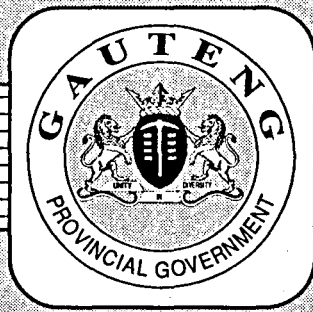


**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

**Provincial Gazette Extraordinary  
Buitengewone Provinsiale Koerant**

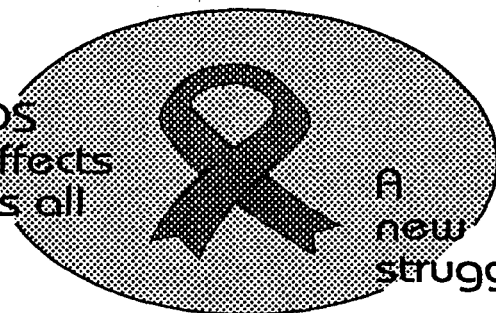
Vol. 12

PRETORIA, 19 OCTOBER 2006  
OKTOBER

**No. 383**

**We all have the power to prevent AIDS**

AIDS  
affects  
us all



A  
new  
struggle

**Prevention is the cure**

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HELPLINE**

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We look forward to your ongoing support

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**LOCAL AUTHORITY NOTICE**

**LOCAL AUTHORITY NOTICE 2949**

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

**CENTURION AMENDMENT SCHEME 1459C**

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

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 Centurion Amendment Scheme 1459C.

(13/2/Die Hoewes x239)  
19 October 2006

**Acting Head: Legal and Secretarial Services**  
(Notice No 976/2006)

**PLAASLIKE BESTUURSKENNISGEWING 2949**

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**

**CENTURION WYSIGINGSKEMA 1459C**

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 239, synde 'n wysiging van die Centurion-dorpsbeplanningskema, 1992, 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 Centurion-wysigingskema 1459C.

(13/2/Die Hoewes x239)  
19 Oktober 2006

**Waarnemende Hoof: Regs- en Sekretariële Dienste**  
(Kennisgewing No 976/2006)

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

**DECLARATION OF DIE HOEWES EXTENSION 239 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 239 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Die Hoewes x239)

**SCHEDULE**

CONDITIONS UNDER WHICH THE APPLICATION MADE BY FOREVER RESORTS SOUTH AFRICA (PROPRIETARY) LIMITED UNDER THE PROVISIONS OF SECTION C OF CHAPTER 3 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON THE REMAINDER OF PORTION 56 OF THE FARM HIGHLANDS 359JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

**1. CONDITIONS OF ESTABLISHMENT**

**1.1 NAME**

The name of the township shall be Die Hoewes Extension 239.

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**1.2 DESIGN**

The township shall consist of erven as indicated on General Plan SG No 6944/2005.

**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 servitudes which do not affect the township:

- (1) "The owner of this holding shall not be entitled to any riparian rights to water from the Hennopsriver of the Kaalspruit."
- (2) "This holding shall be subject to Notarial Deed of Servitude No 80/1932-S, with reference to a right of way-leave for electric energy in favour of the City Council of Pretoria."

**1.4 PRECAUTIONARY MEASURES**

1.4.1 The township owner shall appoint a competent person(s) to:-

- (i) compile a complete RISK MANAGEMENT PLAN and WET SERVICES PLAN;
- (ii) conduct and compile a construction report to ensure that the conditions on site and the positioning of structures and wet services are accordingly certified.

1.4.2 The township owner is responsible to facilitate the procedure to transfer the responsibility for the management of the Risk Management plan legally to a representative Body Corporate or similar entity, as applicable.

1.4.3 The township owner shall at its own expense, make arrangements with the Municipality, in order to ensure that-

1.4.3.1 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

1.4.3.2 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 OR REPLACEMENT OF MUNICIPAL AND/OR TELKOM SERVICES**

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal and/or Telkom services, the cost thereof shall be borne by the township owner.

**1.6 CONSOLIDATION OF ERVEN**

The township owner shall at its own expense cause Erven 661 and 662 in the township to be consolidated. The City of Tshwane Metropolitan Municipality hereby grants its consent to the consolidation in respect of Section 92(1)(b) of Ordinance 15 of 1986.

**2. CONDITIONS OF TITLE**

2.1 THE ERVEN MENTIONED HEREUNDER ARE SUBJECT TO THE CONDITIONS AS IMPOSED BY THE 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 erven is subject to a servitude, 3m wide, in favour of the Municipality, 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 Municipality: Provided that the Municipality 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 2 (two) metres thereof.

2.1.1.3 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.

2.1.2 ERF 661

The erf is subject to a servitude for transformer purposes in favour of the Municipality, as indicated on the general plan.

2.1.3 ERF 662

The erf is subject to a servitude 5m wide for municipal purposes in favour of the Municipality, as indicated on the general plan.

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**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**

**VERKLARING VAN DIE HOEWES UITBREIDING 239 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 239 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(13/2/Die Hoewes x239 (1459C))

**BYLAE**

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR FOREVER RESORTS SOUTH AFRICA (PROPRIETARY) LIMITED INGEVOLGE DIE BEPALINGS VAN KLOUSULE C VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP DIE RESTANT VAN GEDEELTE 56 VAN DIE PLAAS HIGHLANDS 359JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Die Hoewes Uitbreiding 239.

1.2 ONTWERP

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG No 6944/2005.

1.3 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 -

1.3.1 die volgende servitute wat nie die dorp raak nie:

- (1) "The owner of this holding shall not be entitled to any riparian rights to water from the Hennopsriver of the Kaalspruit."



- (2) "This holding shall be subject to Notarial Deed of Servitude No 80/1932-S, with reference to a right of way-leave for electric energy in favour of the City Council of Pretoria."

#### 1.4 VOORKOMENDE MAATREËLS

1.4.1 Die dorpseienaar moet 'n verantwoordelike persoon(e) aanstel om:-

- (i) 'n volledige RISIKOBESTUURSPLAN en NATDIENSTEPLAN op te stel;
- (ii) 'n konstruksieverslag op te stel en te bestuur om te verseker dat die toestand van die terrein en die posisie van die strukture en nat dienste dien ooreenkomstig gesertifiseer.

1.4.2 Die dorpseienaar sal verantwoordelik wees om toe te sien dat die oordrag van die verantwoordelikheid van die bestuur van die Risikobestuurplan op 'n wetlike wyse aan 'n verteenwoordige Regspersoonlikheid of soortgelyke entiteit geskiet, indien van toepassing.

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

1.4.3.1 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

1.4.3.2 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, opgevul word en gekompakteer word totdat dieselfde verdigtingsgraad as wat die omliggende materiaal is, verkry is.

#### 1.5 VERSKUIWING EN/OF VERWYDERING VAN MUNISIPALE EN/OF TELKOM DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande Munisipale en/of Telkom dienste te verskuif en/of te verwyder, moet die koste daarvan deur die dorpseienaar gedra word.

#### 1.6 KONSOLIDASIE VAN ERWE

Die dorpseienaar moet op eie koste Erwe 661 en 662 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 (twee) meter 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 ERF 661

Die erf is onderworpe aan 'n serwituut vir transformator doeleindes ten gunste van die Munisipaliteit, soos op die algemene plan aangedui.

2.1.3 ERF 662

Die erf is onderworpe aan 'n serwituut 5 (vyf) meter breed vir munisipale doeleindes, ten gunste van die Munisipaliteit, soos op die algemene plan aangedui.

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