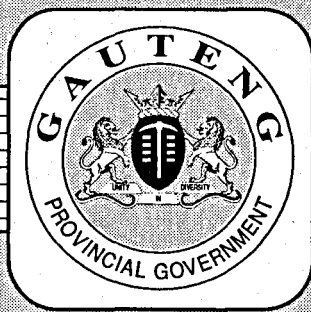


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

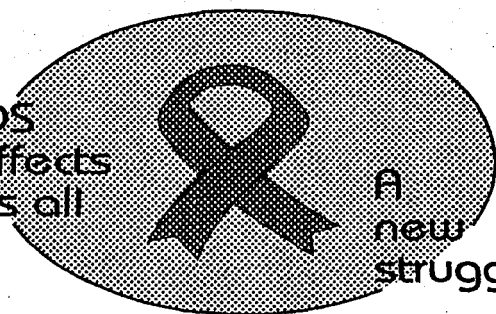
Vol. 12

PRETORIA, 27 OCTOBER 2006
OKTOBER

No. 394

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
HELPUNE**

0800 012 322

DEPARTMENT OF HEALTH

02020000



9771682452005

06394

CONTENTS • INHOUD

No.		Page No.	Gazette No.
	LOCAL AUTHORITY NOTICE		
3012	Town-planning and Townships Ordinance (15/1986): City of Tshwane Metropolitan Municipality: Centurion Amendment Scheme 1452C.....	3	394

NOTICE TO:

SUBSCRIBERS

OF

GOVERNMENT GAZETTES

Subscribers who have previously arranged to collect their weekly publications of *Government Gazettes* from the Government Printing Works in the Masada Building, are hereby requested to collect their publications from the Old Government Printing Works Building at the Security Officer's Bay at the Proes Street entrance, with effect from the 16th of October 2006.

We look forward to your ongoing support

Contact Person: **Montjane M. Z. (Mr)**

Mobile Phone: 083-640 6121.

Telephone: (012) 334-4653.

LOCAL AUTHORITY NOTICE

**LOCAL AUTHORITY NOTICE 3012
CITY OF TSHWANE METROPOLITAN MUNICIPALITY
CENTURION AMENDMENT SCHEME 1452C**

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 209, 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 1452C.

(13/2/Die Hoewes x209)
__ October 2006

Acting Head: Legal and Secretarial Services
(Notice No 1111/2006)

**PLAASLIKE BESTUURSKENNISGEGWING 3012
STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
CENTURION WYSIGINGSKEMA 1452C**

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 209, 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 1452C.

(13/2/Die Hoewes x209)
__ Oktober 2006

Waarnemende Hoof: Regs- en Sekretariële Dienste
(Kennisgewing No 1111/2006)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF DIE HOEWES EXTENSION 209 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 209 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Die Hoewes x209)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY GLOVER INVESTMENTS UNDER THE PROVISIONS OF CHAPTER III: SECTION A AND C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON THE REMAINING EXTENT OF PORTION 68 OF THE FARM LYTTELTON 381JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Die Hoewes Extension 209.

00002010
01020000

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 3181/2005.

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

1.3.1 the following servitude which do not affect the township area:

- (i) "Kragtens Notariële Akte van Serwituut No K1283/96S gedateer 15 Februarie 1996, is die binnegemelde eiendom onderhewig aan 'n ewigdurende Serwituut vir Munisipale doeleindes, met bykomende regte, ten gunste van die Stadsraad van Centurion, 5 m wyd oor die eiendom, langs die suidwestelike grens, en welke serwituut aangedui word deur die lyn CG op Kaart LG No A10584/1995 en soos verder meer volledig sal blyk uit die gemelde Notariële Akte van Serwituut."
- (ii) "Die binnegemelde Resterende Gedeelte is geregtig op 'n reg van weg Serwituut oor Gedeelte 137 ('n gedeelte van Gedeelte 68) van die plaas Lyttelton 381 JR soos aangedui deur die figuur MKLCN op Kaart LG No 10584/95."

