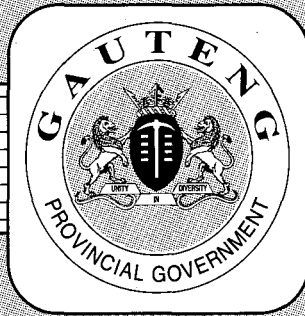


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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

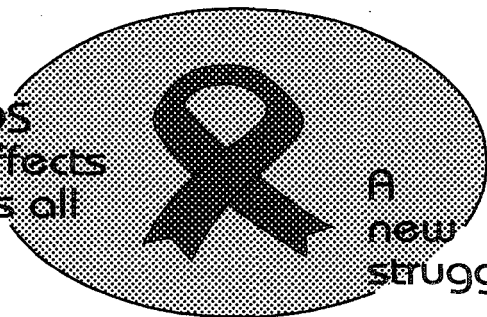
Vol. 11

PRETORIA, 11 JULY 2005
JULIE

No. 293

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH



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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 1594

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 4 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 126 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 4.

(2) **Design**

The township shall consist of erven and streets as indicated on General Plan SG No 7465/2004.

(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:

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) 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.

(b) 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) measuring 85,6532 hectares held under Certificate of Registered Title T11418/1956 dated the 15th May 1956.

(c) Entitled to Servitude of right 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) Each and every owner of Erven 70 and 71 shall become a member of the Residents Association upon transfer of the erf.
- (c) 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.
- (d) 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.
- (e) Access from Erven 70 and 71 to a public road shall be across Erf 63 in the township Tijger Valleï 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 : KUNGWINI LOCAL COUNCIL

PLAASLIKE BESTUURSKENNISGEWING 1594

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 4 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 126 VAN DIE PLAAS TWEEFONTEIN 372 JR PROVINSIE GAUTENG TOEGESTAAN IS.

3. STIGTINGSVOORWAARDES

- (7) **Naam**
Die naam van die dorp is Tijger Vallei Uitbreiding 4.
- (8) **Ontwerp**
Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LGNo 7465/2004.
- (9) **Beskikking oor bestaande Titellovoorwaardes**
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:

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

(d) Entitled to a Servitude of right 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.

(e) 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) measuring 85,6532 hectares held under Certificate of Registered Title T11418/1956 dated the 15th May 1956.

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

(10) 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.

(11) Verwydering van Rommel

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

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

- (d) 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)
- (e) Elke eienaar van Erwe 70 en 71 sal 'n lid van die Huisseienaarsvereniging word met oordrag van die erf.
- (f) Die Huisseienaarsvereniging sal volle regsgesag 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.
- (g) Die Raad sal nie verantwoordelik wees vir die wanfunksionering van die oppervlakte van die toegangspad en/of die stormwater dreinerings sisteem en/of enige noodsaaklike dienste met die uitsondering van die riool sisteem nie.
- (h) Toegang vanaf Erwe 70 en 71 na 'n openbare pad sal oor Erf 63 wees in die dorp Tijger Vallei Uitbreiding 1.

4. 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.

(2) Alle Erwe

- (iv) 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.

-
- (v) 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.
- (vi) 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 rede 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.

HOOF STADSBEPLANNER: KUNGWINI PLAASLIKE RAAD
