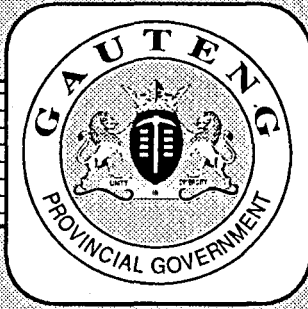


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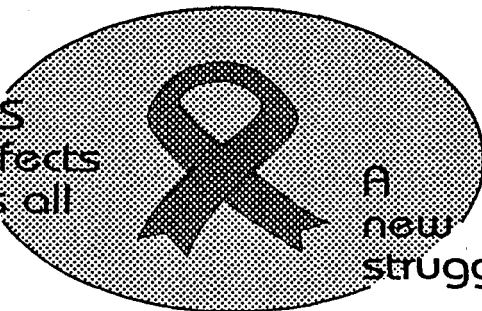
Vol. 12

PRETORIA, 22 SEPTEMBER 2006

No. 359

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2707

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

PRETORIA AMENDMENT SCHEME 9634P

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 Annlin Wes Extension 23, 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 9634P.

(13/2/Annlin Wes x23 (9634P))
 ___ September 2006

Acting Head: Legal and Secretarial Services
 (Notice No 1041/2006)

PLAASLIKE BESTUURSKENNISGEWING 2707

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

PRETORIA WYSIGINGSKEMA 9634P

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 Annlin Wes Uitbreiding 23, 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 9634P.

(13/2/Annlin Wes x23 (9634P))
 ___ September 2006

Waarnemende Hoof: Regs- en Sekretariële Dienste
 (Kennisgewing No 1041/2006)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF ANNLIN WES EXTENSION 23 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 Annlin Wes Extension 23 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Annlin Wes x23 (9634P))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY MILLE INVESTMENTS 187 (PTY) LTD IN TERMS OF THE PROVISIONS OF CHAPTER III: PART A AND C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 343 (A PORTION OF PORTION 2) OF THE FARM WONDERBOOM 302JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Annlin Wes Extension 23.

02040000

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 11315/2004.

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 which shall not be transferred to the erven in the township:

"The Remaining Extent of the said Portion 2 (formally described as the Remaining Extent marked 'C' of certain Portion) of the farm WONDERBOOM aforesaid, measuring as such 130,3385 hectares (of which the property hereby transferred in a portion) is specially entitled to the following rights over the Portion marked 'A' of the said farm, registered in the name of JAN BOOYSEN UNDER Deed of Transfer nr 8727/1904 –

(a) The right to one-fourth of the existing dam and water furrow and the water therein;

(b) Free drinking right for stock at the drift;

(c) Right-of-way for repairing and watering purposes to the existing dam and water furrow and from the present swelling house on the said Remaining Extent marked "C" through the drift and back and from the said dwelling house to the Nek;

(d) The owners of the said portions marked "A" and "C" shall according to the size of their portions pay for the upkeep of the said dam and furrow and the following right over the portion marked "B" registered in the name of Marinus Franken under Deed of Transfer T8728/1904, to the right of way over the Nek through the Main Road towards Pretoria."

1.4 ENDOWMENT

Payable to the City of Tshwane Metropolitan Municipality.

1.4.1 The township owner shall pay to the City of Tshwane Metropolitan Municipality as endowment a total amount of **R205 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.

1.4.2 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).

1.4.3 The Applicant shall be obliged to register in favour of the CTMM a servitude for 'open space' purposes across that portion of the property between the property boundary adjacent to the existing course of the Apies River and the Western boundary of Erf 117 of the township. Such servitude shall be registered before a certificate in terms of Section 82 of the Ordinance shall be issued by the CTMM."

1.5 ACCESS

1.5.1 Ingress from Road K14 (Zambezi Drive) to the township and egress to Road K14 (Zambezi Drive) from the township shall be restricted to the intersection of Chervil Avenue with such road; provided that such access shall be a partial access only. Only a left in and left out access will be permitted.

1.5.2 The access in 1.5.1 above must also serve Wonderboom Agricultural Holdings situated to the north of this township, without any access control.

