

***THE PROVINCE OF
GAUTENG***

***DIE PROVINSIE
GAUTENG***

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

Vol. 17

PRETORIA, 14 SEPTEMBER 2011

No. 211

IMPORTANT NOTICE

The Government Printing Works will not be held responsible for faxed documents not received due to errors on the fax machine or faxes received which are unclear or incomplete. Please be advised that an "OK" slip, received from a fax machine, will not be accepted as proof that documents were received by the GPW for printing. If documents are faxed to the GPW it will be the sender's responsibility to phone and confirm that the documents were received in good order.

Furthermore the Government Printing Works will also not be held responsible for cancellations and amendments which have not been done on original documents received from clients.

CONTENTS • INHOUD

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES			
1187	Town-planning and Township Ordinance (15/1986): City of Tshwane Metropolitan Municipality: Declaration as approved township: Rua Vista Extension 12.....	3	211
1188	do.: do.: Centurion Amendment Scheme 1497 C.....	9	211

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1187

CITY OF TSHWANE METROPOLITAN MUNICIPALITY DECLARATION AS APPROVED TOWNSHIP

In terms of section 69 of the Town-planning and Townships Ordinance, 1965 (Ordinance 25 of 1965), the Administrator hereby declares the township **Rua Vista Extension 12** to be an approved township, subject to the conditions set out in the Schedule hereto.

(DPLG 11/3/9/1/C/34)

ANNEXURE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY MIDRAND REAL ESTATE (PROPRIETARY) LIMITED, (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965 (ORDINANCE NO. 25 OF 1965), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 312 OF THE FARM OLIEVENHOUTBOSCH 389-JR, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 Name

The name of the township shall be **Rua Vista Extension 12**.

1.2 Design

The township shall consist of erven as indicated on General Plan S.G. No. 9922/2005.

1.3 Stormwater drainage and street construction

- (a) The township owner shall on request by the local authority submit to such authority for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer approved by the local authority, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, tarmacadamising, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the local authority.

Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

- (b) The township owner shall, when required by the local authority to do so, carry out the approved scheme at its own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.
- (c) The township owner shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the streets have been constructed as set out in subclause (b).
- (d) If the township owner fails to comply with the provisions of paragraphs (a), (b), and (c) hereof the local authority shall be entitled to do the work at the cost of the township owner.

1.4 Disposal of existing conditions of title

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, but excluding

- (a) the following servitude which only affects Erven 2870 to 2873 in the township:

"Subject to a sewer pipeline servitude, 3 metres wide as will more fully appear from Notarial Deed of Servitude K9741/2006S as indicated on Diagram S.G. No. A3609/1982."

- (b) And the following servitude which only affects a street in the Township:

"Subject to a servitude of Right of Way and Other Municipal Purposes, 1513 meters in extent, as will more fully appear from Notarial Deed of Servitude K9744/2006S."

1.5 Access

- (a) No ingress from the Provincial Road K71 and Road P158/2 to the township and no egress to the Provincial Road K71 and Road P158/2 from the township, will be permitted.
- (b) Ingress to the township and egress from the township will be restricted to the intersection of Brakfontein Road and Elsie Street, as indicated on the general plan.

1.6 Obligations in regard to essential services

The township owner shall within such period as the local authority may determine, fulfil its obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, as previously agreed upon between the township owner and the local authority.

1.7 Formation and duties of Residents Association

The applicant shall properly and legally constitute a Residents' Association to the satisfaction of the Council before the transfer of the first erf, which Association shall not be deregistered without the consent of the Council.

