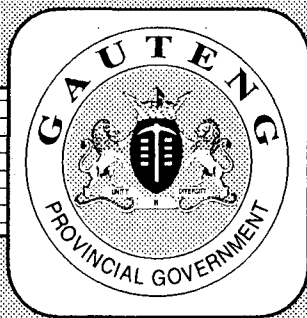


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

Selling price • Verkoopprys: **R2,50**
Other countries • Buitelands: **R3,25**

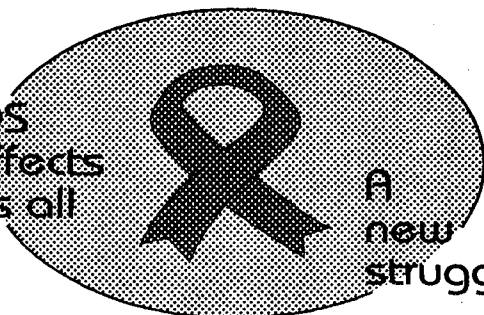
Vol. 11

PRETORIA, 16 MARCH
MAART 2005

No. 113

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
HELPLINE**

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DEPARTMENT OF HEALTH



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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 567
CITY OF TSHWANE METROPOLITAN MUNICIPALITY
CENTURION AMENDMENT SCHEME 1345C

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

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

This amendment is known as Centurion Amendment Scheme 1345C.

(16/3/1/943) **General Manager: Legal Services**
 ___ March 2005 (Notice No 431/2005)

PLAASLIKE BESTUURSKENNISGEWING 567
STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
CENTURION WYSIGINGSKEMA 1345C

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 208, synde 'n wysiging van die Pretoria-dorpsbeplanningskema, 1974, goedgekeur het.

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

Hierdie wysiging staan bekend as Centurion-wysigingskema 1345C.

(16/3/1/943) **Hoofbestuurder: Regsdienste**
 ___ Maart 2005 (Kennisgewing No 431/2005)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF DIE HOEWES EXTENSION 208 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 208 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(16/3/1/943)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY TOPBOU KONSTRUKSIE (EDMS) BEPERK 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 3 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 208.

1.2 DESIGN

The township shall consist of two erven as indicated on General Plan SG No 7644/2004.

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 shall not be passed on to the erven in the township;
 - "B. The former remaining extent of the Eastern portion of the farm Zwartkop No 356 (formerly no 476) situated in the Registration Division JR Gauteng, measuring as such 555,1924 hectares (of which the property held hereunder forms a portion) is subject to a servitude of underground cables or overhead wires, together with the right to maintain, repair and renew the same, and certain ancillary rights, in favour of the CITY COUNCIL OF TSHWANE METROPOLITAN MUNICIPALITY, as will more fully appear from Notarial Deed No 285/1934-S registered- on the 22nd day of June, 1934.
 - C. The former remaining Extent of the eastern portion of the said farm ZWARTKOP, measuring as such 2064,9705 hectares (of which the property held hereunder forms a portion) is subject and entitled to the following conditions:
 - (i) 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 No 356 (formerly no 476) Gauteng;
 - (ii) Entitled to a third share of the river water.
 - (iii) Subject to the conditions of certain Deed of Partition dated the 29th day of March, 1857, copies wherof 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 No 356 (formerly no 476) Registration Division JR GAUTENG, measuring as such 457,2018 hectares (of which the property hereby transferred forms a portion) is entitled to 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 NO 356 (formerly no 476) Registration Division JR GAUTENG, 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.
 - (iii) Portion 1 of portion "M" of the Eastern portion of the said farm ZWARTKOP held by the Deed of Transfer No 2561/1936.

As will more fully appear from Notarial deed of servitude No 622/1936-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 accumulate to the effect 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 CONSOLIDATION OF ERVEN

The township owner shall at its own expense cause Erven 602 and 603 in the township to be consolidated.

The local authority hereby consents to the consolidation of the erven.

1.6 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.

1.7 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.

1.8 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.

1.9 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 R240 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 Townships 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, 3 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 3 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.

PLAASLIKE BESTUURSKENNISGEWING 567**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****VERKLARING VAN DIE HOEWES UITBREIDING 208 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 208 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(16/3/1/943)

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR TOPBOU KONSTRUKSIE (EIENDOMS) BEPERK 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 3 VAN DIE PLAAS HIGHLANDS 359JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES**1.1 NAAM**

Die naam van die dorp is Die Hoewes Uitbreiding 208.

1.2 ONTWERP

Die dorp bestaan uit twee erwe soos aangedui op Algemene Plan LG No 7644/2004.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

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

a) die volgende voorwaardes wat nie na die erwe in die dorp oorgedra sal word nie:

"B. The former remaining extent of the Eastern portion of the farm Zwartkop No 356 (formerly no 476) situated in the Registration Division JR Gauteng, measuring as such 555,1924 hectares (of which the property held hereunder forms a portion) is subject to a servitude of underground cables or overhead wires, together with the right to maintain, repair and renew the same, and certain ancillary rights, in favour of the CITY COUNCIL OF TSHWANE METROPOLITAN MUNICIPALITY, as will more fully appear from Notarial Deed No 285/1934-S registered- on the 22nd day of June, 1934.

C. The former remaining Extent of the eastern portion of the said farm ZWARTKOP, measuring as such 2064,9705 hectares (of which the property held hereunder forms a portion) is subject and entitled to the following conditions:

(iii) 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 No 356 (formerly no 476) Gauteng;

(iv) Entitled to a third share of the river water.

(iii) Subject to the conditions of certain Deed of Partition dated the 29th day of March, 1857, copies wherof 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 No 356 (formerly no 476) Registration Division JR GAUTENG, measuring as such 457,2018 hectares (of which the property hereby transferred forms a portion) is entitled to perpetual servitude of right of way over:

(ii) The remaining extent of portion 1 of portion "a" of Portion 4 of Portion "D" of the middle Portion of the farm ZWARTKOP NO 356 (formerly no 476) Registration Division JR GAUTENG, 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.
- (iii) Portion 1 of portion "M" of the Eastern portion of the said farm ZWARTKOP held by the Deed of Transfer No 2561/1936.

As will more fully appear from Notarial deed of servitude No 622/1936-S registered on the 15th day of August, 1936."

1.4 VOORKOMENDE MAATRELS

Die dorpsieenaar 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 butimen geseël word; en
- (b) slote 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 KONSOLIDASIE VAN ERWE

Die dorpsieenaar moet op eie koste Erwe 602 en 603 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.

1.6 SLOPING VAN GEBOUE EN STRUKTURE

Die dorpsieenaar 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.

1.7 VERWYDERING VAN ROMMEL

Die dorpsieenaar 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.

1.8 VERSKUIWING EN/OF VERWYDERING 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 dorpsieenaar gedra word.

1.9 BEGIFTIGING

Betaalbaar aan die Stad Tshwane Metropolitaanse Munisipaliteit.

Die dorpsieenaar moet aan die Stad Tshwane Metropolitaanse Munisipaliteit, as begiftiging, 'n totale bedrag van R240 000,00 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).

2. TITELVOORWAARDES

- 2.1 DIE ERWE HIERONDER GENOEM, IS ONDERWORPE AAN DIE VOORWAARDES SOOS AANGEDUI, OP GELÉ DEUR DIE STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986):

