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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2581

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

PRETORIA AMENDMENT SCHEME 9724

It is hereby notified in terms of the provisions of section 125 (1) of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), that the City of Tshwane Metropolitan Municipality has approved an amendment of the Pretoria Town-planning Scheme, 1974.

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

This amendment is known as Pretoria Amendment Scheme 9724

(K13/2/Equestria x209 (9724))
Legal Services

Acting Executive Director:

PLAASLIKE BESTUURSKENNISGEWING 2581

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

PRETORIA WYSIGINGSKEMA 9724

Hierby word ingevolge die bepalings van artikel 125 (1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie Nr 15 van 1986), bekend gemaak dat die Stad Tshwane Metropolitaanse Munisipaliteit 'n wysigingskema met betrekking tot die grond in die dorp Equestria Uitbreiding 209, synde 'n wysiging van die Pretoria-dorpsbeplanningskema, 1974, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Waarnemende Uitvoerende Direkteur: Regsdienste, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Pretoria-wysigingskema 9724

(K13/2/Equestria x209 (9724))
Regsdienste

Waarnemende Uitvoerende Direkteur:

LOCAL AUTHORITY NOTICE 2582**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****DECLARATION OF EQUESTRIA 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 Equestria Extension 209 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(K13/2/Equestria x209 (9724))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY BUNKER HILLS INVESTMENTS 479 (PTY) LTD IN TERMS OF THE PROVISIONS OF CHAPTER III: PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 586 OF THE FARM THE WILLOWS NO 340 JR, GAUTENG, HAS BEEN GRANTED.

1. **CONDITIONS OF ESTABLISHMENT (CONDITIONS WHICH WILL BE APPLICABLE TO THE APPROVED TOWNSHIP IN TERMS OF SECTION 103 OF ORDINANCE 15 OF 1986)**

1.1 **NAME**

The name of the township shall be Equestria Extension 209.

1.2 **DESIGN**

The township shall consist of erven and streets as indicated on General Plan SG 3873/2007.

1.3 **DISPOSAL OF EXISTING CONDITIONS**

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 servitudes which affect Erf 1513 in the township only;

(a) Title Deed No. T 139684/2005:

"B. Further subject to a servitude for storm water drainage measuring 3491 square metres expropriated and ceded to the City Council of Pretoria by virtue of Deed of Cession No. K1702/1988S"

(b) Title Deed No. T 80476/2006

"B. By Notarial Deed K. 2543/88-S, the witinmentioned property is subject to a servitude of stormwater drainage measuring 2954 Square Metres as indicated by the line ABCD on diagram L.G. No. A. A 1764/88 in favour of the City Council of Pretoria, as will more

fully appear on reference to the said Notarial Deed with diagram annexed thereto."

1.4 LAND FOR MUNICIPAL PURPOSES

The following erf/erven shall be transferred to the City of Tshwane Metropolitan Municipality by and at the expense of the township owner:

Municipal : ERF 1513

1.5 ENDOWMENT

Payable to the City of Tshwane Metropolitan Municipality.

The township owner shall pay endowment for an area of 1368m² in terms of Regulation 44(1) of the Town-planning and Townships Regulations to the Municipality. The amount for this area shall be used by the 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).

1.6 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 the adjacent road 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 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.

1.9 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.

1.10 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.

1.11 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.

1.12 COMPLIANCE WITH CONDITIONS IMPOSED BY GDACE

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Agriculture, Conservation and Environment as well as any other applicable provisions, in terms of the provisions of the Environment Conservation Act, 73 of 1989 or the National Environmental Management Act, 107 of 1998 as the case may be.

1.13 NATIONAL HERITAGE RESOURCE ACT

The township owner shall at his own expense comply with the provisions of the National Heritage Resource Act, 25 of 1999 and that any conditions that may affect the township are incorporated in these conditions as amendments to these conditions.

1.14 LAND TO BE TRANSFERRED TO THE SECTION 21 COMPANY (HOMEOWNERS' ASSOCIATION)

Erf 1514 shall be transferred to the homeowners' association (Section 21 Company), within a period of 6 (six) months after proclamation of the township or prior to the first transfer of the first erf in the township which ever the sooner, by and at the expense of the township owner.

A servitude for access and municipal services shall be registered over Erf 1514 in favour of Erven 1455 to 1512 and the City of Tshwane Metropolitan Municipality.

1.15 THE DEVELOPER'S OBLIGATIONS

1.15.1 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). 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 (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.

1.15.2 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.

1.15.3 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 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.

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

1.15.4 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 the 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.

1.15.5 RESTRICTION ON THE ALIENATION OF LAND

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 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 1.15.1 to 1.15.4 above.

