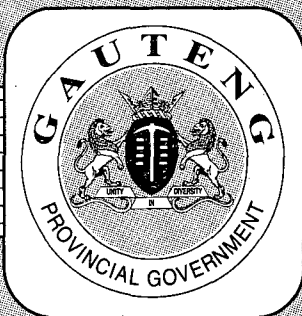


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

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

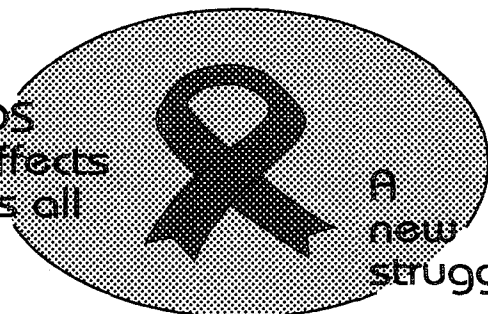
Vol. 11

**PRETORIA, 12 JULY
JULIE 2005**

No. 296

We all have the power to prevent AIDS

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affects
us all



A
new
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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1598

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

CENTURION AMENDMENT SCHEME 1423C

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 237, being an amendment of the Centurion Town-planning Scheme, 1992.

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 1423C.

(16/3/1/1091)
__ July 2005

General Manager: Legal Services
(Notice No 721/2005)

PLAASLIKE BESTUURSKENNISGEWING 1598

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

CENTURION WYSIGINGSKEMA 1423C

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 237, synde 'n wysiging van die Centurion-dorpsbeplanningskema, 1992, 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 1423C.

(16/3/1/1091)
__ Julie 2005

Hoofbestuurder: Regsdienste
(Kennisgewing No 721/2005)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF DIE HOEWES EXTENSION 237 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 237 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(16/3/1/1091)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY WING TAI DEVELOPMENT CC IN TERMS OF THE PROVISIONS OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 249 OF THE FARM LYTTTELTON 381JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Die Hoewes Extension 237.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 4568/2005.

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 transferred to the erven in the township:

(f) "Neither Lyttelton Township (Proprietary) Limited, its successors in settlement title nor the Government nor the Transvaal Provincial Administration, shall in any way be responsible for or be compelled to maintain, repair, or keep in order any roads approaching this holding or any drains in connection therewith."

(g) "Lyttelton Townships (Proprietary) Limited reserves to itself and its successors in title the right to erect or lay down in, or under the streets and roads, or along the boundary line of this holding, telegraphs, telephones, pipes or other apparatus for the purpose of lightning, communication, water leading and drainage either by methods at present in use or which may hereafter come into use, and the further right at all times to the free and unimpaired passage of electric, telegraph and telephone wires over or above any portion of this holding, together with the right to affix free of cost such wires or erections thereupon at a height of not less than 3,15 metres from the ground with the right of access to the said wires at any time for the purpose of removal and maintenance."

(j) "This holding shall be subject to Deed of Servitude no 285/1934-S with reference to a right of way leave for electric energy in favour of the City of Tshwane Metropolitan Municipality."

b) The following condition which shall not be transferred to the township:

(j) "This holding shall be subject to Deed of Servitude no 285/1934-S with reference to a right of way leave for electric energy in favour of the City of Tshwane Metropolitan Municipality."

c) The following servitude which affects a street in the township only:

(m) "Kragtens Notariële akte van Serwituut K.5743/1996-S gedateer 13 Augustus 1996, is die binnegemelde eiendom onderhewig aan 'n serwituut ten gunste van City of Tshwane Metropolitan Municipality vir munisipale doeleindes, groot 1530 vierkante meter, aangedui deur die figuur ABCDE op kaart LG no 4190/1996, geheg aan gesegde notariële akte. En verder onderhewig aan bykomende regte soos meer volledig sal blyk uit gesegde notariële akte."

1.4 PRECAUTIONARY MEASURES

(a) The township owner shall appoint a competent person(s) to:-

(i) compile a complete RISK MANAGEMENT PLAN and WET SERVICES PLAN:

(ii) conduct and compile a construction report to ensure that the conditions on site and the positioning of structures and wet services are accordingly certified.

(b) The township owner is responsible to facilitate the procedure to transfer the responsibility for the management of the Risk Management plan legally to a representative Body Corporate or similar entity, as applicable.

(c) The township owner shall at its own expense, make arrangements with the local authority, in order to ensure that:

(i) 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

(ii) 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 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.

1.6 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.

1.7 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.

