

***THE PROVINCE OF
GAUTENG***

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LOCAL AUTHORITY NOTICE

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KUNGWINI LOCAL COUNCIL

PERI-URBAN AMENDMENT SCHEME 588PU

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 Kungwini Local Council has approved an amendment scheme with regard to the land in the township of Tjigervallei Extension 27, being an amendment of the Peri-Urban Town-planning Scheme, 1975.

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

This amendment is known as Peri-Urban Amendment Scheme 588PU.

(13/2/Tjigervaller x27 (588PU))
 ___ May 2012

Executive Director: Legal Services
 (Notice No 280/2012)

PLAASLIKE BESTUURSKENNISGEWING 685

KUNGWINI PLAASLIKE RAAD

PERI-URBAN WYSIGINGSKEMA 588PU

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 Kungwini Plaaslike Raad 'n wysigingskema met betrekking tot die grond in die dorp Tjigervallei Uitbreiding 27, synde 'n wysiging van die Peri-Urban dorpsbeplanningskema, 1975, goedgekeur het.

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

Hierdie wysiging staan bekend as Peri-Urban wysigingskema 588PU.

(13/2/Tjigervallei x27 (588PU))
 ___ Mei 2012

Uitvoerende Direkteur: Regsdienste
 (Kennisgewing No 280/2012)

KUNGWINI LOCAL COUNCIL

DECLARATION OF TIJGERVALLEI EXTENSION 27 AS APPROVED TOWNSHIP

In terms of Section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), the Kungwini Local Council hereby declares the township of Tjigervallei Extension 27 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Tjigervallei x27 (588PU))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY HAZELDEAN RETREAT (PTY) LTD, HARIVA TRUST AND INTERCAPE INFINITY PROPERTY TRUST, IN TERMS OF THE PROVISIONS OF CHAPTER IV OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 232 (PORTION OF PORTION 152) OF THE FARM ZWARTKOPPIES 364JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Tjigervallei Extension 27.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 788/2011

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes contained in the title deed of the property.

1.4 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at his 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.

1.5 REMOVAL OF LITTER

The township owner shall at his 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.

1.6 FORMATION AND DUTIES OF SECTION 21 COMPANY

1.6.1 The applicant shall properly and legally constitute a Residents Association to the satisfaction of the Council before the sale of the first erf (which Association shall not be de-registered without the consent of the Council).

1.6.2 The access erf (Erf 573) shall be registered in the name of the Residents Association and said road portion may not be sold or in any way disposed of without prior written consent of the Council.

1.6.3 Each and every owner of Erf 572 shall become a member of the Residents Association upon transfer of the erf.

1.6.4 The Residents Association shall have full legal power to levy from each and every member the cost incurred in fulfilling its function and shall have legal recourse to recover such fees in the event of a default in payments by any member.

1.6.5 The council shall not be liable for the malfunction of the surfacing of the access way and/or the storm water drainage system and/or any essential services with the exception of the sewerage system.

1.6.6 A servitude for municipal purposes shall be registered over Erf 573 in favour of and to the satisfaction of the Council, if so required by the Council.

1.6.7 The Council shall have unrestricted access to Erf 573 at all times.

2. CONDITIONS OF TITLE

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

2.1 ALL ERVEN

2.1.1 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.

2.1.2 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.

2.1.3 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.

2.2 ERF 572

The erf is subject to a 3 metre wide servitude for municipal purposes in favour of the local authority, as shown on the General Plan of the township.

2.3 ERF 573

The whole of Erf 573 is subject to a servitude for municipal purposes in favour of the local authority, as shown on the General Plan of the township.