1.5.3 Access to the township must not be closer than 100 metres from the road reserve of Road K14 (Zambezi Drive).

1.5.4 The township owner shall at his own expense arrange for a geometric lay-out design (scale 1:500) of the ingress and egress points referred to in (a) above and specifications for the construction of the junctions to be compiled and shall submit it to the Head of the Department: Gauteng Provincial Government: Department of Public Transport, Roads and Works, for approval. After the design and specifications have been approved, the township owner shall construct the entrances at his own expense to the satisfaction of the Head of the Department: Department of Public Transport, Roads and Works.

1.6 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at his own expense erect a fence or other physical barrier to the satisfaction of the the Head of the Department: Gauteng Provincial Government: Department of Public Transport, Roads and Works, as and when required by him to do so, and the township owner shall maintain such fence or physical barrier in a good state of repair until such time as the erven in the township are transferred to ensuing landowners, after which the responsibility for the maintenance of such fence or physical barrier rests with the latter.

1.7 RECEIVING AND DISPOSAL OF STORM-WATER

The township owner shall arrange the storm-water drainage of the township in such a way as to fit in with that of Road K14 (Zambezi Drive) and he shall receive and dispose of the storm-water running off or being diverted from the road.

1.8 DEPARTMENT OF PUBLIC TRANSPORT, ROADS AND WORKS: ACOUSTIC SCREENING MEASURES

The applicant shall be responsible for any costs involved in the erection of acoustic screening along Road K14 (Zambezi Drive).

1.9 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.

1.10 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.

1.11 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.

1.12 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.

1.13 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.

1.14 REGISTRATION OF SERVITUDE FOR MUNICIPAL SERVICES

The Township owner shall at its own expense register a servitude (6m wide) for municipal purposes (stormwater) along the northern boundary of Erven 117 and 118 in favour of the City of Tshwane Metropolitan Municipality within 60 days from date of compliance with Section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

2. CONDITIONS OF TITLE**2.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITION 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, 2m wide, for municipal services (water, sewer, electricity and storm water) (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, 2m 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 2m 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.

LOCAL AUTHORITY NOTICE 2708

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

PRETORIA AMENDMENT SCHEME 9631P

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 Annlin Wes Extension 21, 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 9631P.

(13/2/Annlin Wes x21 (9631P))
 __ September 2006

Acting Head: Legal and Secretarial Services
 (Notice No 1040/2006)

PLAASLIKE BESTUURSKENNISGEWING 2708

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

PRETORIA WYSIGINGSKEMA 9631P

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 Annlin Wes Uitbreiding 21, 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 9631P.

(13/2/Annlin Wes x21 (9631P))
 __ September 2006

Waarnemende Hoof: Regs- en Sekretariële Dienste
 (Kennisgewing No 1040/2006)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF ANNLIN WES EXTENSION 21 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 Annlin Wes Extension 21 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Annlin Wes x21 (9631P))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY MILLE INVESTMENTS 187 (PTY) LTD IN TERMS OF THE PROVISIONS OF CHAPTER III: PART A AND C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 342 OF THE FARM WONDERBOOM 302JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Annlin Wes Extension 21.

04040000

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 11314/2004.

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 which will not be carried over to the erven in the township:

"The Remaining Extent of the said Portion 2 (formally described as the Remaining Extent marked 'C' of certain Portion) of the farm WONDERBOOM aforesaid, measuring as such 130,3385 hectares (of which the property hereby transferred in a portion) is specially entitled to the following rights over the Portion marked 'A' of the said farm, registered in the name of JAN BOOYSEN UNDER Deed of Transfer nr 8727/1904 –

(a) The right to one-fourth of the existing dam and water furrow and the water therein;

(b) Free drinking right for stock at the drift;

(c) Right-of-way for repairing and watering purposes to the existing dam and water furrow and from the present swelling house on the said Remaining Extent marked "C" through the drift and back and from the said dwelling house to the Nek;

(d) The owners of the said portions marked "A" and "C" shall according to the size of their portions pay for the upkeep of the said dam and furrow and the following right over the portion marked "B" registered in the name of Marinus Franken under Deed of Transfer T8728/1904, to the right of way over the Nek through the Main Road towards Pretoria."

1.4 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 R250 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 ACCESS

1.5.1 Ingress from Road K14 (Zambezi Road extension) to the township and egress to Road K14 (Zambezi Road extension) from the township shall be restricted to the intersection of Chervil Avenue with the said road; provided that direct access to Road K14 will only be allowed as a marginal access only. Only a left in and left out access will be permitted.

