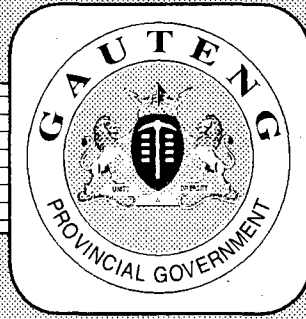


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

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

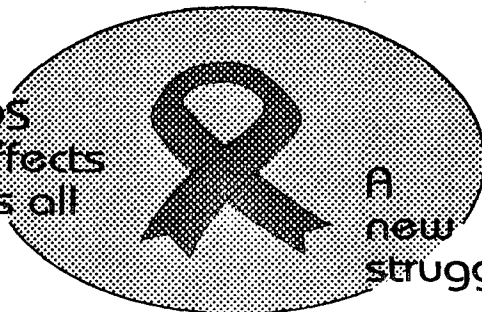
Vol. 11

**PRETORIA, 31 AUGUST
AUGUSTUS 2005**

No. 364

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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CONTENTS • INHOUD

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES			
2117	Town-planning and Townships Ordinance (15/1986): Kungwini Local Council: Amendment Scheme 432.....	3	364
2118	do.: Declaration as approved township: Tijger Vallei Extension 3.....	3	364


THE GOVERNMENT PRINTING WORKS
PUBLICATIONS DIVISION

NB: The Publications Division of the Government Printing Works will be relocating to its new premises within the:

**MASADA BUILDING at 196 PROES STREET, PRETORIA
(i.e. CORNER OF PAUL KRUGER AND PROES STREETS)
with effect from 3 May 2005.**

For enquiries and information:

**Mr M Z Montjane
Tel: (012) 334-4653
Cell: 083 640 6121**

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2117

KUNGWINI LOCAL COUNCIL AMENDMENT SCHEME 432

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 3**

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 432

Chief Town Planner: Kungwini Local Council
Notice No.

PLAASLIKE BESTUURSKENNISGEWING 2117

KUNGWINI PLAASLIKE RAAD WYSIGINGSKEMA 432

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 3** 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 432

Hoof Stadsbeplanner: Kungwini Plaaslike Raad
Notice No.

LOCAL AUTHORITY NOTICE 2118

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 Tjiger Vallei Extension 3 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 125 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 Tjiger Vallei Extension 3.

(2) **Design**

The township shall consist of erven and streets as indicated on General Plan SG No 7464/2004.

(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 68 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) Each and every owner of Erven 68 and 69 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 68 and 69 to a public road shall be across Erf 63 in the township Tjiger 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
Notice No.

PLAASLIKE BESTUURSKENNISGEWING 2118

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 Tjiger Vallei Uitbreiding 3 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 125 VAN DIE PLAAS TWEEFONTEIN 372 JR PROVINSIE GAUTENG TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

(1) Naam

Die naam van die dorp is Tjiger Vallei Uitbreiding 3.

(2) Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LNo 7464/2004.

(3) Beskikking oor bestaande Titelvoorwaardes

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

3.1 Die volgende serwituut 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 serwitute is slegs van toepassing tot spesifieke erwe in die dorp en sal nie oorgedra word aan die erwe in die dorp nie :

Erf 68 is onderhewig aan die volgende voorwaardes en serwitute:

- 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 reserves, 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 Dorpseienaar 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) Elke eienaar van Erf 68 en 69 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 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 68 en 69 na 'n openbare pad sal oor Erf 63 wees in die dorp Tjiger Vallei Uitbreiding 1.

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 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 goeë dunde 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

