dorpseienaar moet op eie koste alle bestaande geboue en structure wat binne boulyn reserwes, kantruimtes of oorgemeenskaplike grense geleë is laat sloop tot bevrediging van die Plaaslike Bestuur wanneer die Plaaslike Bestuur dit vereis.

(5) Verwydering van Rommel

Die Dorpsseienaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot bevrediging van die Plaaslike Bestuur wanneer die Plaaslike Bestuur dit vereis.

(6) Vestiging en pligte van Artikel 21 Maatskappy of soortgelyke Regsentiteit

(a) Die aansoeker sal deeglik en wetlik 'n Huiseienaarsvereniging tot die bevrediging van die Raad tot stand bring voor die verkoop van die eerste erf (welke Vereniging nie gederegistreer sal word sonder die toestemming van die Raad nie)

- (b) Die park erf (Erf 67) sal geregistreer word in die naam van die Huiiseienaarsvereniging en genoemde padgedeelte mag nie verkoop of op enige vervreem word sonder die vooraf geskrewe toestemming van die Raad nie.
- (c) Elke eienaar van Erwe 65 en 66 sal 'n lid van die Huiiseienaarsvereniging word met oordrag van die erf.
- (d) Die Huiiseienaarsvereniging sal volle regsgezag hê om van elke lid die koste te verhaal wat aangegaan is om sy doel te bereik en sal regsgronde hê om sodanige koste te herwin in die geval van 'n geen-betaling deur enige lid.
- (e) Die Raad sal nie verantwoordelik wees vir die wanfunksionering van die oppervlakte van die toegangspad en/of die stormwaterdreinerings sisteem en/of enige noodsaaklike dienste met die uitsondering van die riool sisteem nie.
- (f) Toegang vanaf Erwe 65 tot 67 na 'n openbare pad sal oor Erf 63 wees in die dorp Tigger Vallei Uitbreiding 1.

2. TITELVOORWAARDES

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui opgetê deur die Administrateur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 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 pypsteel erf, 'n addisionele serwituut vir munisipale doeleindes 2m 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.
- (b) Geen gebou of ander struktuur mag binne die voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van 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 rioolhoofpypleidings en ander werke wat hy volgens goeiddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde 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.

Hoof Stadsbeplanner: Kungwini Plaaslike Raad

LOCAL AUTHORITY NOTICE 559

**KUNGWINI LOCAL COUNCIL
AMENDMENT SCHEME 430**

The Council hereby in terms of provisions of Section 125 of the Town-planning and Townships Ordinance, 1986, declares that it has approved the amendment scheme, being an amendment of the Peri-Urban Areas Town-planning Scheme 1975, comprising the same land, as included in the Township of **TIJGER VALLEI EXTENSION 1**

Map 3, Annexure and scheme clauses of the amendment scheme are filed with the Chief Town Planner: Kungwini Local Council and are open for inspection at all reasonable times.

The amendment scheme is known as Peri-Urban Areas Amendment Scheme 430

Chief Town Planner: Kungwini Local Council

PLAASLIKE BESTUURSKENNISGEWING 559

**KUNGWINI PLAASLIKE RAAD
WYSIGINGSKEMA 430**

Die Stadraad verklaar hierby ingevolge die bepalings van artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat dit 'n wysigingskema synde 'n wysiging van Buitestedelike Gebiede Dorpsbeplanningskema, 1975, wat uit dieselfde grond as die dorp **TIJGER VALLEI UITBREIDING 1** bestaan, goedgekeur het.

Kaart 3, Bylae en die skemaklausules van die wysigingskema word in bewaring gehou deur die Hoof Stadsbeplanner, Kungwini Stadsraad en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Buitestedelike Gebiede wysigingskema 430

Hoof Stadsbeplanner: Kungwini Plaaslike Raad

NOTICE 560 OF 2005

DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986, (Ordinance 15 of 1986) the Kungwini Local Council hereby declares Tijger Vallei Extension 1 Township to be an approved township subject to the conditions set out in the Schedule hereto:

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY TIJGER VALLEI 1 (PTY) LTD UNDER THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 123 OF THE FARM TWEEFONTEIN 372 JR PROVINCE OF GAUTENG HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

(1) Name

The name of the township shall be Tijger Vallei Extension 1.

(2) Design

The township shall consist of erven and streets as indicated on General Plan SG No 7462/2004.