1.5.2 Ingress from Road K97 (Lavender Road West) to the township and egress to Road K97 (Lavender Road West) from the township shall be restricted between points a-b and j-k, as indicated on the layout plan, and to the intersection of Tillie van Wyk Street with the said road.

1.5.3 There must be connectivity between access as per (a) and access as per (b) above.

1.5.4 The township owner shall at his own expense arrange for a geometric lay-out design (scale 1:500) of the ingress and egress points referred to in (a) above and specifications for the construction of the junctions to be compiled and shall submit it to the Head of the Department: Gauteng Provincial

Government: Department of Public Transport, Roads and Works, for approval. After the design and specifications have been approved, the township owner shall construct the entrances at his own expense to the satisfaction of the Head of the Department: Department of Public Transport, Roads and Works.

1.6 RECEIVING AND DISPOSAL OF STORM-WATER

The township owner shall arrange the storm-water drainage of the township in such a way as to fit in with that of Road K14 and Road K97 and he shall receive and dispose of the storm-water running off or being diverted from the road.

1.7 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.

1.8 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at his own expense erect a fence or other physical barrier to the satisfaction of the Head of the Department: Gauteng Provincial Government: Department of Public Transport, Roads and Works, as and when required by him to do so, and the township owner shall maintain such fence or physical barrier in a good state of repair until such time as the erven in the township are transferred to ensuing landowners, after which the responsibility for the maintenance of such fence or physical barrier rests with the latter.

1.9 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.

1.10 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.

1.11 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.

1.12 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.

1.13 COMPLIANCE WITH THE ENVIRONMENTAL CONSERVATION ACT 73 OF 1989

The applicant shall comply with the conditions of the Department of Agriculture, Conservation, Environment and Land Affairs in terms of the provisions of the Environmental Conservation Act 73 of 1989 or any other relevant statute.

1.14 COMPLIANCE WITH THE NATIONAL HERITAGE RESOURCES ACT 25 OF 1999

The applicant shall comply with the provisions of the National Heritage Resources Act, 25 of 1999.

2. CONDITIONS OF TITLE

2.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITION 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, 2m wide, for municipal services (water, sewer, electricity and storm water) (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, 2m 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 2m 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 ERVEN 114 AND 115

The erf shall be subject to a servitude for road purposes in favour of the City of Tshwane Metropolitan Municipality, as indicated on the general plan. Upon submission of a certificate by the City of Tshwane Metropolitan Municipality to the Registrar of Deeds in which it is mentioned that such servitude is no longer needed, the condition shall lapse.

