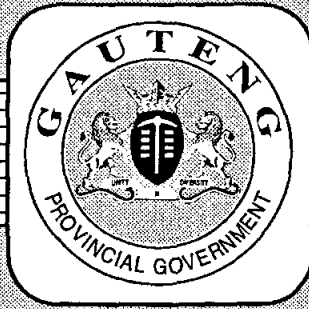


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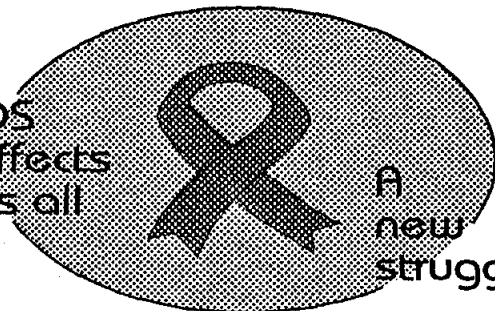
Vol. 11

PRETORIA, 15 NOVEMBER 2005

No. 485

We all have the power to prevent AIDS

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A
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LOCAL AUTHORITY NOTICES

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KUNGWINI LOCAL MUNICIPALITY
AMENDMENT SCHEME 456

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 Per-Urban Areas Town Planning Scheme, 1975, comprising of the same land, as included in the township of **SAVANNAH-COUNTRY ESTATE EXTENSION 2**.

Map 3, Annexure and scheme clauses of the amendment scheme are filed with the Director: Service Delivery Department, Holding 43, Struben Street, Shere Agricultural Holdings and are open for inspection at all reasonable times.

The amendment scheme is known as Amendment Scheme 456.

The Director: Service Delivery Department.
Municipal Notice Nr. 57/2005.

PLAASLIKE BESTUURSKENNISGEWING 2885

PLAASLIKE BESTUURSKENNISGEWING 57/2005

KUNGWINI PLAASLIKE MUNISIPALITEIT
WYSIGINGSKEMA 456

Die Stadsraad verklaar hierby ingevolge die bepalings van Artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat 'n wysigingskema synde 'n wysiging van die Buitestedelike Dorpsbeplanningskema, 1975, wat uit dieselfde grond as die dorp **SAVANNAH-COUNTRY ESTATE UITBREIDING 2** bestaan, goedgekeur het.

Kaart 3, Bylae en die skemaklousules van die wysigingskema word in bewaring gehou deur die Direkteur: Diensteleerings Departement, Hoewe 43, Struben Straat, Shere Landbouhoewes en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema 456.

Die Direkteur: Diensteleerings Departement.
Munisipale Kennisgewing No.: 57/2005.

LOCAL AUTHORITY NOTICE 2886

LOCAL AUTHORITY NOTICE 57/2005

KUNGWINI LOCAL MUNICIPALITY
DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103(1) of the Town-Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the KUNGWINI LOCAL MUNICIPALITY declares **SAVANNAH-COUNTRY ESTATE EXTENSION 2** to be an approved township subject to conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION IS MADE BY ZERO PLUS TRADING 194 (PTY) LTD (HEREAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISION OF CHAPTER III OF THE TOWN -PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 142 (A PORTION OF PORTION 139) OF THE FARM ZWARTKOPPIES 364 JR, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT**(1) NAME**

The name of the township shall be Savannah Country Estate Extension 2.

(2) DESIGN

The township shall consist of erven and streets as indicated on **General Plan S.G. 1078/2005**.

(3) DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any including the reservation of rights to minerals, but excluding –

- (a) The following servitude that affects Erven 111, 112, 117 and 118 in the township

Servitude for Electricity Supply Commission as per diagrams SG. No.4245/56

- (b) The following servitude that affects Erven 144, 145, 147, 148, 149, 151, 152 and 154 – 156 and 602 in the township

Servitude for Rand Water Board as per diagram SG. No. 6/68

(4) 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.

(5) DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the Kungwini Local Municipality to do so, the township owner shall at his own expense cause to be demolished to the satisfaction of the Kungwini Local Municipality all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures.

(6) REMOVAL OF LITTER

The township owner shall at his own expense have litter within the township area removed to the satisfaction of the Kungwini Local Municipality, when required to do so by the Kungwini Local Municipality.