(3) Disposal of Existing Conditions of Title

All erven shall be made subject to existing conditions and servitudes, if any, excluding the following servitudes in Deed of Transfer T3062/93:

- (a) The following servitudes shall not be passed on to the erven in the township.
- 3.1 Subject to the terms of Order of the Water Court dated at Pretoria on the 27th of June 1949 a certified copy whereof is registered as Notarial Deed of Servitude 620A/1949S which order was made in favour of the former Remaining Extent of the Farm Tweefontein No 423 District Pretoria, measuring 749,2443 hectares, of which the property hereby transferred forms a portion.
- 3.2 The following servitudes are only applicable to specific erven and roads in the township and shall not be passed on to the erven in the township:
- 3.2.1 Silver Lakes Road is subject to the following conditions and servitudes:
- B. The former Remaining Extent of the said farm, measuring 458,8170 hectares, of which the property hereby transferred forms a portion, is Subject to Notarial Deed 551/1956-S, whereby the said property is
- (a) Subject to a servitude of right of way 15,74 metres wide marked FEGHF on Diagram 4638/55 annexed to Notarial Deed 551/1956-D in favour of the remainder of South Western Portion of SWARTKOPPIES No 289 Pretoria, measuring 496.1690 hectares, held under Deed of Transfer T6636/54 and portion 14 (a portion of South Western Portion of Swartkoppies aforesaid) measuring 85,6532 hectares held under Certificate of Registered Title T11418/1956 dated the 14th May 1956.
- (b) Entitled to a Servitude of right of way 15,74 metres wide marked DCEFD on Diagram 4638/55 over such remainder of South Western Portion of Swartkoppies No 289.
- (c) Entitled to a Servitude of right of way 15,74 metres wide marked ABCDA on diagram 4638/55 over portion 14 (a portion of South Western Portion of Swartkoppies aforesaid).
- (d) Entitled to Servitude of right of way over remainder of South Western Portion of Swartkoppies aforesaid.
- 3.2.2 Lippizaner Street is subject to the following servitude:
By virtue of Notarial Deed of Servitude No K 4284/98 Lippizaner Street is subject to a servitude in favour of Rand Water as depicted on diagram SG No A79/1993.

(4) 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.

(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) Access

Ingress to and egress from road 2762(K34) to the township will be allowed via Silver Lakes Road.

(7) Acceptance and disposal of stormwater

In terms of the Gauteng Infrastructure Act, Act No 8 of 2001, the township applicant shall arrange the drainage in such a way that it will fit in with the drainage of K34 road, taking into account the capacity of the system. He shall receive and dispose of all the stormwater running from the road or being diverted from the road. The State or the Provincial Administration will not be responsible for any damage caused by or arising from such stormwater.

- (8) **Formation and duties of Section 21 Company or similar Legal Entities**
- (a) The applicant shall properly and legally constitute a Residents Association to the satisfaction of the Council before the sale of the first erf (which Association shall not be de-registered without the consent of the Council)
 - (b) The park and access erven (Erven 63 and 64) shall be registered in the name of the Residents Association and may not be sold or in any way disposed of without prior written consent of the Council.
 - (c) Each and every owner of Erven 1 to 62 shall become a member of the Residents Association upon transfer of the erf.
 - (d) The Residents Association shall have full legal power to levy from each and every member the cost incurred in fulfilling its function and shall have legal recourse to recover such fees in the event of a default in payments by any member.
 - (e) The Council shall have unrestricted access to Erf 63 at all times.

2. **CONDITIONS OF TITLE**

The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the Administrator in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

- (1) All Erven
 - (i) The erf is subject to a servitude, 2m 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, 2m 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.
 - (ii) 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.
 - (iii) 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.
- (2) Erven 7, 10, 11, 14, 15, 18, 19, 22, 23, 26, 27 and 30
The erven are subject to a right of way servitude in favour of the Leeuwenhof Home Owners Association as indicated on the General Plan.

Chief Town Planner

KENNISGEWING 560 VAN 2005
VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe 1986, (Ordonnansie 15 van 1986) verklaar Kungwini Plaaslike Raad hierby die Dorp

Tijger Vallei Uitbreiding 1 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR TIJGER VALLEI 1 (EDMS) BPK INGEVOLGDE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE 1986 OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 123 VAN DIE PLAAS TWEEFONTEIN 372 JR PROVINSIE GAUTENG TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

(1) Naam

Die naam van die dorp is Tijger Vallei Uitbreiding 1.

(2) Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LGNo 7462/2004.