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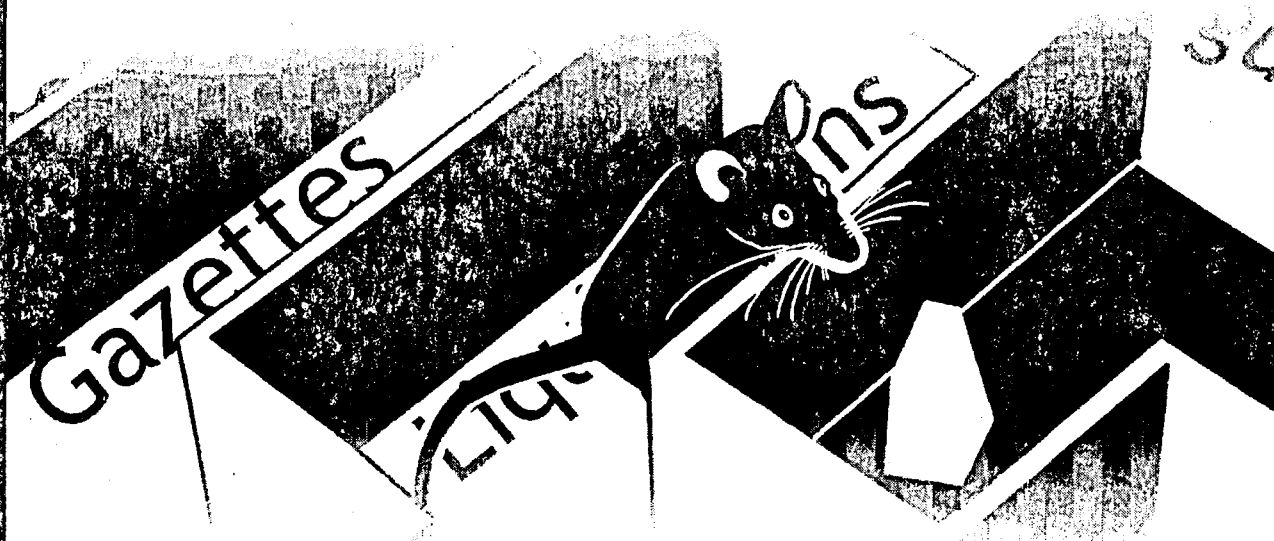
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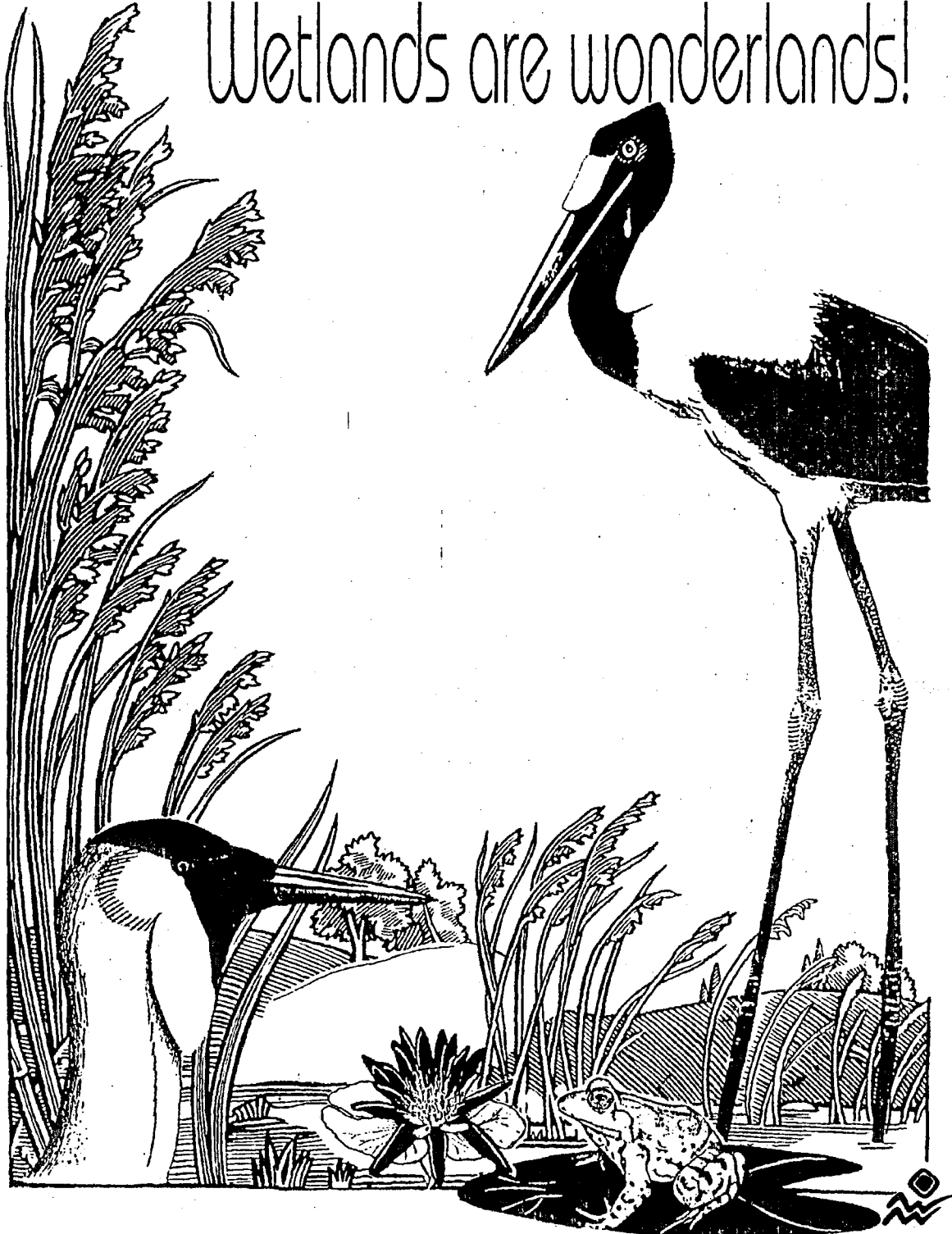
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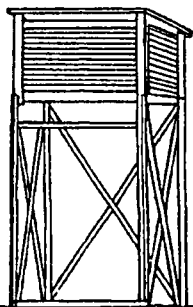
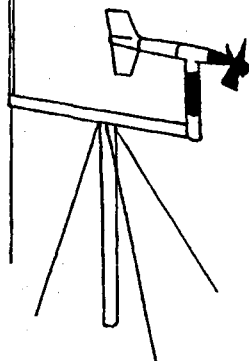
