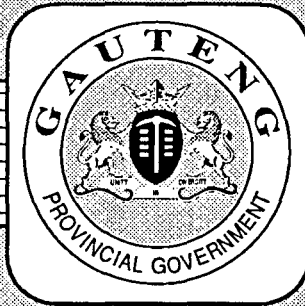


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

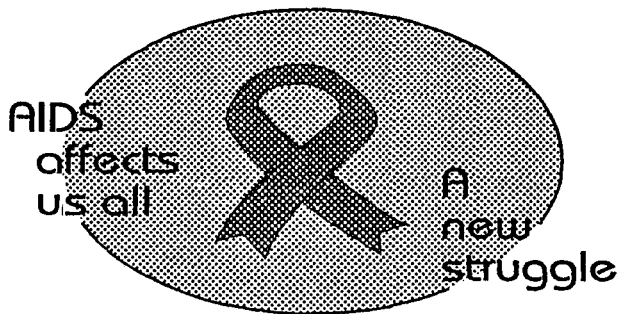
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No. 357

We all have the power to prevent AIDS



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DEPARTMENT OF HEALTH



CONTENTS • INHOUD

No.

Page
No. Gazette
No.**LOCAL AUTHORITY NOTICE**2705 Town-planning and Townships Ordinance (15/1986): City of Tshwane Metropolitan Municipality: Pretoria Amendment
Scheme 9625P

3 357

**ACCEPTABLE PAYMENT FOR
SERVICES AND GOODS IN
GOVERNMENT PRINTING WORKS****WITH IMMEDIATE EFFECT ALL
PAYMENTS FOR SERVICES RENDERED
AND GOODS DISPATCHED SHOULD BE
BY MEANS OF BANK GUARANTEED
CHEQUES ONLY****IMPLEMENTATION OF THIS
CIRCULAR IS WITHOUT EXCEPTION****S. MBHELE
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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 2705

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

PRETORIA AMENDMENT SCHEME 9625P

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 Sterrewag Extension 3, being an amendment of the Pretoria Town-planning Scheme, 1974.

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

This amendment is known as Pretoria Amendment Scheme 9625P.

(13/2/Sterrewag x3 (9625P))
 __ September 2006

Acting Head: Legal and Secretarial Services
 (Notice No 775/2006)

PLAASLIKE BESTUURSKENNISGEWING 2705

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

PRETORIA WYSIGINGSKEMA 9625P

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 Sterrewag Uitbreiding 3, synde 'n wysiging van die Pretoria-dorpsbeplanningskema, 1974, goedgekeur het.

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

Hierdie wysiging staan bekend as Pretoria-wysigingskema 9625P.

(13/2/Sterrewag x3 (9625P))
 __ September 2006

Waarnemende Hoof: Regs- en Sekretariële Dienste
 (Kennisgewing No 775/2006)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF STERREWAG EXTENSION 3 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 Sterrewag Extension 3 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Sterrewag x3 (9625P))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE WATERKLOOF GOLF ESTATE (PTY) LTD IN TERMS OF THE PROVISIONS OF CHAPTER III: PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 141 OF THE FARM GROENKLOOF 358JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Sterrewag Extension 3.

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1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 8177/2005.

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 –

1.3.1 the following conditions in the Title Deed which do not affect the township;

- A. Die Resterende Gedeelte van Gedeelte 2 van die genoemde plaas GROENKLOOF, groot as sodanig 1526,8339 Hektaar, waarvan die eiendom hiermee getranspoteer 'n gedeelte uitmaak is onderhewig aan die volgende:

"By Notarial Deed No K 1183/1958 S registered on 25th October 1958 the right has been granted to Eskom to convey electricity over the said property together with the ancillary rights and subject to conditions as more fully set out in aforesaid Notarial Deed which said Notarial Deed was partially cancelled by virtue of Notarial Deed of Cancellation K1726/89S and as will more fully appear from the said Notarial Deed.

- C Die Resterende Gedeelte van Gedeelte 2 van die genoemde plaas Groenkloof, groot as sodanig 1501,3868 hektaar, waarvan die eiendom hiermee getranspoteer 'n gedeelte uitmaak is onderhewig aan die volgende:

"By virtue of Notarial Deed of Servitude No K368/1965S dated the 19th and 24th December 1964 registered on the 12th day of April 1965 the said property is subject to the right in favour of Eskom to convey electricity over the said property with ancillary rights and subject to conditions as more fully set out in aforesaid Notarial Deed."