(3) Beskikking oor bestaande Titelvoorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute as daar is, maar uitgesonderd die volgende servitute in Titel Akte T 3062/93:

(a) Die volgende servituut wat nie aan die erwe in die dorp oorgedra moet word nie:

3.1 Subject to the terms of Order of the Water Court dated at Pretoria on the 27th of June 1949 a certified copy whereof is registered as Notarial Deed of Servitude 620A/1949S which order was made in favour of the former Remaining Extent of the Farm Tweefontein No 423 District Pretoria, measuring 749,2443 hectares, of which the property hereby transferred forms a portion.

3.2 Die volgende servitute is slegs van toepassing tot spesifieke erwe en paaie in die dorp en sal nie oorgedra word aan erwe in die dorp nie:

3.2.1 Silver Lakesweg is onderhewig aan die volgende voorwaardes en servitute:

B. The former Remaining Extent of the said farm, measuring 458,8170 hectares, of which the property hereby transferred forms a portion, is Subject to Notarial Deed 551/1956-S, whereby the said property is

(a) Subject to a servitude of right of way 15,74 metres wide marked FEGHF on Diagram 4638/55 annexed to Notarial Deed 551/1956-D in favour of the remainder of South Western Portion of SWARTKOPPIES No 289 Pretoria, measuring 496.1690 hectares, held under Deed of Transfer T6636/54 and portion 14 (a portion of South Western Portion of Swartkoppies aforesaid) measuring 85,6532 hectares held under Certificate of Registered Title T11418/1956 dated the 14th May 1956.

(b) Entitled to a Servitude of right of way 15,74 metres wide marked DCEFD on Diagram 4638/55 over such remainder of South Western Portion of Swartkoppies No 289.

(c) Entitled to a Servitude of right of way 15,74 metres wide marked ABCDA on diagram 4638/55 over portion 14 (a portion of South Western Portion of Swartkoppies aforesaid).

(d) Entitled to Servitude of right of way over remainder of South Western Portion of Swartkoppies aforesaid.

3.2.2 Lippizaner Straat is onderhewig aan die volgende servituut:

By virtue of Notarial Deed of Servitude No K 4284/98 Lippizaner Street is subject to a servitude in favour of Rand Water as depicted on diagram SG No A79/1993.

(4) Sloping van Geboue en Strukture

Die dorpsenienaar moet op eie koste alle bestaande geboue en strukture wat binne boulyn reserwes, kantruimtes of oorgemeenskaplike grense geleë is laat sloop tot bevrediging van die Plaaslike Bestuur wanneer die Plaaslike Bestuur dit vereis.

(5) Verwydering van Rommel

Die Dorpsenienaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot bevrediging van die Plaaslike Bestuur wanneer die Plaaslike Bestuur dit vereis.

(6) Toegang

Ingang tot en uitgang vanaf pad 2762(K34) tot die dorp sal toegelaat word via Silver Lakes straat.

(7) Aanvaarding en hantering van storm water

In terme van die Gauteng Infrastruktuur Wet, Wet No 8 van 2001, sal die dorpsontwikkelaar reël dat die dreineringsinpas met die dreinerings van Pad K34 en die kapasiteit van die sisteem sal ook in aanmerking geneem word. Die dorpsontwikkelaar sal storm water ontvang en reël wat vanaf die pad weg gelei word. Die Staat of die Provinsiale Administrasie sal nie verantwoordelik gehou word vir enige skade wat deur die storm water afdop veroorsaak word nie.

(8) Vestiging en pligte van Artikel 21 Maatskappy of soortgelyke Regsentiteit

- (a) Die aansoeker sal deeglik en wetlik 'n Huiseienaarsvereniging tot die bevrediging van die Raad tot stand bring voor die verkoop van die eerste erf (welke Vereniging nie gederegistreer sal word sonder die toestemming van die Raad nie)
- (b) Die park en toegang erwe (Erwe 63 en 64) sal geregistreer word in die naam van die Huiseienaarsvereniging en genoemde padgedeelte mag nie verkoop of op enige wyse vervoer word sonder die vooraf geskrewe toestemming van die Raad nie.
- (c) Elke eienaar van Erwe 1 tot 62 sal 'n lid van die Huiseienaarsvereniging word met oordrag van die erf.
- (d) Die Huiseienaarsvereniging sal volle regsbesag hê om van elke lid die koste te verhaal wat aangegaan is om sy doel te bereik en sal regsgronde hê om sodanige koste te herwin in die geval van 'n geen-betaling deur enige lid.
- (e) Die Raad sal ten alle tye onbeperkte toegang hê oor Erf 63.