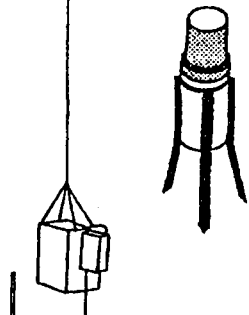
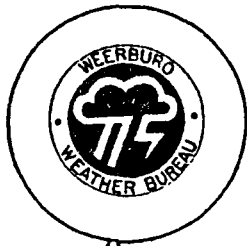
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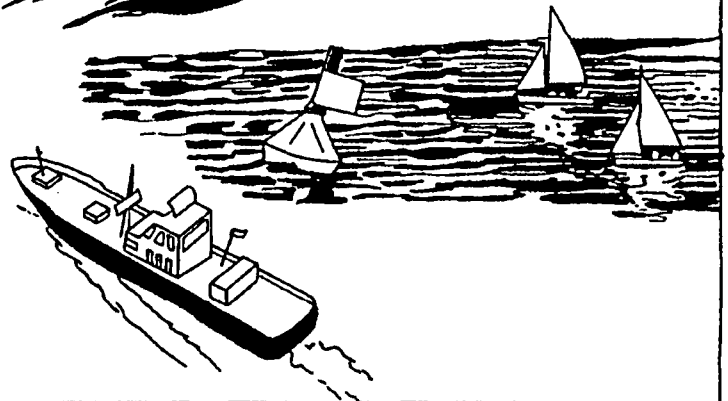
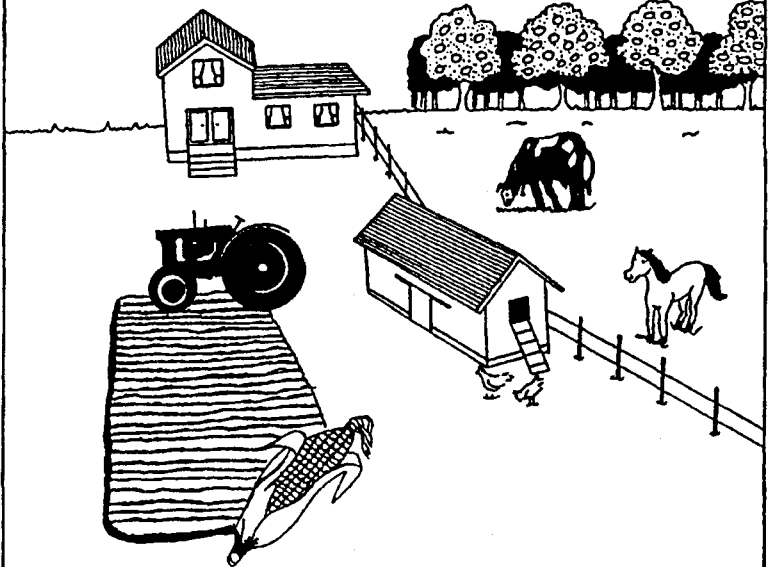
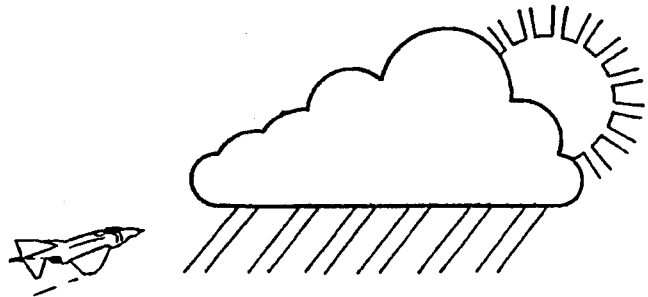


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