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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 2047

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

CENTURION AMENDMENT SCHEME 1456C

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 222, 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 1456C.

(13/2)Die Hoewes x222
_ August 2007

Acting Head: Legal and Secretarial Services
(Notice No 1044/2007)

PLAASLIKE BESTUURSKENNISGEWING 2047

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

CENTURION WYSIGINGSKEMA 1456C

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 222, 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 Sekretariele Dienste, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Centurion-wysigingskema 1456C.

(13/2)Die Hoewes x222
_ Augustus 2007

Waarnemende Hoof: Regs. en Sekretariele Dienste
(Kennisgewing No 1044/2007)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF DIE HOEWES EXTENSION 222 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 222 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Die Hoewes x222)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY MADELAINE PROPERTY SHAREBLOCK (PROPRIETARY) LIMITED AND MOMENTUM PROPERTY INVESTMENTS (PROPRIETARY) LIMITED AND FIRSTRAND BANK LIMITED IN TERMS OF 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 PORTION 201 AND 250 OF THE FARM LYTTTELTON 381JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Die Hoewes Extension 222.

1.2 DESIGN

The township shall consist of erven as indicated on General Plan SG No 7972/2005.

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 servitude in Certificate of Consolidated Title T94220/2003 which do not affect the township area:

- (i) "B This erf shall be subject to Deed of Servitude NO.285/1934S with reference to a right of way-leave for electric energy in favour of the City Council of Pretoria"

1.3.2 the following servitude in Certificate of Consolidated Title T94220/2003 which only affect a street in the township:

- (i) "C(a) The former Portion 190 of the farm Lyttelton 381, Registration Division, JR., Province of Gauteng, depicted by the figure AFDE on diagram S.G. NO.8064/2000 annexed hereto is Subject to the following conditions:

- (a) The property is subject to a servitude of right of way in favour of the Town Council of Verwoerdburg by virtue of Deed of Cession No 1<2301/1988S registered on 3 August 1988.

1.3.3 the following servitude in Certificate of Consolidated Title T94220/2003 which only affect Erven 663 and 665 and a street in the township:

- (i) "C(b) The former Portion 190 of the farm Lyttelton 381, Registration Division, JR, Province of Gauteng, depicted by the figure AFDE on diagram SG No 8064/2000 annexed hereto is Subject to the following conditions:

By Notarial Deed K4926/2003S the property is Subject to a Servitude 3 (THREE) metres wide for municipal purposes in favour of the City of Tshwane Metropolitan Municipality depicted by the figure nFDp on Diagram SG No 8064/2000 annexed hereto, and as will more fully appear from reference to the said Notarial Deed.

1.3.4 the following servitude in Certificate of Consolidated Title T94220/2003 which only affect Erf 663 and 665 and West Avenue in the township:

- (i) The former Portion 199 (a portion of portion 182) of the farm Lyttelton 381, Registration Division, JR, Province of Gauteng, is subject to the following conditions:

- "D(a) By Notarial Deed K4926/2003S the property is Subject to a servitude for municipal purposes, '3 (THREE) metres wide in favour of the City of Tshwane Metropolitan Municipality depicted by the figure Fbut on Diagram SG No 8057/2000 annexed hereto as will more fully appear from reference to the said Notarial Deed.

1.3.5 The following servitude in Certificate of Consolidated Title T9421412003 which do not affect the township area:

- (i) "B(a) The former REMAINING EXTENT OF PORTION 182 OF THE FARM LYTTELTON 381 depicted by the figure AFJE on Diagram 8061/2000 annexed hereto is subject to the following conditions:

This property shall be subject to Deed of Servitude No 285/1934S with reference to a right of way-leave for electric energy in favour of the City Council of Pretoria and to Deed of Servitude No 80/1932S, with reference thereto."

- (ii) "C(c) The former PORTION 134 OF THE FARM LYTTELTON 381 depicted by the figure FGHJ on Diagram 8061/2000 annexed hereto is subject to the following conditions:

The property shall be subject to Deed of Servitude No 285/1934S With reference to a right of way-leave for electric energy in favour of the City Council of Pretoria and to Deed of Servitude No 80/1932S, with reference thereto. "

- (iii) "D(a) The former PORTION 180 OF THE FARM LYTTELTON 381 depicted by the figure FGHJ on Diagram 8061/2000 annexed hereto is subject to the following conditions:

The property shall be subject to Deed of Servitude No 285/1934S with reference to a right of way-leave for electric energy in favour of the City Council of Pretoria and to Deed of Servitude No 80/1932S, with reference thereto."