- (a) The access erven (Erven 3027) as well as the Private Open Space Erf (Erf 2907) shall be registered in the name of the Residents Association and the said road portion and parkland shall not be sold or in any way disposed of without the prior consent of the Council.
- (b) Each and every owner of Erven 2874 to 2902, 2903 to 2906, and 2870 to 2873 shall become a member of the Residents Association upon transfer of the erf.
- (c) The Residents' Association shall have full legal power to levy from each and every member the costs incurred in fulfilling its function, and shall have legal resource to recover such fees in the event of a default in payment by any member.
- (d) The Council shall not be responsible for the malfunction of the surfacing of the access way and/or the stormwater drainage system, and/or any essential services across Erf 3027, with the exception of the water and sewerage system.
- (e) Erf 2907 cannot be sold to any person except the body corporate and the erven may not be rezoned unless the consent from the local authority has been obtained.

1.8 The Developer's Obligations

Provision of detailed Engineering Drawings:

- (a) The developer must submit to the CTMM complete detail design drawings in respect of roads and stormwater infrastructure for approval prior to the commencement of the construction of the said services.
- (b) The detail design drawings will only be evaluated after the required Services Report with regard to roads and stormwater has been approved.
- (c) The developer must obtain a way leave from the Council prior to commencement of construction work, if such work will be done on Council property.
- (d) The developer shall at his own expense make arrangements to the satisfaction of the Council for the development of a private open space recreational area to be situated on Erf 5061 in the proposed township of The Reeds Ext. 38, which the owners of Erven 2874 to 2902, 2903 to 2906, and 2870 to 2873 shall be entitled to utilize.

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, 1965.

2.1 All Erven

- (a) 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.
- (b) 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.
- (c) 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.

2.2 ERVEN 2934, 2938, 2940, 2941, 2944, 2945, 2947, 2955, 2956, 2959, 2960, 2965, 2968, 2971, 2972, 2975, 2976, 2990 TOT 2992, 3000, 3001, 3004, 3005, 3008, 3011 EN 3026.

The erf is subject to a 3m servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

2.3 ERVEN 2870 AND 2873

The erf is subject to a 4m servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

2.4 ERVEN 2874 TO 2902, 2903 TO 2906, AND 2870 TO 2873

Upon transfer the owner of each erf must automatically become a member of the Thatchfield Residents Association and remain a member until he or she cease to be a registered owner of that erf, which condition must be included in the title deed of the erf.

2.5 ERVEN 2870 TO 2873

The erf is subject to a sewer pipeline servitude, 3 meters wide as will appear from Notarial Deed of Servitude K9741/2006S as indicated on the General Plan.

PLAASLIKE BESTUURSKENNISGEWING 1187**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge artikel 69 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965 (Ordonnansie 25 van 1965), verklaar die Administrateur hierby die dorp **Rua Vista Uitbreiding 12** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes soos in die bylae uiteengesit:

(DPLG 11/3/9/1/C/34)

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR MIDRAND REAL ESTATE (EIENDOMS) BEPERK INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 312 VAN DIE PLAAS OLIEVENHOUTBOSCH 389-J.R. PROVINSIE GAUTENG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES**1.1 Naam**

Die naam van die dorp is Rua Vista Uitbreiding 12.

1.2 Ontwerp

Die dorp bestaan uit erwe soos aangedui op Algemene Plan L.G. No. 9922/2005.

1.3 Stormwaterdreinerings en straatbou

- (a) Die dorpseienaar moet op versoek van die plaaslike bestuur aan sodanige bestuur 'n gedetailleerde skema, volledig met planne, deursneë en spesifikasies, opgestel deur 'n siviele ingenieur wat deur die plaaslike bestuur goedgekeur is, vir die opgaar en afvoer van stormwater deur die hele dorp deur middel van behoorlike aangelegde werke en vir die aanlê, teermacadamisering, beranding en kanalisering van die strate daarin, tesame met die verskaffing van sodanige keermure as wat die plaaslike bestuur nodig ag, vir goedkeuring voorlê.

Verder moet die skema die roete en helling aandui deur middel waarvan elke erf toegang tot die aangrensende straat verkry.