1.8 CONSOLIDATION OF ERVEN

The township owner shall at its own expense cause Erven 629 and 630 in the township to be consolidated. Consent for the consolidation is hereby granted by the Local Authority in terms of the provisions of section 92(2) of Ordinance 15 of 1986.

1.9 ACCESS

No ingress from Jean Avenue and/or Rabie Street to the township and no egress to Jean Avenue and/or Rabie Street from the township shall be allowed.

1.10 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 R340 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).

1.11 COMPLIANCE WITH CONDITIONS IMPOSED BY GDACE

The township owner shall at his own expense comply with all the conditions imposed by the Gauteng Department of Agriculture, Conservation and Environment including if applicable those by which exemption has been granted from compliance with Regulations No 1182 and 1183 promulgated in terms of sections 21, 22 and 26 of the Environmental Conservation Act, 1989 (Act 73 of 1989), for the development of this township.

1.12 OBLIGATIONS WITH REGARD TO THE CONSTRUCTION AND AESTHETICAL TREATMENT OF JEAN AVENUE, RABIE AND SULLIVAN STREETS

- (a) Provision shall be made for pedestrian movement along Jean Avenue and Rabie Street to the satisfaction of the City of Tshwane Metropolitan Municipality.
- (b) The sidewalks and entrances along Rabie Street and Sullivan Street shall be landscaped and planted with trees to the satisfaction of the City of Tshwane Metropolitan Municipality.

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

2.1.1.1The erf is subject to a servitude, 3m 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 3m 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.

2.1.1.2No 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.

2.1.1.3The 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.

2.1.2 ERF 630

The erf is subject to a 2m wide stormwater servitude as indicated on the General Plan.

LOCAL AUTHORITY NOTICE 1599
CITY OF TSHWANE METROPOLITAN MUNICIPALITY

CENTURION AMENDMENT SCHEME 1183C

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 Highveld Extension 52, synde an amendment of the Centurion Town-planning Scheme, 1992.

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 1183C.

(16/3/1/991)
 ___ Julie 2005

General Manager: Legal Services
 (Notice No 720/2005)

PLAASLIKE BESTUURSKENNISGEWING 1599

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

CENTURION WYSIGINGSKEMA 1183C

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 Highveld Uitbreiding 52, synde 'n wysiging van die Centurion-dorpsbeplanningskema, 1992, 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 1183C.

(16/3/1/991)
 ___ Julie 2005

Hoofbestuurder: Regsdienste
 (Kennisgewing No 720/2005)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF HIGHVELD EXTENSION 52 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 Highveld Extension 52 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(16/3/1/991)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY JR 209 INVESTMENTS (PTY) LTD IN TERMS OF THE PROVISIONS OF CHAPTER III (PART 3) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 133 OF THE FARM BRAKFRONTEIN 390JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Highveld Extension 52.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 10949/2003.

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 in Title Deed T74351/2002, which do not affect the township;

A(a) Kragtens Notariële Akte van Serwituut Nr. K4200/1993S gedateer 15 Maart 1993 is die binnegemelde eiendom, synde die dienende eiendom, onderhewig aan 'n reg om stormwater by wyse van pyplyn of op enige ander wyse uit te laat deur die veerduikweg onder die Ben Schoeman Hoofweg op die dienende eiendom ten gunste van (1) Resterende Gedeelte 20 ('n gedeelte van gedeelte 2) van die plaas Brakfontein 390, JR en (2) Gedeelte 42 van die plaas Brakfontein 390, J.R. soos meer ten volle sal blyk uit bogenoemde Notariële Akte.

A(b) Kragtens Notariële Akte van Serwituut Nr. K91/1982S gedateer 5 November 1981 is die hierinvermelde eiendom onderhewig aan 'n ewigdurende reg om elektrisiteit te voorsien deur middel van drade en/of kables en ander toebehore ondergronds en/of bogronds langs roete aangedui deur letters ABC en EFGHJKLMNO PQ op Diagram L.G. Nr. A.5338/78 ten gunste van die Stadsraad van Centurion.

A(d) Die hierinvermelde eiendom is verder onderhewig aan 'n ewigdurende reg van serwituut ten gunste van die Stadsraad van Centurion vir munisipale doeleindes vir 'n kraglyn oor 'n serwituutgebied 3 meter wyd waarvan die oostelike grens aangedui word deur die lyn AB op die Serwituut Kaart L.G. Nr. A.5069/1984, en welke reg van serwituut sal insluit die reg om 'n kraglyn bogronds of ondergronds in die serwituutgebied aan te lê, welke serwituut geregistreer is kragtens Notariële Akte Serwituut Nr K214/195S.