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 :WITH THE EXCEPTION OF ERF 1513 AND 1514 (REFERED TO IN CLAUSE 1.4)

- (a) The erf shall be subject to a servitude, 2 m wide, for municipal services (water, sewer, electricity and storm-water) (hereinafter referred to as "the services"), in favour of the City of Tshwane Metropolitan Municipality, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 2 m 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.
- (b) 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 2 m from it.
- (c) 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 Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

2.1.2 ERF 1514

The erf shall be subject to a servitude for access and municipal engineering services (Water, Sewerage, Electricity, Roads and (Stormwater) in favour of the City of Tshwane Metropolitan Municipality.

2.1.3 CONDITIONS IN FAVOUR OF THE SECTION 21 COMPANY

The following servitudes/conditions in favour of the Section 21 Company must notarially be executed and registered in the Office of the Registrar of Deeds before or simultaneously with the transfer of an erf in the township:

2.1.3.1 ALL ERVEN

- (a) The erven shall be subject to a servitude, 2 m wide, for engineering services (water, sewer, electricity and storm water) (hereinafter referred to as "the services"), in favour of the Section 21 Company, along any two boundaries, except a street boundary and, in the case of a panhandle erf, an additional servitude for services purposes, 2 m wide, over the entrance portion of the erf if and when required by the local authority: Provided that the Section 21 Company may waive any such servitude.
- (b) 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 2 m from it.
- (c) 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.

2.1.3.2 ERF 1479

- (a) The erf shall be subject to a servitude (2m wide) for stormwater in favour of the Section 21 Company, as indicated on the layout plan.
- (b) 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 2 m therefrom.
- (c) 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 essential, and furthermore the the Section 21 Company shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the the Section 21

Company shall make good any damage caused during the laying, maintenance or removal of such main sewer pipelines and other works.

2.1.3.3 ERF 1514

The erf is subject to a servitude of right of way and the use of engineering services in favour of Erven 1455 to 1512.

2.1.4 ERVEN 1455 UP TO AND INCLUDING 1512

Upon transfer, the owner of each erf must automatically become a member of the Section 21 Company and remain a member until he or she ceases to be the registered owner of that erf, which condition must be included in the title deed of the portion.

PLAASLIKE BESTUURSKENNISGEWING 2582

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

VERKLARING VAN EQUESTRIA UITBREIDING 209 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 Equestria Uitbreiding 209 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(K13/2/Equestria x209 (9724))

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR BUNKER HILLS INVESTMENTS 479 (PTY) LTD INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III: DEEL C VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 586 VAN DIE PLAAS THE WILLOWS NR. 340 JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Equestria Uitbreiding 209.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No. LG Nr. 3873/2007.

1.3 BESKIKKING 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 die volgende servitute wat slegs Erf 1513 in die dorp raak;

(a) Akte van Transport Nr. T 139684/2005:

“B. Further subject to a servitude for storm water drainage measuring 3491 square metres expropriated and ceded to the City Council of Pretoria by virtue of Deed of Cession No. K1702/1988S”

(b) Akte van Transport Nr. T 80476/2006

“B. By Notarial Deed K. 2543/88-S, the witinmentioned property is subject to a servitude of stormwater drainage measuring 2954 Square Metres as indicated by the line ABCD on diagram L.G. No. A. A 1764/88 in favour of the City Council of Pretoria, as will more fully appear on reference to the said Notarial Deed with diagram annexed thereto.”

1.4 GROND VIR MUNISIPALE DOELEINDES

Die volgende erf/erwe moet deur en op koste van die dorpseienaar aan die Stad Tshwane Metropolitaanse Munisipaliteit oorgedra word:

Munisipaal : ERF 1513

1.5 BEGIFTIGING

Betaalbaar aan die Stad Tshwane Metropolitaanse Munisipaliteit.

Die dorpseienaar moet aan die Stad Tshwane Metropolitaanse Munisipaliteit, begiftiging betaal vir 'n area van 1368m² in terme van Regulasie 44(1) van die Dorpsbeplanning en Dorpe Regulasies. Die bedrag vir die area sal deur die Stad Tshwane Metropolitaanse Munisipaliteit aangewend moet word vir die verkryging van grond vir park- en/of openbare-oopruimtedoeleindes.

Die genoemde begiftigingsbedrag is betaalbaar kragtens die bepalings van artikel 81 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).

1.6 ONTVANGS VAN EN WEGDOEN MET STORMWATER

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van die aangrensende pad en hy moet die stormwater wat van die pad afloop of afgelei word, ontvang en daarmee wegdoen.

1.7 VERSKUIWING EN/OF VERWYDERING VAN MUNISIPALE DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale dienste te verskuif of te vervang, moet die koste daarvan deur die dorpseienaar gedra word.

1.8 SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes en kantruimtes of oor gemeenskaplike grense geleë is, of bouvallige strukture laat sloop tot tevredeheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis.

