

*THE PROVINCE OF  
GAUTENG*

*DIE PROVINSIE  
GAUTENG*

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**CONTENTS • INHOUD**

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
<b>LOCAL AUTHORITY NOTICES</b>			
643	Town-planning and Townships Ordinance (15/1986): Kungwini Local Council: Amendment Scheme 435 .....	3	132
644	do.: Declaration as approved township: Tijger Vallei Extension 6 .....	3	132

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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 643

#### KUNGWINI LOCAL COUNCIL AMENDMENT SCHEME 435

The Council hereby in terms of provisions of Section 125 of the Town-planning and Townships Ordinance, 1986, declares that it has approved the amendment scheme, being an amendment of the Peri-Urban Areas Town-planning Scheme 1975, comprising the same land, as included in the Township of **TIJGER VALLEI EXTENSION 6**

Map 3, Annexure and scheme clauses of the amendment scheme are filed with the Chief Town Planner: Kungwini Local Council and are open for inspection at all reasonable times.

The amendment scheme is known as Peri-Urban Areas Amendment Scheme 435

**Chief Town Planner: Kungwini Local Council**  
Notice No.

### PLAASLIKE BESTUURSKENNISGEWING 643

#### KUNGWINI PLAASLIKE RAAD WYSIGINGSKEMA 435

Die Stadsraad verklaar hierby ingevolge die bepalings van artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat dit 'n wysigingskema synde 'n wysiging van Buitestedelike Gebiede Dorpsbeplanningskema, 1975, wat uit dieselfde grond as die dorp **TIJGER VALLEI UITBREIDING 6** bestaan, goedgekeur het.

Kaart 3, Bylae en die skemaklousules van die wysigingskema word in bewaring gehou deur die Hoof Stadsbeplanner, Kungwini Plaaslike Raad en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Buitestedelike Gebiede Wysigingskema 435

**Hoof Stadsbeplanner: Kungwini Plaaslike Raad**  
Notice No.

### LOCAL AUTHORITY NOTICE 644

#### DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986, (Ordinance 15 of 1986) the Kungwini Local Council hereby declares Tijger Vallei Extension 6 Township to be an approved township subject to the conditions set out in the Schedule hereto:

#### SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY TIJGER VALLEI RETAIL TRUST UNDER THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 137 (A PORTION OF PORTION 126) OF THE FARM TWEEFONTEIN 372 JR PROVINCE OF GAUTENG HAS BEEN GRANTED.

#### 1. CONDITIONS OF ESTABLISHMENT

- (1) **Name**  
The name of the township shall be Tijger Vallei Extension 6.
- (2) **Design**  
The township shall consist of erven and streets as indicated on General Plan SG No 12102/2004.

**(3) Disposal of Existing Conditions of Title**

All erven shall be made subject to existing conditions and servitudes, if any, excluding the following servitudes in Deed of Transfer T 3177/2005 which shall not be passed on to the erven in the township:

- A. Subject to the terms of Order of the Water Court dated at Pretoria on the 27<sup>th</sup> of June 1949 a certified copy whereof is registered as Notarial Deed of Servitude 620A/1949S which order was made in favour of the former Remaining Extent of the Farm TWEEFONTEIN No 423 District Pretoria, measuring 749,2443 hectares, of which the property hereby transferred forms a portion.
- B. The former Remaining Extent of the said farm measuring 458,8170 hectares, of which the property hereby transferred forms a portion, is SUBJECT to Notarial Deed 551/1956-S, whereby the said property is :
- (a) Entitled to a servitude of right of way 15,74 metres wide marked DCEFD on Diagram 4638/55 over such remainder of South Western Portion of SWARTKOPPIES No. 289;
- (b) Entitled to a servitude of right of way 15,74 metres wide marked ABCDA on diagram 4638/55 over Portion 14 [a portion of South Western Portion of Swartkoppies aforesaid];
- (c) Entitled to a servitude of right of way over remainder of South Western Portion of Swartkoppies aforesaid;
- and excluding the following servitude which affects Erf 75 in the township only:
- C. The former Remaining Extent of the said farm, measuring 458,8170 hectares, of which the property hereby transferred forms a portion, is subject to Notarial Deed 551/1956-S, whereby the said property is:
- (a) Subject to a servitude of right of way 15,74 metres wide marked FEGHF on diagram 4638/55 annexed to Notarial deed 551/1956-D in favour of the remainder of South Western portion of Swartkoppies No. 289 Pretoria, measuring 469,1690 hectares, held under Deed of Transfer T6636/1954 and portion 14 (a portion of South Western Portion of Swartkoppies aforesaid) measuring 85,6532 hectares held under Certificate of Registered Title T11418/1956 dated the 15<sup>th</sup> May 1956 and which servitude is now indicated by the figure bfgcb on diagram SG No 12100/2004.

**(4) Demolition of Buildings and Structures**

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

**(5) 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 local authority to do so.

**(6) Access**

Ingress to and egress from road 2762(K34) to the township will be allowed via Silver Lakes Road.

**(7) Acceptance and disposal of stormwater**

In terms of the Gauteng Infrastructure Act, Act No 8 of 2001, the township applicant shall arrange the drainage in such a way that it will fit in with the drainage of K34 road, taking into account the capacity of the system. He shall receive and dispose of all the stormwater running from the road or being diverted from the road. The State or the Provincial Administration will not be responsible for any damage caused by or arising from such stormwater.