- D Die Resterende Gedeelte van Gedeelte 2 van die genoemde plaas GROENKLOOF, groot as sodanig 1392,1087 Hektaar, waarvan die eiendom hiermee getranspoteer 'n gedeelte uitmaak is onderhewig aan die volgende:

"By Notarial Deed No K90/1973 dated the 24th day of October, 1972 and registered on the 23rd January 1973, the said property is subject to:

1. A servitude of sewerage pipeline;
2. A servitude of sewerage pipeline;
3. A servitude of pumpstation area;

In favour of the City Council of Verwoerdburg together with ancillary rights as will more fully appear from the said Notarial Deed and Diagram annexed thereto."

- F Kragtens Notariële Akte van Serwituut NO K2869/87S geregistreer op 25 Junie 1987 is die reg aan ESKOM verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer, tesame met bykomende regte, en onderworpe aan voorwaardes, soos meer volledig sal blyk uit gesegde Notariële Akte.

1.3.2 The following conditions which only affects certain erven in the township:

- B. Die Resterende Gedeelte van Gedeelte 2 van die genoemde Plaas GROENKLOOF, groot as sodanig 1501,3868 hektaar, waarvan die eiendom hiermee getranspoteer 'n gedeelte uitmaak is onderhewig aan die volgende voorwaardes.

"By Notarial Deed No K 226/1964 S dated 14th February 1964 and registered on 20th February, 1964 the said property is subject to a right to convey water over the property by means of a pipe line in favour of Peri-Urban Areas Health Board as

will more fully appear from the said Notarial Deed and which servitude is indicated by the figures c d e d g h j k c and l m n p q r l on the annexed diagram SG No A 1501/1934"; which condition only affects erf 209 in the township.

E. Kragtens Notariële Akte van Sessie van Serwituut No K3734/77S is 'n:

- (a) Pyplynserwituut groot 3 meter wyd;
- (b) Pyplynserwituut groot 3 meter wyd;
- (c) Pyplynserwituut groot 3 meter wyd;
- (d) Pyplynserwituut groot 3 meter wyd;
- (e) Pyplynserwituut groot 3 meter wyd;
- (f) Pyplynserwituut groot 3 meter wyd;

Gesedeer aan die Republiek van Suid-Afrika (in sy Administrasie van Spoorweë en Hawens) en soos meer volledig sal blyk uit gesegde Notariële Akte met Kaart daarby aangeheg; welke serwituut kragtens Notariële Akte van Kansellasië en Vervanging van Serwituut No K1322/88 S gedateer 20 April 1988 gedeeltelik gekanselleer en vervang met 'n pyplyn-serwituut 6 meter wyd oor binnegemelde eiendom, soos meer volledig sal blyk uit gesegde Notariële Akte en aangehegte kaart en geregistreer op 3 Mei 1988 en welke serwituut aangedui word deur lyn s t u v synde die middellyn van die genoemde serwituut op die hier aangehegte Kaart SG No A1501/1994; which condition only affects Erven 206 and 209 in the township.

1.4 ENDOWMENT

No endowment is payable to the City of Tshwane Metropolitan Municipality.

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 PRECAUTIONARY MEASURES

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

- 1.6.1 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
- 1.6.1 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.

1.7 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.

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1.10 COMPLIANCE WITH CONDITIONS IMPOSED BY THE GAUTENG DEPARTMENT OF AGRICULTURE, CONSERVATION AND ENVIRONMENT (GDACE)

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Agricultural, Conservation and Environment has granted the applicant exemption 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.

1.11 OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The township owner shall within such period as the local authority may determine, fulfil its obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, as previously agreed upon between the township owner and the local authority.

1.12 THE DEVELOPER'S OBLIGATIONS

1.12.1 ASSOCIATION AND STATUTES

The developer must register a Section 21 Company (homeowners' association) in terms of the provisions of the Companies Act, 1973 (Act 61 of 1973). All the owners of units in the township must become members of the Section 21 Company. A copy of the registered Deed of Association (CM4) and the Company's Statutes must be submitted to the City of Tshwane Metropolitan Municipality.