A(e) Die hierinvermelde eiendom is verder onderhewig aan 'n ewigdurende reg van serwituut ten gunste van die Stadsraad van Centurion vir munisipale doeleindes, vir elektrisiteitsgeleiding, vir stormwaterafvoer, watertoevoer en vir die installasie en onderhoud van 'n rioolpyplyn oor 'n serwituutgebied soos aangedui deur die letters ABCDEFGHJKLM op die Serwituut Kaart L.G. Nr. A.6652/89 en verder deur 'n aangrensende 4 meter wyd serwituutgebied soos aangedui deur die verwysingslyn NPQRSTUVWX en meegaande rigtingwysers op die Serwituut Kaart LG Nr A6652/89 welke serwituut geregistreer is kragtens Notariële Akte van Serwituut Nr. K.215/1995S.

A(f) Kragtens Notariële Akte van Serwituut Nr K216/95S gedateer 28 Desember 1994, is die binnegemelde eiendom onderhewig aan 'n ewigdurende serwituut vir munisipale doeleindes vir watergeleiding oor 'n serwituutgebied 3 meter wyd, waarvan die oostelike grens aangedui word deur die lyn ABC op Kaart L.G. Nr. A.8857/94 met bykomende regte ten gunste van die Stadsraad van Centurion, soos meer volledig sal blyk uit gemelde Notariële Akte en Diagram.

A(g) Kragtens Notariële Akte van Serwituut Nr. K. 217/95S gedateer 28 Desember 1994, is die binnegemelde eiendom onderhewig aan 'n ewigdurende serwituut vir munisipale doeleindes, naamlik paddoeleindes oor 'n serwituutgebied aangedui deur die letters DEFGHJKLMNPQRS op Kaart L.G. Nr. A.8857/94, ten gunste van die Stadsraad van Centurion, soos meer volledig sal blyk uit gemelde Notariële Akte en Kaart.

A(h) Die binnegemelde eiendom is onderhewig aan:

(i) 'n ewigdurende serwituut oor 'n gebied waarbinne die pyplyn en werke geakkommodeer sal word welke gebied 6 meter wyd is en waarvan die middellyn aangetoon word deur die lyn ABCDEFGHJ op Serwituut Diagram S.G. 5284/1996 vir die installering en oprigting van die pyplyn en werke en die reg om die pyplyn en werke van tyd tot tyd te patrolleer, inspekteer, in stand te hou, herstel, hernieu, verwyder en te verlé.

(ii) 'n serwituutgebied 1 meter wyd, waarvan die middellyn aangetoon word deur die lyn genommer KLMNLPQ op Serwituut Diagram S.G. Nr. 5284/96.

