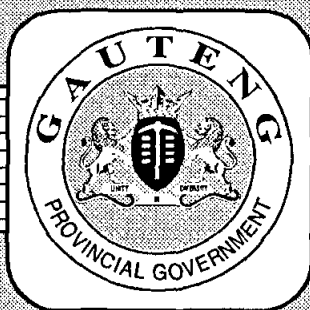


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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

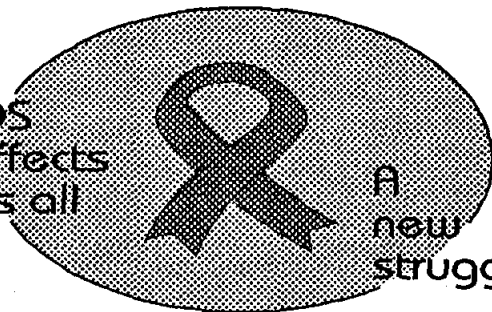
Vol. 11

PRETORIA, 31 OCTOBER 2005
OKTOBER

No. 463

We all have the power to prevent AIDS

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affects
us all



A
new
struggle

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CONTENTS • INHOUD

No.

*Page
No. Gazette
 No.*

LOCAL AUTHORITY NOTICE

2739	Town-planning and Townships Ordinance (15/1986): City of Tshwane Metropolitan Municipality: Centurion Amendment Scheme 1411C.....	3	463
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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 2739
CITY OF TSHWANE METROPOLITAN MUNICIPALITY
CENTURION AMENDMENT SCHEME 1411C

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

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

This amendment is known as Centurion Amendment Scheme 1411C.

(16/3/1/898 & 13/2/Die Hoewes x189)
 ___ October 2005

Head: Legal and Secretarial Services
 (Notice No 835/2005)

PLAASLIKE BESTUURSKENNISGEWING 2739
STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
CENTURION WYSIGINGSKEMA 1411C

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 189, synde 'n wysiging van die Centurion-dorpsbeplanningskema, 1992, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Hoof: Regs- en Sekretariële Dienste, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Centurion-wysigingskema 1411C.

(16/3/1/898 & 13/2/8Die Hoewes x189)
 ___ Oktober 2005

Hoof: Regs- en Sekretariële Dienste
 (Kennisgewing No 835/2005)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF DIE HOEWES EXTENSION 189 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 189 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Die Hoewes x189)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY ATTFUND LIMITED HENCEFORTH UNDER 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 19 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 189.

1.2 DESIGN

The township shall consist of erven as indicated on General Plan SG No 1793/2005.

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 including –

a) the following conditions, namely:

"B 'n Servituut van reg van weg, groot 0,3680 Hektaar oor Gedeelte 19 van die binnegemelde eiendom is onteien deur die Stadsraad van Verwoerdburg in terme van Artikel 79(4) van Ordonnansie 17/39 soos meer volledig sal blyk uit Kennisgewing van Onteining EX 260/1986 gedateer 7 Oktober 1986".

"C By virtue of Notarial Tie Agreement SK85/05S dated 30 December 2004 within mentioned property are hereby tied to Portion 211 of the Farm Lyttelton 381 JR; In extent 1,2849 (ONE COMMA TWO EIGHT FOUR NINE HECTARES) RE: The said Attfund shall not be entitled to transfer mortgages or dispose of or otherwise alienate the said properties separately, without the prior consent of Investec Bank (Nr 1969/004763/06)".

b) excluding the following condition which shall not be passed on to the erven in the township:

"A2 This holding shall be subject to Deed of Servitude 285/1934S with reference to right of way-leave for electric energy in favour of the City Council of Pretoria".

1.4 PRECAUTIONARY MEASURES

The township owner shall with respect to the dolomite area and at its own expense, make arrangements with the Municipality, in order to ensure that –

1.4.1 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

1.4.2 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 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.

1.6 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.

1.7 CONSOLIDATION OF ERVEN

The township owner shall at its own expense cause Erven 620 and 621 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)(a) 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 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.