**2. CONDITIONS OF TITLE**

The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the Administrator in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

**(1) All Erven**

- (i) The erf is subject to a servitude, 2m 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.

- (ii) 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.
- (iii) 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.

## PLAASLIKE BESTUURSKENNISGEWING 644

### VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe 1986, (Ordonnansie 15 van 1986) verklaar Kungwini Plaaslike Raad hierby die Dorp Tijger Vallei Uitbreiding 6 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

#### BYLAE

**VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR TIJGER VALLEI RETAIL TRUST INGEVOLGDE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE 1986 OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 137 ( 'n GEDEELTE VAN GEDEELTE 126) VAN DIE PLAAS TWEEFONTEIN 372 JR PROVINSIE GAUTENG TOEGESTAAN IS.**

#### 1. STIGTINGSVOORWAARDES

**(1) Naam**

Die naam van die dorp is Tijger Vallei Uitbreiding 6.

**(2) Ontwerp**

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No 12102/2004.

**(3) Beskikking oor bestaande Titelvoorwaardes**

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute as daar is, uitgesonderd die volgende servitute in Akte van Transport T 3177/2005 wat nie oorgedra sal word aan die erwe in die dorp nie:

- A. Subject to the terms of Order of the Water Court dated at Pretoria on the 27<sup>th</sup> of June 1949 a certified copy whereof is registered as Notarial Deed of Servitude 620A/1949S which order was made in favour of the former Remaining Extent of the Farm TWEEFONTEIN No 423 District Pretoria, measuring 749.2443 hectares. of which the property hereby transferred forms a portion
- B. The former Remaining Extent of the said farm measuring 458,8170 hectares, of which the property hereby transferred forms a portion, is SUBJECT to Notarial Deed 551/1956-S, whereby the said property is
  - (a) Entitled to a servitude of right of way 15,74 metres wide marked DCEFD on Diagram 4638/55 over such remainder of South Western Portion of SWARTKOPPIES No. 289;
  - (b) Entitled to a servitude of right of way 15,74 metres wide marked ABCDA on diagram 4638/55 over Portion 14 [a portion of South Western Portion of Swartkoppies aforesaid] ;
  - (c) Entitled to a servitude of right of way over remainder of South Western Portion of Swartkoppies aforesaid;

and excluding the following servitude which affects Erf 75 in the township only:

- C. The former Remaining Extent of the said farm, measuring 458,8170 hectares, of which the property hereby transferred forms a portion, is subject to Notarial Deed 551/1956-S, whereby the said property is:

(a) Subject to a servitude of right of way 15,74 metres wide marked FEGHF on diagram 4638/55 annexed to Notarial deed 551/1956-D in favour of the remainder of South Western portion of Swartkoppies No. 289 Pretoria, measuring 469,1690 hectares, held under Deed of Transfer T6636/1954 and portion 14 (a portion of South Western Portion of Swartkoppies aforesaid) measuring 85,6532 hectares held under Certificate of Registered Title T11418/1956 dated the 15<sup>th</sup> May 1956 and which servitude is now indicated by the figure bfgcb on diagram SG No 12100/2004.

**(4) Sloping van Geboue en Strukture**

Die dorpseienaar moet op eie koste alle bestaande geboue en structure wat binne boulyn reserves, kantruimtes of oorgemeenskaplike grense geleë is laat sloop tot bevrediging van die Plaaslike Bestuur wanneer die Plaaslike Bestuur dit vereis.

**(5) Verwydering van Rommel**

Die Dorpseienaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot bevrediging van die Plaaslike Bestuur wanneer die Plaaslike Bestuur dit vereis.

**(6) Toegang**

Ingang tot en uitgang vanaf pad 2762(K34) tot die dorp sal toegestaan word via Silver Lakes pad.

**(7) Ontvangs en verspreiding van stormwater**

In terme van die Gauteng Wet op Infrastruutuur, Wet 8 van 2001 moet die dorpsstigtings applikant reëlings tref dat die dreinerings van die dorp inpas by die dreinerings van Pad K34 met inagneming van die kapasiteit van die sisteem. Stormwater wat afvloei van die pad of wat afgelei word van die pad moet deur die dorpsstigtings applikant ontvang en versprei word. Die Staat of die Provinsiale regering sal nie verantwoordelik gehou word vir enige skade wat deur die stormwater afloop veroorsaak word nie.

**(2) TITELVOORWAARDES**

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui opgelê deur die Administrateur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

Alle Erwe

- (i) Die erf is onderworpe aan 'n serwituut, 2m breed, vir riolerings- en ander munisipale doeleindes ten gunste van die Plaaslike Bestuur langs enige twee grense uitgesonderd 'n straatgrens en in die geval van 'n pypsteel erf, 'n addisionele serwituut vir munisipale doeleindes 2m 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.
- (ii) Geen gebou of ander struktuur mag binne die voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2m daarvan geplant word nie.
- (iii) Die plaaslike bestuur is geregtig op enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke wat hy volgens goeëddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde 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 van sodanige rioolhoofpyleidings en ander werke veroorsaak word.