- (b) Die dorpseienaar moet, wanneer die plaaslike bestuur dit vereis, die goedgekeurde skema op eie koste namens en tot bevrediging van die plaaslike bestuur, onder toesig van 'n siviele ingenieur deur die plaaslike bestuur goedgekeur, uitvoer.
- (c) Die dorpseienaar is verantwoordelik vir die instandhouding van die strate tot bevrediging van die plaaslike bestuur totdat die strate ooreenkomstig subklousule (b)gebou is.
- (d) Indien die dorpseienaar versuim om aan die bepalings van paragrawe (a), (b) en (c) hiervan te voldoen, is die plaaslike bestuur geregtig om die werk op koste van die dorpseienaar te doen.

1.4 Beskiking oor bestaande titelvoorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd

- (a) Die serwituut wat slegs Erwe 2870 tot 2873 in die dorp raak:

"Subject to a sewer pipeline servitude, 3 meters wide as will more fully appear from Notarial Deed of Servitude K9741/2006S as indicated on Diagram S.G. No. A3609/1982."

- (b) Die volgende serwituut wat slegs 'n straat in die dorp raak:

"Subject to a servitude of Right of Way and Other Municipal Purposes, 1513 meters in extent, as will more fully appear from Notarial Deed of Servitude K9744/2006S."

1.5 Toegang

- (a) Geen toegang na en geen uitgang van die dorp sal toegelaat word na die Provinsiale Paaie K71 en P158/2 nie.
- (b) Toegang tot die dorp en uitgang uit die dorp word beperk tot die interseksie van Brakfonteinweg en Elsiestraat, soos aangedui op die algemene plan.

1.6 Verpligtinge ten opsigte van noodsaaklike dienste

Die dorpseienaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water, elektrisiteit en sanitêre dienste en die installering van stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom.

1.7 Stigting en verpligtinge van die Inwoners Vereniging

Die applikant sal behoorlik en wettiglik 'n Inwonersvereniging saamstel tot bevrediging van die Stadsraad, voor die oordrag van die eerste erf, sodanige Vereniging nie gederegistreer mag word sonder die toestemming van die Stadsraad nie.

- (a) Die toegangs erwe (Erf 3027) as ook die Privaat oopruimte erf (Erf 2907) sal in die naam van die Inwonersvereniging gerigestreer word en die gegewe pad gedeelte en die park erf, sal nie verkoop of in enige manier onteien word, voor die toestemming van die plaaslike owerheid verkry is nie.
- (b) Een en elke eienaar van Erwe 2874 tot 2902, 2903 tot 2906 en 2780 tot 2873, sal 'n lid word van die Inwonersvereniging met oordrag van die erf.
- (c) Die Inwonersvereniging sal oor volle wettige reg beskik om van een en elke lid 'n heffing te hef vir die koste aangegaan om hulle rol te vervul, en sal oor wettige hulpbronne beskik om sulke heffings te bekom in die geval waar enige lid versuim om sy heffing te betaal.
- (d) Die plaaslike owerheid sal nie verantwoordelik wees vir die wanfunksie van die oppervlakte van die toegangpad en/of die stormwater dreineerings sisteem, en/of enige hoofsaaklike dienste oor Erf 3027, met die uitsondering van die riool en water sisteem.
- (e) Erf 2907 kan nie verkoop word aan enige persoon behalwe die korporatiewe liggaam en die erwe mag nie gehersoner word tensy die toestemming van die plaaslike owerheid verkry is nie.