(7) 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.

(8) REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

Should it become necessary to remove and/or replace any existing power lines of TELKOM services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

(9) COMPLIANCE WITH CONDITIONS IMPOSED BY ENVIRONMENTAL REPORT

The township owner shall at his own expense comply with all the conditions imposed, by the Environmental Impact Report.

(10) NOTARIAL TIE AGREEMENT WITH CITY OF TSHWANE METROPOLITAN MUNICIPALITY

The township owner shall at his own expense and with the necessary co-operation of City of Tshwane Metropolitan Municipality have Savannah-Country Estate Extension 2 notarially tied with Savannah-Country Estate Extension 1 for the purposes of electricity supply by the City of Tshwane Metropolitan Municipality.

2. CONDITIONS OF TITLE

THE ERVEN MENTIONED HEREUNDER SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED.

(1) ALL ERVEN

- (i) The erf shall be subject to a servitude, 2 m wide, for services (water, sewer, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the Home Owners Association, Kungwini Local Municipality, or any other service provider along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 2 m wide, over the entrance portion of the erf, if and when required by the Home Owners Association, Kungwini Local Municipality, or service provider: Provided that the Home Owners Association, Kungwini Local Municipality, or service provider may waive any such servitude.
- (ii) No building 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 m from it.
- (iii) The Home Owners Association, Kungwini Local Municipality, or service provider 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 Home Owners Association, Kungwini Local Municipality, or service provider shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Home Owners Association, Kungwini Local Municipality, or service provider shall make good any damage caused during the laying, maintenance or removal of such services and other works.

(2) ERVEN 109 TO 111, 130 AND 131

The erf shall be subject to right of way servitude of 1.5 meters wide in favour of the Section 21 Company as indicated on the General Plan.

(3) ERVEN 106, 108, 109, 145, 148, 149, 151, 152, 154 AND 155

The erf shall be subject to a right of way servitude of 3 meters wide in favour of the Section 21 Company as indicated on the General Plan.

(4) ERVEN 111, 112, 117, 118, 119, 122, 123, 126, 127, 130, 131, 134, 135, 138, 139, 142, 143, 144 AND 145

The erf shall be subject to right of way servitude of 5 meters wide in favour of the Section 21 Company as indicated on the General Plan.

(5) ERVEN 91 UP TO AND INCLUDING 201

The owner of each erf will during transfer of the erf become a member of the Section 21 Company.

(6) ERVEN 91, 201 AND 602

The erven being the Access Control, Park and Private Streets shall be transferred to the Section 21 Company.

The Director: Service Delivery Department.
Municipal Notice Nr. 57/2005.

PLAASLIKE BESTUURSKENNISGEWING 2886

PLAASLIKE BESTUURSKENNISGEWING 57/2005

KUNGWINI PLAASLIKE MUNISIPALITEIT VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge Artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar KUNGWINI PLAASLIKE MUNISIPALITEIT hierby die dorp **SAVANNAH-COUNTRY ESTATE UITBREIDING 2** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR ZERO PLUS TRADING 194 (PTY) LTD (HIERNA DIE AANSOEKDOENER GENOEM) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 142 ('N GEDEELTE VAN GEDEELTE 139) VAN DIE PLAAS ZWARTKOPPIES 364 JR, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is Savannah Country Estate Uitbreiding 2.

(2) ONTWERP

Die dorp bestaan uit erwe soos aangedui op **Algemens Plan SG No. 1078/2005**.

(3) BESIKKING OOR BESTAANDE TITELVOORWAARDES

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

- (c) Die volgende servituut wat Erwe 111, 112, 117 en 118 in die dorp raak

Servituut vir elektriese doeleindes soos per diagram SG. No. A 4245/56

- (d) Die volgende servituut wat Erwe 144, 145, 147, 148, 149, 151, 152 en 154 – 156 en 602 in die dorp raak

Servituut vir Rand Water Raad soos per diagram SG. No. 6/68

(4) VERSKUIWING OF VERVANGING 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 dorpselenaar gedra word.

(5) SLOPING VAN GEBOUE EN STRUKTURE

Die dorpselenaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die Kungwini Plaaslike Munisipaliteit wanneer die Kungwini Plaaslike Munisipaliteit dit vereis, of bouvallige strukture.