1.3.6 the following servitudes in Certificate of Consolidated Title T94214/2003 which only affect a street in the township:

- (i) "B(b) The former REMAINING EXTENT OF PORTION 182 OF THE FARM LYTTELTON 381 depicted by the figure AFJE on Diagram 8061/2000 annexed hereto is subject to the following conditions:

The property is subject to a servitude of right of way in favour of the Town Council of Verwoerdburg by virtue of Deed of Cession No K2301/1988S registered on 3 August 1988, as will more fully appear from the figure kljE on Diagram 8061/2000 annexed hereto.

- (ii) The former PORTION 134 OF THE FARM LYTTELTON 381 depicted by the figure FGHJ on Diagram 8061/2000 annexed hereto is subject to the following conditions:

(a) "C(a) Subject to a perpetual Right of Way in favour of the Town Council of Verwoerdburg as will more fully appear from Notarial Deed K3681/1989 and depicted by the figure lmHJ on Diagram SG 8061/2000 annexed hereto.

(b) "C(b) Subject to a perpetual Right of Way in favour of the Town Council of Verwoerdburg as will more fully appear from Notarial Deed K3681/1989 and depicted by the figure mnqBCDHm on Diagram SG 8061/2000 annexed hereto.

- (iii) "D(b) The former PORTION 180 OF THE FARM LYTTELTON 381 depicted by the figure FGHJ on Diagram 8061/2000 annexed hereto is subject to the following conditions:

Subject to a perpetual Right of Way in favour of the Town Council of Verwoerdburg as will more fully appear from Notarial Deed K3681/1989 and depicted by the figure mnpqBCDH on Diagram SG 8061/2000 annexed hereto,"

- 13.7 the following servitude in Certificate of Consolidated Title T94214/2003 which affect Erf 663, 665 and in the township:

"B(c) The former REMAINING EXTENT OF PORTION 182 OF THE FARM LYTTELTON 381 depicted by the figure AFJE on Diagram 8061/2000 annexed hereto is subject to the following conditions:

By Notarial Deed K4927/2003S - the within mentioned property is subject to a perpetual servitude for municipal purposes in favour of the City of Tshwane Metropolitan Municipality depicted by the figure AFsr as will more fully appear from Diagram SG No 8061/2000 annexed hereto as will more fully appear from reference to the said Notarial Deed."

- 1.3.8 the following servitude in Certificate of Consolidated Title T94214/2003 which only affect Erven 663, 667 and a street in the township:

By virtue of Notarial Deed of Servitude K4930/03S dated 26 June 2003 the within mentioned property is subject to a perpetual servitude for municipal purposes as defined by the figure ABCDEFGHJKLM on the annexed diagram SG No 8063/2000 in favour of the City of Tshwane Metropolitan Council as will more fully appear from the said Deed.

- 1.3.9 the following servitude in Deed of Transfer T94216/2003 which only affect a street in the township:

- (i) "B. This property is subject to a servitude of right of way in favour of the Town Council of Verwoerdburg by virtue of Deed of Cession No. K2301/1988S registered on 3 August 1988, as will more fully appear from the figure kljE on Diagram 8061/2000 annexed to Certificate of Consolidated Title T94215/2003."
- (ii) "C. The property is subject to a servitude of right of way in favour of the Town Council of verwoerdourq by virtue of Deed of Servitude No 3714/1989S depicted by figure bL'La on Diagram 8062/2000 annexed to Certificate of Consoucatec Title T94215/2003"

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 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.

16 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.

1.7 RESTRICTION ON THE ALIENATION OF ERVEN 665 TO 667

Erven 665 to 667 will be used for parking purposes for the development on Erven 663 and 664. The township owner shall not alienate Erven 665 to 667 and transfer of the *erf/erven* shall not be permitted until alternative parking arrangements for Erf 664 has been finalised to the satisfaction of the local authority.

2. CONDITIONS OF TITLE

21 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 erf is Subject to a servitude, 3m wide, in favour of the local authority, 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 2m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude. Where any municipal service is installed along any boundary of any erf the 2m servitude must be increased to a 3m wide 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 2m thereof.

2.1.1.3 The local authority 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 local authority.

2.1.2 ERF 663 AND 665

2.1.2.1 The erf is subject to a 3m wide municipal servitudes as indicated on the General Plan.

2.1.2.2 The erf is subject to a 16m wide servitude for a pedestrian walkway as indicated on the General Plan.

2.1.3 ERF 664, 665 AND 666

The erf is subject to a R.O.W. servitude in favour of Erf 663 to provide Erf 663 with access to West Avenue as indicated on the General Plan.

2.1.4 ERF 663

2.1.4.1 The erf is subject to a R.O.W. and parking servitude in favour of Erf 664 as indicated on the General Plan.

2.1.4.2 The erf is subject to a R.O.W. servitude in favour of Erf 664 as indicated on General Plan.

2.1.5 ERF 664

The erf is subject to a R.O.W. servitude in favour of Erf 663 as indicated on General Plan.