- (iii) 'n serwituutgebied 2 meter wyd, waarvan die middellyn aangetoon word deur die lyn gemerk NR op die Serwituut Diagram S.G. Nr. 5284/96 vir die installering en oprigting van katodese beskermings-toerusting en werke en die reg om katodiese beskermingstoerusting en werke van tyd tot tyd te patrolleer, inspekteer, in stand te hou, herstel, hernieu, verwyder en te verlé.
- (b) the following conditions in Title Deed T95223/2001, which do not affect the township:
 - A(a) Kragtens Notariële Akte van Serwituut K.4200/1993-S gedateer 15 Maart 1993 is die Resterende Gedeelte van Gedeelte 60 ('n gedeelte van Gedeelte 2) van die plaas BRAKFONTEIN 390, Registrasie Afdeling J.R., Provinsie van Gauteng, groot 257,6664 Hektaar, waarvan die eiendom hiermee getranspoteer 'n deel vorm, onderhewig aan 'n reg om stormwater by wyse van pyplyn of op enige ander wyse uit te laat deur die veerduikweg onder die Ben Schoeman Hoofweg op die dienende eiendom ten gunste van (1) Resterende Gedeelte van Gedeelte 20 ('n gedeelte van Gedeelte 2) van die plaas Brakfontein 390, J R en (2) Gedeelte 42 van die plaas Brakfontein 390, JR, soos meer ten volle sal blyk uit bogenoemde Notariële Akte.
 - A(b) Kragtens Notariële Akte en Serwituut Nr K3561/1982S gedateer 29 November 1982 is die hierinvermelde eiendom onderhewig aan die ewigdurende reg ten gunste van STADSRAAD VAN CENTURION om 'n substasie vir elektriese kragleiding op te rig en om elektrisiteit te gelei deur middel van drade en/of kables of ander toebehore ondergronds en/of bogronds langs 'n roete 30 meter wyd vir middellyn waarvan aangedui word deur die lyn qrs op aangehegte diagram SG Nr 6102/1988.
 - A(c) Die hierinvermelde eiendom is verder onderhewig aan 'n ewigdurende serwituut vir munisipale doeleindes ten gunste van DIE STADSRAAD VAN CENTURION welke serwituut 4 meter wyd is, die middellyn waarvan aangetoon word deur die lyn bcdefghjk op aangehegte diagram SG Nr. 6102/1998 en verder 'n 3 meter wye serwituut die middellyn waarvan aangetoon word deur die lyn lmnp op aangehegte Kaart SG Nr. 6102/1998 en welke serwituut geregistreer is kragtens Notariële Akte van Serwituut Nr K.215/1995-S.
 - A(e) SUBJECT to the following conditions imposed by the South African Roads Board in terms of the provisions of Section 12(5)(a)(i) of Act 54 of 1971, namely:
 - (i) With the exception of existing structures, no structure or any other thing whatsoever shall be erected within a distance of 20 metres measured from the national road reserve boundary.
 - (ii) In the event of the land being consolidated with any other land, the title to the consolidated land shall be subject to the abovementioned condition.
- (c) the following servitude in Deed of Transfer T74351/2002 which affects erf 2957 and a street in the township:
 - A(c) Kragtens Notariële Akte van Serwituut Nr. K3561/1982S gedateer 29 November 1982 is die hierinvermelde eiendom onderhewig aan die ewigdurende reg ten gunste van die Stadsraad van Centurion om 'n substasie vir elektriese kragleiding op te rig en om elektrisiteit te gelei deur middel van drade en/of kables of ander toebehore ondergronds en/of bogronds langs roete aangedui deur die letters ABCDE en FGHIJKLM op die Diagram LG Nr 6202/1981 en AB en BC op Diagram L.G. Nr. 3167/1982."
 - (d) The following servitude in Deed of Transfer T95223/2001 which affects all erven in the township:
 - A(d) SUBJECT to the following condition, stipulated and enforceable by the Town Council of Centurion, namely that the transferee may only erect buildings on the property on an area which is geologically suitable for building purposes.@
- 1.4 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the stormwater drainage of the township to fit in with that of Roads K54, K109 and the National Road N1 and for all stormwater running off or being diverted from the roads to be received and disposed of.

1.5 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.

1.6 REMOVAL AND/OR REPLACEMENT OF TELKOM AND/OR MUNICIPAL SERVICES

If by any reason the establishment of the township, it should become necessary to remove or replace any existing Telkom or Municipal Services, the cost thereof shall be borne by the township owner.

1.7 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.

1.8 OBLIGATIONS IN REGARD TO SECTION 21 COMPANY

- (a) The applicant shall properly and legally constitute a Section 21 Company to the satisfaction of the Local Authority prior to the transfer of any erf.
- (b) Erf 2957 shall, prior to or simultaneously with the registration of the first even in the township be transferred to the Section 21 Company. The Section 21 Company shall take full responsibility for the maintenance of this erf.

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 erven are subject to a servitude 3 meter 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 meter 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.

2.1.1.2 No building or other structures 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 meter thereof.

2.1.1.3 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.

2.1.2 ERVEN 2944, 2956 AND 2958

The owner of each erf or of any subdivision thereof, or of any sectional title unit thereon or of any interest therein, shall automatically become and shall remain members of the Section 21 Company and be subject to its memorandum and articles until such owners cease to be owner as aforesaid. None of the said erven, nor any unit erected thereon, nor any interest therein, shall be transferred to any person who has not bound himself/herself/itself to the satisfaction of the Section 21 Company to become a member thereof and without prior written confirmation of the Section 21 Company that all amounts due to the Section 21 Company by the owner have been paid in full.

2.1.3 ERF 2957

The erf is in totality subject to a servitude for municipal purposes as well as a servitude of Right of Way in favour of the Local Authority as indicated on the General Plan.

PLAASLIKE BESTUURSKENNISGEWING 1600**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****PRETORIA AMENDMENT SCHEME 9453P**

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 Equestria Extension 123, 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 Pretoria Amendment Scheme 9453P.

(K13/2/Equestria x123 (9453P))
__ July 2005

General Manager: Legal Services
(Notice No 722/2005)

PLAASLIKE BESTUURSKENNISGEWING 1600**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****PRETORIA WYSIGINGSKEMA 9453P**

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 Equestria Uitbreiding 123, 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 Pretoria-wysigingskema 9453P.