(6) VERWYDERING VAN ROMMEL

Die dorpselenaar moet op eie koste rommel binne die dorpsgebied laat verwyder tot bevrediging van die Kungwini Plaaslike Munisipaliteit wanneer die Kungwini Plaaslike Munisipaliteit dit vereis.

(7) VERSKUIWING EN/OF VERVANGING VAN ESKOM KRAG LYNE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande krag lyne van Eskom te verskuif en/of te vervang moet die koste daarvan deur die dorpselenaar gedra word.

(8) VERSKUIWING EN/OF VERVANGING VAN TELKOM DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande krag lyne van TELKOM te verskuif en/of te vervang moet die koste daarvan deur die dorpselenaar gedra word.

(9) VOLDOENING AAN VOORWAARDES OPGELÊ DEUR DIE ONGEWINGSVERSLAG

Die dorpselenaar moet op eie koste voldoen aan alle voorwaardes opgelê deur die Omgewingsimpakverslag.

(10) NOTARIËLE VERBINDINGSOOREENKOMS MET STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT

Die dorpselenaar moet op eie koste en met die nodige samewerking van Stad van Tshwane Metropolitaanse Munisipaliteit toesien dat Savannah-Country Estate Uitbreiding 2 notarieël verbind word met Savannah-Country Estate Uitbreiding 1 vir die doeleindes van elektrisiteitsvoorsiening deur Stad van Tshwane Metropolitaanse Munisipaliteit.

2. TITELVOORWAARDES

DIE ERWE HIERONDER GENOEM SAL ONDERWORPE WEES AAN DIE VOORWAARDES SOOS AANGEDUI.

- (1) ALLE ERWE**

- (i) Die erf is geregtig op 'n serwituut van 2m breed vir dienste (water, riolering, elektrisiteit en storm water) (hierna verwys as "die dienste"), ten gunste van die Huisinwonersvereniging, Kungwini Plaaslike Munisipaliteit, of enige ander dienste verskaffer langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die Huisinwonersvereniging, Kungwini Plaaslike Munisipaliteit, of dienste verskaffer: Met dien verstande dat die Huisinwonersvereniging, Kungwini Plaaslike Munisipaliteit, of dienste verskaffer van enige sodanige serwituut mag afsien.
- (ii) Geen geboue of ander strutuur 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.
- (iii) Die Huisinwonersvereniging, Kungwini Plaaslike Munisipaliteit, of dienste verskaffer is geregtig om enige material wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige dienste en ander werke wat hy volgens goeie noudsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en is voorts geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Huisinwonersvereniging, Kungwini Plaaslike Munisipaliteit, of dienste verskaffer enige skade verged wat gedurende die aanleg onderhoud dat die Raad enige skade vergoed wat gedurende die aanleg onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.
- (2) **ERWE 109 TOT 111, 130 EN 131**
- Die erf is onderworpe aan 'n reg van weg serwituut van 1.5m wyd ten gunste van die Artikel 21 Maatskappy soos aangedui op die Algemene Plan.
- (3) **ERWE 106, 108, 109, 145, 148, 149, 151, 152, 154 EN 155**
- Die erf is onderworpe aan 'n reg van weg serwituut van 3m wyd ten gunste van die Artikel 21 Maatskappy soos aangedui op die Algemene Plan.
- (4) **ERWE 111, 112, 117, 118, 119, 122, 123, 126, 127, 130, 131, 134, 135, 138, 139, 142, 143, 144 EN 145**
- Die erf is onderworpe aan 'n reg van weg serwituut van 5m wyd ten gunste van die Artikel 21 Maatskappy soos aangedui op die Algemene Plan.
- (5) **ERWE 91 TOT EN MET 201**
- Die eienaar van elke erf moet gedurende die oordrag van die erf 'n lid word van die Artikel 21 Maatskappy.
- (6) **ERWE 91, 201 EN 602**
- Die erwe wat Toegangsbeheer, Park en Privaat Strate is, moet oorgedra word na die Artikel 21 Maatskappy.

Die Direkteur: Dienslewering Departement.
Munisipale Kennisgewing No.: 57/2005.

LA15172/A758