3. TITELVOORWAARDES

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui opgelê deur die Administrateur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 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 pypsteel erf, 'n addisionele serwituut vir munisipale doeleindes 2m 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.
- (b) Geen gebou of ander struktuur mag binne die voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van 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 goeie doodskede noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde

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 rioolhoofpyleidings en ander werke veroorsaak word.

(2) Erwe 7, 10, 11, 14, 15, 18, 19, 22, 23, 26, 27 en 30

Die erwe is onderworpe aan 'n reg van weg serwituut ten gunste van Leeuwenhof Huiseienaarsvereniging soos aangedui op die Algemene Plan.

Hoof Stadsbeplanner: Kungwini Plaaslike Raad

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HENNIE MALAN

Director: Financial Management
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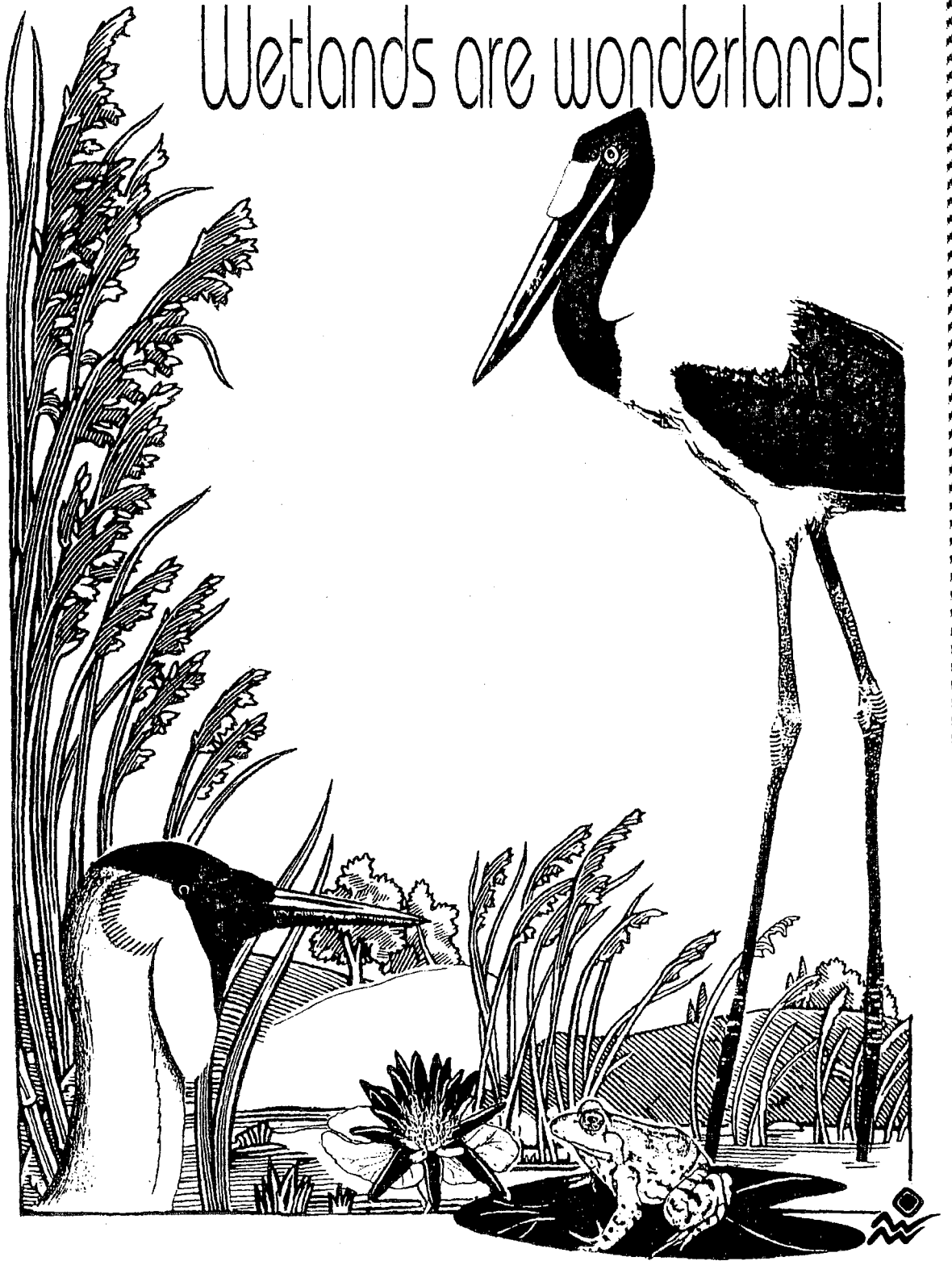
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