2.1.1.2 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.

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 620 AND 621

The erf is subject to a servitude of right of way in favour of the City of Tshwane Metropolitan Municipality, as indicated on the General Plan.

2.1.3 ERF 621

2.1.3.1 The erf shall be subject to a servitude for municipal services (sewer and stormwater), 30m² in area, in favour of the Municipality, as indicated on the general plan.

2.1.3.2 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 2 m thereof.

2.1.3.3 The Municipality 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 Municipality.

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

VERKLARING VAN DIE HOEWES UITBREIDING 189 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 189 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(13/2/Die Hoewes x189 (1411C))

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR ATTFUND LIMITED HENCEFORTH INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 19 VAN DIE PLAAS LYTTTELTON 381JR, GAUTENG, TE STIG, TOEGESTAAN IS.

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1. STIGTINGSVOORWAARDES**1.1 NAAM**

Die naam van die dorp is Die Hoewes Uitbreiding 189.

1.2 ONTWERP

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG No. 1793/2005.

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, insluitend -

a) die volgende voorwaardes, naamlik;

"B 'n Serwituut van reg van weg, groot 0,3680 Hektaar oor Gedeelte 19 van die binnegemelde eiendom is onteien deur die Stadsraad van Verwoerdburg in terme van Artikel 79(4) van Ordonnansie 17/39 soos meer volledig sal blyk uit Kennisgewing van Onteining EX 260/1986 gedateer 7 Oktober 1986".

"C By virtue of Notarial Tie Agreement SK85/05S dated 30 December 2004 within mentioned property are hereby tied to Portion 211 of the Farm Lyttelton 381 JR; In extent 1,2849 (ONE COMMA TWO EIGHT FOUR NINE HECTARES) RE: The said Attfund shall not be entitled to transfer mortgages or dispose of or otherwise alienate the said properties separately, without the prior consent of Investec Bank (Nr 1969/004763/06)".

b) uitsluitend die volgende voorwaarde wat nie aan die erwe in die dorp oorgedra moet word nie:

"A2 This holding shall be subject to Deed of Servitude 285/1934S with reference to right of way-leave for electric energy in favour of the City Council of Pretoria".

1.4 VOORKOMENDE MAATREëLS

Die dorpseienaar moet op eie koste reëlings met die plaaslike bestuur tref om te verseker dat -

1.4.1 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

1.4.2 slote en uitgrawings vir fondamente, pype kables of vir enige ander doeleindes behoorlik met klam grond in lae wat nie dikker as 150mm is nie, opgevolg word en gekompakteer word totdat dieselfde verdigtingsgraad as wat die omliggende materiaal is, verkry is.

1.5 VERWYDERING VAN ROMMEL

Die dorpseienaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot tevreidenheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis.

1.6 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.

1.7 KONSOLIDASIE VAN ERWE

Die dorpseienaar moet op eie koste Erwe 620 en 621 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, OPGELEË 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, 3 meter breed, ten gunste van die plaaslike bestuur, vir riolerings- en ander munisipale dienste, langs enige twee sygrense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 3 meter 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.

2.1.1.2 Geen gebou of ander struktuur mag binne die voornoemde serwituut opgerig word nie en geen groot wortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 m daarvan geplant word nie.

2.1.1.3 Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke wat hy volgens goeë dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde 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 wat sodanige rioolhoofpypleidings en ander werke veroorsaak.

2.1.2 ERWE 620 EN 621

Die erwe is onderworpe aan 'n serwituut van reg-van-weg ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit, soo op die algemene plan aangedui.

2.1.3 ERF 621

Die erf is onderworpe aan 'n serwituut vir munisipale dienste (riolering en stormwater), 30m² in area, ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit, soos op die algemene plan aangedui.

2.1.2.2 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 2m daarvan geplant word nie.

2.1.2.3 Die Stad Tshwane Metropolitaanse Munisipaliteit is daarop geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van munisipale dienste en ander werke wat hy na goeë dunnke 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 munisipale dienste en ander werke veroorsaak word.

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