

***THE PROVINCE OF
GAUTENG***

***DIE PROVINSIE
GAUTENG***

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

Vol. 17

**PRETORIA, 23 MARCH
MAART 2011**

No. 52

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LOCAL AUTHORITY NOTICES

PLAASLIKE BESTUURSKENNISGEWING 327

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 16** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes soos in die bylae uiteengesit:

(DPLG 11/3/9/1/C/47)

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 375 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 16.

1.2 Ontwerp

Die dorp bestaan uit erwe soos aangedui op Algemene Plan L.G. No. 6269/2008.

1.3 Stormwaterdreinerings en straatbou

- (a) Die dorpseienaar moet op versoek van die plaaslike bestuur aan sodanige bestuur 'n gedetailleerde skema, volledig met planne, deursnee 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 paragraawe (a), (b) en (c) hiervan te voldoen, is die plaaslike bestuur geregtig om die werk op koste van die dorpseienaar te doen.

1.4 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 installing van stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom.

1.5 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) Een en elke eienaar van Erwe 3516-3517, sal 'n lid word van die Thatchfield Inwonersvereniging met oordrag van die erf.
- (b) Die Thatchfield 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.
- (c) Erf 3518 sal oorgedra word aan die Artikel 21 Maatskappy (Inwonersvereniging) binne 'n tydperk van 6 maande na proklamasie van die dorp of wanneer die eerste erwe in die dorp oordraagbaar word, watter een ook eerste, vir die dorpseienaar se koste.
- (d) Erf 3518 kan nie verkoop word aan enige persoon behalwe die korporatiewe liggaam en die erwe mag nie gehersoneer word tensy die toestemming van die plaaslike owerheid verkry is nie.

1.6 Konsolidasie van erwe

Die dorpseienaar moet op sy eie koste Erwe 3516 en 3517 in die dorp laat konsolideer. Die stad van Tshwane Metropolitaanse Munisipaliteit gee hiermee toestemming tot die konsolidasie in terme van Artikel 92(1) (b) van Ordinansie 15 van 1986.

1.7 Notariele Verbinding

Die dorpseienaar sal op sy eie koste Erf 3515 in die dorp, notarieel verbind met Erf 2723 in Rua Vista Uitbreiding 9, EN sal Erf 3516 en/of die gekonsolideerde erf in die dorp notarieel verbind met Erf 2722 in Rua Vista Uitbreiding 9.

2. TITELVOORWAARDES

DIE ERWE HIERONDER GENOEM IS ONDERWORPE AAN DIE VOORWAARDES SOOS AANGEDUI, OPGELÉ DEUR DIE ADMINISTRATEUR INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965.

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 rioolhoofpypleidings en ander werke wat hy volgens goeie doedunke 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 rioolhoofpypleidings en ander werke veroorsaak word.

LOCAL AUTHORITY NOTICE 327**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 16** to be an approved township, subject to the conditions set out in the Schedule hereto.

(DPLG 11/3/9/1/C/47)

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 375 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 16.

1.2 Design

The township shall consist of erven as indicated on General Plan S.G. No. 6269/2008.

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 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.

1.5 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) Each and every owner of Erven 3516-3517 shall become a member of the Thatchfield Residents Association upon transfer of the erf.
- (b) The Thatchfield 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.
- (c) Erven 3518 shall be transferred to the Section 21 Company (homeowners' association) within a period of 6 months after proclamation of the township or when the first erven in the township becomes transferable whichever the sooner, by and at the expense of the township owner.

- (d) Erf 3518 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.

1.6 Consolidation of Erven

The township owner shall at his own expense have Erf 3516 and 3517 in the township consolidated. The City of Tshwane Metropolitan Municipality hereby grants its consent to the consolidation in respect of Section 92(2) of Ordinance 15 of 1986.

1.7 Notarial Tie

The township owner shall at his own expense have Erf 3515, in the township notarially tied with Erf 2723 in Rua Vista Extension 9, AND have Erf 3516 and/or the consolidated erf in the township notarially tied with Erf 2722 in Rua Vista Extension 9.

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.

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.

LOCAL AUTHORITY NOTICE 328**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
CENTURION AMENDMENT SCHEME 1598C**

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 16.

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 1598C
(DPLG 11/3/9/1/C/47)

PLAASLIKE BESTUURSKENNISGEWING 328**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
CENTURION WYSIGINGSKEMA 1598C**

Die Administrateur verklaar hierby, ingevolge die bepalings 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 16 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 1598C
(DPLG 11/3/9/1/C/47)