1.9 VERWYDERING VAN ROMMEL

Die dorpseienaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot tevredeheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis.

1.10 VERSKUIWING EN/OF VERWYDERING VAN ESKOM KRAGLYNE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande kraglyne van Eskom te verskuif, moet die koste daarvan deur die dorpseienaar gedra word.

1.11 VERSKUIWING EN/OF VERWYDERING VAN TELKOM DIENSTE

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

1.12 VOLDOENING AAN DIE VOORWAARDES OPGELÊ DEUR DIE GAUTENG DEPARTEMENT VAN LANDBOU, BEWARING, OMGEWING EN GRONDSAKE (DLBOG)

Die dorpseienaar sal op sy eie koste voldoen aan al die voorwaardes wat opgelê is deur Gauteng Departement van Landbou, Bewaring en Omgewing asook enige ander toepaslike voorwaardes in terme van die bepalings van die Wet op Omgewingsbewaring, Wet 73 van 1989, of die Nasionale Omgewingsbestuurswet, Wet 107 van 1998, soos die geval mag wees.

1.13 NASIONALE ERFENIS HULPBRONNE WET

Die dorpseienaar sal op sy eie koste voldoen aan die bepalings van die Nasionale Erfenis Wet, Wet 25 van 1999 en enige voorwaardes wat die dorp mag raak sal geïnkorporeer word in die voorwaardes as wysigings tot die voorwaardes.

1.14 GROND WAT OORGEDRA MOET WORD NA DIE ARTIKEL 21 MAATSKAPPY (HUISEIENAARSVERENIGING)

Erf 1514 moet oorgedra word na die huiseienaarsvereniging (Artikel 21 Maatskappy), binne 'n periode van 6 (ses) maande na proklamasie van die dorp, of voor die eerste oordrag van die eerste erf in die dorp, welke die eerste, deur en op koste van die dorpseienaar.

'n Serwituut vir toegang en munisipale dienste sal geregistreer word oor Erf 1514 ten gunste van Erwe 1455 tot 1512 en die Stad Tshwane Metropolitaanse Munisipaliteit.

1.15 DIE ONTWIKKELAAR SE VERPLIGTINGE

1.15.1 OPRIGTING EN STATUTE

Die dorpseienaar moet 'n Artikel 21 Maatskappy (huiseienaarsvereniging) registreer in terme van die Maatskappywet, 1973 (Wet 61 of 1973). 'n Kopie van die geregistreeerde Akte van Oprigting (CM4) en die Maatskappy Statute moet ingedien word by die Stad Tshwane Metropolitaanse Munisipaliteit.

Akte van Oprigting en Statute moet duidelik stipuleer dat die hoofdoelwit van die huiseienaarsvereniging die instandhouding van die interne ingenieursdienste van die dorp is (bv water, riool, elektrisiteit, paaie en stormwater riolering). Die dorpseienaar moet 'n lid van die Artikel 21 Maatskappy wees met alle regte en veplyginge van 'n gewone lid tot en met die oordrag van die laaste erf.

1.15.2 VOORSIENING VAN INGENIEURSTEKENINGE

Die dorpseienaar moet volledige ingenieurstekeninge met betrekking tot die interne rioleringstelsel en rioolaansluitingspunte en volledige ingenieurstekeninge met betrekking tot die interne paaie en stormwaterriolering asook water en elektrisiteitsdienste by die Stad Tshwane Metropolitaanse Munisipaliteit indien alvorens konstruksie aan enige van die gemelde dienste begin mag word.

1.15.3 VOORSIENING VAN 'N SERTIFIKAAT DEUR 'N PROFESSIONELE INGENIEUR

'n Ingenieursertifikaat voorsien deur 'n Professionele Ingenieur moet by die Stad Tshwane Metropolitaanse Munisipaliteit ingehandig word alvorens enige van die erwe oorgedra mag word, met betrekking tot water, riool, elektrisiteit en interne paaie en stormwaterriolering wat sertifiseer dat die interne ingenieursdienste voltooi is en dat die ingenieur verantwoordelikheid aanvaar vir alle dienste. Die Munisipaliteit mag op eie diskresie 'n uitsondering maak met betrekking tot interne paaie en stormwaterriolering. Indien laasgenoemde van toepassing is, moet die dorpseienaar aan die Munisipaliteit 'n onderneming gee dat die dienste voltooi sal wees teen 'n vasgestelde datum en moet die ontwikkelaar 'n waarborg dienooreenkomstig inhandig wat deur 'n erkende finansiële instelling uitgereik is.

Bouplanne sal nie goedgekeur word alvorens die dienste voltooi en deur die afdelings van die Dienste Departemente oorgeneem is nie (indien van toepassing).