1.3.2 the following servitude which only effects Erf 525 in the township only:

"Kragtens Notariële Akte van Serwituut No K1284/96S gedateer 15 Februarie 1996, is die binnegemelde eiendom onderhewig aan 'n ewigdurende Serwituut vir Munisipale doeleindes, met bykomende regte, ten gunste van die Stadsraad van Centurion, 5 m wyd oor die eiendom, langs die suidwestelike grens, en welke serwituut aangedui word deur die lyn GH op Kaart LG No A10584/1995 en soos verder meer volledig sal blyk uit die gemelde Notariële Akte van Serwituut."

1.3.3 the following servitude which do not affect the township area:

"Onderhewig aan 'n waterpypleiding serwituut 3,00 (drie) meter wyd waarvan die noord-oostelike grens aangetoon word deur die lyne AB op aangehegte Kaart L.G. Nr. 10080/99".

1.4 PRECAUTIONARY MEASURES

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

1.4.1.1 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

1.4.1.2 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 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own expense cause all existing buildings and structures situated within the building line reserve, side spaces or over common boundaries to be demolished to the satisfaction of the Municipality, when required by the Municipality to do so.

1.6 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 Municipality to do so.

1.7 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.

1.8 COMPLIANCE WITH CONDITIONS IMPOSED BY G'DACE

The township owner shall, at his own expense comply with all the conditions imposed by or which the Gauteng Department of Agriculture, Conservation, Environment and Land Affairs 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, for the development of this township.

1.9 RESTRICTION ON THE ALIENATION OF LAND

Regardless 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 in the township may be transferred or be dealt with otherwise until the City of Tshwane Metropolitan Municipality certifies that the developer has complied with the provisions of conditions 1.10.1 to 1.10.5 inclusive below.

1.10 THE DEVELOPER'S OBLIGATIONS

1.10.1 Association and Statutes

The developer must register a section 21 company (homeowners' association) in terms of provision of the Companies Act, 1973 (Act 61 of 1973). A copy of the registered Deed of Association (CM4) and the Company 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 (i.e. water, sewerage, electricity and the road and storm water 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.

1.10.2 Provision of engineering drawings

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

1.10.3 Provision of a certificate by a professional engineer

Before any erf is transferred, the City of Tshwane Metropolitan Municipality must be provided with a certificate by a professional engineer for water, sewerage, electricity and the internal road and storm water 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 storm water 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 recognised financial institution.

00002010

No building plans will be approved before the services are completed and (if applicable) taken over by the division of the Service Delivery Department.

1.10.4 Maintenance period and guarantee

A maintenance period of 12 (twelve) months commences when the last of the internal engineering services (i.e. water, sewerage, electricity and the road and storm water sewers) have been completed. The developer must furnish the section 21 company with a maintenance guarantee, issued by a recognised financial institution, in respect of poor workmanship and/or materials with regard to the civil engineering services and electricity service, 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.

1.10.5 Registration of servitudes

No erf in this township may be sold or transferred unless satisfactory proof has been provided to the effect that the following servitudes have been registered:

- a) The township owner shall register a 2,5 m wide private sewer servitude over Erven 523, 524 and 525 in favour of Erf 522.
- b) The township owner shall register a right of way servitude over Erf 523 in favour of Erf 522.
- c) The figure S3,M,S7,S6,S5,S,T,S4,S3 represents a Servitude Area for Municipal Purposes affects Erven 524 and 525 as indicated on the General Plan.

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.

IMPORTANT NOTICE

GPW wishes to apologise for any confusion created by our previous notice concerning the method of payment (*herewith the corrected version of the notice*):

ACCEPTABLE PAYMENT FOR SERVICES AND GOODS IN GOVERNMENT PRINTING WORKS

**WITH IMMEDIATE EFFECT ALL
PAYMENTS FOR SERVICES RENDERED AND GOODS DIS-
PATCHED SHOULD BE BY MEANS OF CASH, ELECTRONIC
TRANSFER OR BANK GUARANTEED CHEQUES**

**IMPLEMENTATION OF THIS
CIRCULAR IS WITHOUT EXCEPTION**

**S. MBHELE
EXECUTIVE DIRECTOR: MARKETING**

**Tel.: (012) 334-4764
Cell: 082 889 5059**



02020000