1.8 Stigting en verpligtinge van die Ontwikkelaar

Voorsiening van ingenieurstekeninge

- (a) Die ontwikkelaar moet by die Stad van Tshwane Metropolitaanse Munisipaliteit volledige en breedvoerige ontwerpersketse indien ten opsigte van paaie en stormwater infrastrukture vir goedkeuring voor die aanvang van die konstruksie van die genoemde dienste.
- (b) Die breedvoerige ontwerpersketse sal slegs gevalueer word na die vereiste Dienste Verslag ten opsigte van paaie en stormwater goedgekeur is.
- (c) Die ontwikkelaar moet 'n vergunning vir reg van weg van die Stadsraad verkry voor die aanvang van konstruksie werk, as sulke werk op die Stadraad se grond sal plaasvind.
- (d) Die ontwikkelaar sal op sy eie koste reëlings tref tot die bevrediging van die Stadsraad vir die ontwikkeling van 'n privaat oopruimte ontspanningsarea, wat geleë sal wees op Erf 5061 in die voorgestelde dorp, The Reeds Uitbreiding 38, wat die eienaars van Erwe 2874 tot 2902, 2903 tot 2906 en 2870 to 2873 geregtig sal wees om te gebruik.

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, 1965.

2.1 Alle erwe

- (a) Die erwe is onderworpe aan 'n serwituut, 3m 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 owerheid enige sulke serwituut mag vrystel.
- (b) Geen geboue of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortel-bome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2m daarvandaan geplant word nie.
- (c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings 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 van sodanige rioolhoofpyleidings en ander werke veroorsaak word.

2.2 Erwe 2934, 2938, 2940, 2941, 2944, 2945, 2947, 2955, 2956, 2959, 2960, 2965, 2968, 2971, 2972, 2975, 2976, 2990 tot 2992, 3000, 3001, 3004, 3005, 3008, 3011 EN 3026.

Die erf is onderworpe aan 'n 3m serwituut vir munisipale doeleindes ten gunste van die plaaslike owerheid, soos aangedui op die algemene plan.

2.3 Erwe 2870 en 2873

Die erf is onderworpe aan 'n 4m serwituut vir munisipale doeleindes ten gunste van die plaaslike owerheid, soos aangedui op die algemene plan.

2.4 Erwe 2874 tot 2902, 2903 tot 2906 en 2870 tot 2873

By oordrag, moet die eienaar van elke erf outomaties 'n lid word van die Thatchfield Inwonersvereniging en 'n lid bly totdat sy of hy ophou om 'n geregistreerde eienaar van die erf te wees, sodanige voorwaarde in die titelakte van die erf ingesluit moet word.

2.5 Erwe 2870 tot 2873

Die erf is onderworpe aan 'n rioolpyplyn serwituut, 3m wyd soos sal blyk uit die Notariële Akte van Serwituut K9741/2006S en soos aangedui op die Algemene Plan.

LOCAL AUTHORITY NOTICE 1188**LOCAL AUTHORITY NOTICE
CITY OF TSHWANE METROPOLITAN MUNICIPALITY
CENTURION AMENDMENT SCHEME 1497C**

The Administrator hereby, in terms of the provisions of Section 89 of the Town-planning and Townships Ordinance, 1965, declares that he approved an amendment scheme, being an amendment of Centurion Town-planning Scheme 1992, comprising the same land as included in the township of Rua Vista Extension 12.

Map 3 and the scheme clauses of the amendment scheme are filed with the Gauteng Provincial Government, (Department of Development Planning and Local Government), Johannesburg, and the Town Clerk Centurion, and are open for inspection at all reasonable times

The amendment is known as Centurion Amendment Scheme 1497C
(DPLG 11/3/9/1/C/34)

PLAASLIKE BESTUURSKENNISGEWING 1188**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
CENTURION WYSIGINGSKEMA 1497C**

Die Administrateur verklaar hierby, ingevolge die bepalinge van Artikel 89 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, dat hy 'n wysigingskema, synde 'n wysiging van Centurion Dorpsbeplanningskema 1992, wat uit dieselfde grond as die dorp Rua Vista Uitbreiding 12 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Gauteng Provinsiale Regering, (Departement van Ontwikkelingsbeplanning en Plaaslike Regering), Johannesburg, en die Stadsklerk Centurion, en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Centurion Wysigingskema 1497C

(DPLG 11/3/9/1/C/34)