1.15.4 INSTANDHOUDINGSTERMYN EN WAARBORG

'n Twaalf (12) maande instandhoudingstermyn wat 'n aanvang neem met die voltooiing van die laaste interne ingenieursdienste (bv. water, riool, elektrisiteit, paaie en stormwaterriolering) sal gehandhaaf word. Die dorpseienaar moet 'n instandhoudingswaarborg, uitgereik deur 'n erkende finansiële instelling, aan die Artikel 21 Maatskappy voorsien wat vakmanskap en/of materiale waarborg met betrekking tot siviele ingenieursdienste en elektrisiteitsdienste, welke waarborg moet gelykstaande wees aan 'n bedrag van 5% van die kontrakkoste vir siviele dienste en 10% van die kontrakkoste vir elektrisiteitsdienste omvang, bewys van die waarborg moet by die Stad Tshwane Metropolitaanse Munisipaliteit ingehandig word.

1.15.5 BEPERKING OP DIE VERVREEMDING VAN GROND

Ongeag die uitreik van 'n sertifikaat soos beoog word in artikel 82(1)(b)(ii)(cc) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), sal geen erf in die dorp oorgedra of andersyds mee gehandel word

totdat die Stad Tshwane Metropolitaanse Munisipaliteit sertifiseer dat die ontwikkelaar voldoen het aan die bepalings van voorwaardes 1.15.1 tot 1.15.4 hierbo.

2. TITELVOORWAARDES

2.1 DIE ERWE HIERONDER GENOEM, IS ONDERWORPE AAN DIE VOORWAARDE 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 : MET UITSONDERING VAN ERF 1513 EN 1514 (VERWYS NA IN KLOUSULE 1.4)

- (a) Die erf is onderworpe aan 'n serwituut, 2m breed, vir munisipale dienste (water, riool, elektrisiteit en stormwater) (hierna "die dienste" genoem), ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 2m breed, oor die toegangsgedeelte van die erf, indien en wanneer die plaaslike bestuur dit verlang: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (b) Geen geboue of ander strukture mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2m daarvan geplant word nie.
- (c) Die Stad Tshwane Metropolitaanse Munisipaliteit is daarop geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige dienste en ander werke wat hy na goeëdoel noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die Stad Tshwane Metropolitaanse Munisipaliteit geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Stad Tshwane Metropolitaanse Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.

2.1.2 ERF 1514

Die erf is onderworpe aan 'n serwituut vir toegang en munisipale dienste (water, riool, elektrisiteit, paaie en stormwater) ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit.

2.1.3 VOORWAARDES TEN GUNSTE VAN DIE ARTIKEL 21 MAATSKAPPY

Die volgende serwitute/voorwaardes ten gunste van die Artikel 21 Maatskappy moet notarieel uitgevoer en geregistreer word in die Kantoor van die Registrateur van Aktes voor of gelyktydig met die oordrag van 'n erf in die dorp:

2.1.3.1 ALLE ERWE

- (a) Die erwe is onderworpe aan 'n serwituut, 2m breed, vir munisipale dienste (water, riool, elektrisiteit en stormwater) (hierna "die dienste" genoem), ten gunste van die Artikel 21 Maatskappy, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 2m breed, oor die toegangsgedeelte van die erf, indien en wanneer die plaaslike bestuur dit verlang: Met dien verstande dat die Artikel 21 Maatskappy van enige sodanige serwituut mag afsien.
- (b) Geen geboue of ander strukture mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2m daarvan geplant word nie.
- (c) Die Artikel 21 Maatskappy is daarop geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige dienste en ander werke wat hy na goeddunke noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die Artikel 21 Maatskappy geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Artikel 21 Maatskappy enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.

2.1.3.2 ERF 1479

- (a) Die erf is onderworpe aan 'n serwituut (2m breed), vir stormwater ten gunste van die Artikel 21 Maatskappy, soos aangedui op die uitlegplan.
- (b) Geen geboue of ander strukture mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2m daarvan geplant word nie.
- (c) Die Artikel 21 Maatskappy is daarop geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige dienste en ander werke wat hy na goeddunke noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die Artikel 21 Maatskappy geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Artikel 21 Maatskappy enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.

2.1.3.3 ERF 1514

Die erf is onderworpe aan 'n serwituut van reg-van-weg en die gebruik van ingenieursdienste ten gunste van Erwe 1455 tot 1512.

2.1.4 ERWE 1455 TOT EN MET 1512

Met oordrag, sal die eienaar van elke erf outomaties 'n lid van die Artikel 21 Maatskappy word, en 'n lid bly totdat hy of sy ophou om die geregistreerde eienaar van die erf te wees, welke voorwaarde ingesluit moet word in die titelakte van die erf.