The Association and Statutes must clearly state that the main objective of the homeowners' association is the maintenance of the internal engineering services of the development (ie water, sewerage, electricity, and the road and stormwater sewers). The developer is deemed to be a member of the Section 21 Company, with all the rights and obligations of an ordinary member, until the last erf has been transferred.

The section 21 company must enter into an agreement with the Municipality regarding the maintenance of the private open space erven to the satisfaction of the Municipality.

1.12.2 PROVISION OF ENGINEERING DRAWINGS

The developer must submit to the Municipality complete engineering drawings in respect of internal sewers and sewer connection points and complete engineering drawings in respect of the internal road and stormwater sewers as well as water and electricity services, prior to the commencement of the construction of the said services.

1.12.3 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

Before any erf is transferred, the Municipality must be provided with a certificate by a Professional Engineer for water, sewerage, electricity, and the internal road and stormwater sewers, in which it is certified that the internal engineering services have been completed and that the engineers accept liability for the services. The Municipality may at its own discretion allow an exception in respect of the internal road and stormwater sewers. If this is the case, the developer must give the Municipality an undertaking that the developer will complete this service on or before a certain date and must provide the Municipality with a guarantee issued by a recognized financial institution.

1.12.4 MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months commences when the last of the internal engineering services (ie water, sewerage, electricity, and the road and stormwater sewers) have been completed. The developer must furnish the Section 21 Company with a maintenance guarantee, issued by a recognized financial institution, in respect of poor workmanship and/or materials with regard to the civil engineering services and the electricity services, which guarantee must be for an amount that is equal to 5% of the

contract cost of the civil services and 10% of the contract cost of the electrical services, and proof of this must be submitted to the City of Tshwane Metropolitan Municipality.

1.12.5 SECTION 21 DRAINAGE PLAN

A complete section 21 drainage plan has to be submitted to the Executive Director: City Planning and Development (City Development Control Division) by the responsible engineer. These drainage plans need also to be placed on each separate building plan. These plans have to indicate the Section 21 Company drainage connection points as well as drainage site layout.

1.12.6 TRANSFER OF SERVICES

The services must be transferred to the Section 21 Company after the completion thereof.

1.13 CERTIFICATE OF COMPLIANCE

Regardless of the issuing of a certificate as contemplated in section 82 (1)(b)(ii)(cc) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), no erf may be transferred or otherwise dealt with until the City of Tshwane Metropolitan Municipality certifies that the developer has complied with the provisions of conditions 1.12.4 to 1.12.6 inclusive above.

1.14 SERVITUDES TO BE REGISTERED OVER ERVEN IN THE TOWNSHIP

The applicant shall at its own costs attend to the registration of the following servitudes:

1.14.1 OVER ALL ERVEN IN THE TOWNSHIP EXCLUDING ERVEN 206 TO 211

1.14.1.1 a servitude, 2m wide, for services (water, sewer, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the section 21 company, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for services, 2m wide, over the entrance portion of the erf, if and when required by the section 21 company: Provided that the Section 21 company may waive any such servitude.

1.14.1.2 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 2m from it.

1.14.1.3 The Section 21 company 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 Section 21 company shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Section 21 company shall make good any damage caused during the laying, maintenance or removal of such services and other works.

1.14.2 OVER ERF 206

1.14.2.1 The erf in its entirety subject to a servitude of right-of-way for access purposes in favour of all erven in the township excluding Erven 207 to 211.

1.14.2.2 The erf is in its entirety subject to a servitude for road purposes in favour of all the members of the section 21 company as well as all the members of the Monument Golf Club.

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1.14.3 OVER ERVEN 169, 177, 186, 194 AND 201

The erf shall be subject to a 2 meter wide servitude for Municipal services (stormwater) in favour of the Section 21 Company as indicated on the general plan.

1.14.4 OVER ERVEN 176, 177, 178, 185, 186 AND 187

The erven are subject to a 2 m wide servitude for Municipal services (sewer) in favour of the Section 21 Company as indicated on the general plan.

1.14.5 OVER ERF 209

The erf is subject to a 3, 3 meter servitude for Municipal services (electricity) in favour of the City of Tshwane Metropolitan Municipality.

1.15 Erven 207 to 211 (private open spaces) and 206 (road) shall be transferred to and registered in the name of the home owner's association (Section 21 Company), of which all the owners of the security development must be members.

1.16 No access control point may be erected before compliance with the provisions of 1.15 above.

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):

As this erf/erven (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.