(K13/2/Equestria x123 (9453P))
__ Julie 2005

Hoofbestuurder: Regsdienste
(Kennisgewing No 722/2005)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY**DECLARATION OF EQUESTRIA EXTENSION 123 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 Equestria Extension 123 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(K13/2/Equestria x123)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY JR 209 INVESTMENTS (PROPRIETY) LIMITED IN TERMS OF THE PROVISIONS OF PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 4392 OF THE FARM THE WILLOWS 340JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Equestria Extension 123.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 7148/2003.

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.

1.4 ENDOWMENT

Payable to the City of Tshwane Metropolitan Municipality.

The township owner shall pay the City of Tshwane Metropolitan Municipality as endowment a total amount of **R496 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).

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 line 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 COMPLIANCE TO CONDITIONS IMPOSED BY GDACEL

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Agricultural, Conservation, Environment and Land Affairs has granted the applicant exemption from compliance with regulations No 1182 and 1183 promulgated in terms of section 21, 22 and 26 of the Environmental Conservation Act, 1989 (Act 73 of 1989) for the development of this township.

1.11 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have Erven 662 and 663 in the township consolidated. The City of Tshwane Metropolitan Municipality hereby grants its consent to the consolidation in respect of Section 92(1)(b) of 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, 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, an additional servitude for municipal purposes, 2 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 2 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.

2.1.2 ALL ERVEN

As this erf (stand, land, etc) forms part of an area which may be subject to dust pollution and noise as a result of open-cast mining activities, past, present or future in the vicinity thereof, the owner thereof accepts that inconvenience with regard to dust pollution and noise as a result thereof, may be experienced.

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

VERKLARING VAN EQUESTRIA UITBREIDING 123 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 Equestria Uitbreiding 123 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(K13/2/Equestria x123)

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR JR 209 INVESTMENTS (PROPRIETY) LIMITED 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 492 VAN DIE PLAAS THE WILLOWS 340JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Equestria Uitbreiding 123.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No. 7148/2003.

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.

1.4 BEGIFTIGING

Betaalbaar aan die Stad Tshwane Metropolitaanse Munisipaliteit.

Die dorpseienaar moet aan die Stad Tshwane Metropolitaanse Munisipaliteit, as begiftiging, 'n totale bedrag van **R496 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).

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 dorps-eienaar gedra word.

1.6 SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar 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 dorpseienaar 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 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 VERSKUIWING EN/OF VERWYDERING VAN 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 VOLDOENING AAN VOORWAARDES OP GELÊ DEUR DIE GAUTENGSE DEPARTEMENT VAN LANDBOU, BEWARING, OMGEWING EN GRONDSAKE (DLBOG)

Die dorpseienaar sal op sy eie koste voldoen aan al die voorwaardes wat opgelê is deur (DLBOG) met die aansoek om vrystelling om aan die bepalings van Regulasie 1182 en 1183 gepromulgeer ingevolge artikel 21, 22 en 26 van die Wet op Omgevingsbewaring, 1989 (Wet No 73 van 1989) vir die ontwikkeling van die dorpsgebied.

1.11 KONSOLIDASIE VAN ERWE

Die dorpseienaar moet op eie koste Erwe 662 en 663 in die dorp laat konsolideer. Die Stad Tshwane Metropolitaanse Munisipaliteit verleen hiermee ingevolge Artikel 92(1)(b) van Ordonnansie 15 van 1986, toestemming tot die konsolidasie.

2. TITELVOORWAARDES

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

2.1.1 ALLE ERWE

2.1.1.1 Die erf is onderworpe aan 'n serwituut, 2 meter breed, vir munisipale dienste (water, riool, elektrisiteit, stormwater) (hierna "die dienste" genoem), ten gunste van die Stad 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, indien en wanneer die plaaslike bestuur dit verlang. Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.

2.1.1.2 Geen geboue of ander strukture mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 meter daarvan geplant word nie.

2.1.1.3 Die Stad 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 goeëdoel noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die Stad Tshwane Metropolitaanse Munisipaliteit geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Stad Tshwane Metropolitaanse Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.

2.1.2 ALLE ERWE

Aangesien hierdie erf (standplaas, grond ens) deel vorm van 'n gebied wat blootgestel mag wees aan stofbesoedeling en geraas as gevolg van oopgroef myn aktiwiteite in die verlede, huidige of toekoms in die omgewing daarvan, aanvaar die eienaar dat ongerief ten opsigte van stofbesoedeling en geraas as gevolg daarvan ondervind mag word.