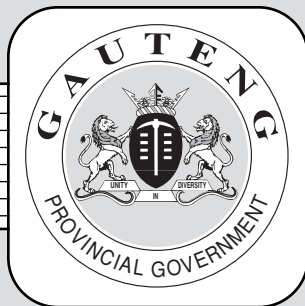


**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

**Provincial Gazette Extraordinary  
Buitengewone Provinsiale Koerant**

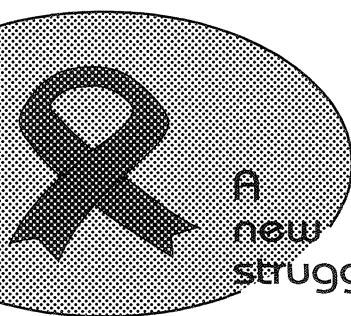
**Vol. 18**

PRETORIA, 20 JULY 2012  
JULIE 2012

**No. 209**

**We all have the power to prevent AIDS**

AIDS  
affects  
us all



A  
new  
struggle

**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH

**Prevention is the cure**

*N.B. The Government Printing Works will not be held responsible for the quality of "Hard Copies" or "Electronic Files" submitted for publication purposes*



**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>
<b>LOCAL AUTHORITY NOTICES</b>			
959	Town-planning and Townships Ordinance (15/1986): City of Tshwane Metropolitan Municipality: Establishment of township: Rua Vista Extension 15 .....	3	209
960	do.: do.: Tshwane Amendment Scheme 1597C .....	8	209

## LOCAL AUTHORITY NOTICES

### PLAASLIKE BESTUURSKENNISGEWING 959

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

(DPLG 11/3/9/1/C/46)

#### 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 15.

##### 1.2 Ontwerp

Die dorp bestaan uit erwe soos aangedui op Algemene Plan L.G. No. 6268/2008.

##### 1.3 Begiftiging

Betaalbaar aan die Stad van Tshwane Metropolitaanse Munisipaliteit. Die dorpseienaar sal 'n bedrag van R168 000.00 uitkeer betaal vir 'n oppervlakte van 336 m<sup>2</sup> tot die Stad van Tshwane Metropolitaanse Munisipaliteit. Die bedrag van hierdie gebied sal gebruik word deur die Stad van Tshwane Metropolitaanse Munisipaliteit vir die verkryging van grond vir park-en / of openbare oop ruimte doeleindes.

##### 1.4 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.

##### 1.5 Beskikking 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.

## 1.6 Toegang

Geen ingang van Provinsiale Paaie P66-1 (K71) tot die dorp en uitgang tot Provinsiale Paaie P66-1 (K71) van die dorp sal toegelaat word soos aangedui op die skemakaarte.

- (a) Ingang van Pad K71 tot die dorp en uitgang tot Pad K71 uit die dorp sal beperk word tot die kruising van die Drakensberg Weg met so 'n pad.
- (b) Die dorpseienaar sal op sy eie koste reël vir 'n geometriese uitleg ontwerp (skaal 1:500) van die ingang- en uitgangspunte genoem in (a) hierbo en spesifikasies vir die bou van die aansluitings saamgestel word en moet dit aan die Hoof van die Departement: Gauteng Provinsiale Regering: Departement van Openbare Vervoer, Paaie en Werke, vir goedkeuring. Na die ontwerp en spesifikasies goedgekeur is, moet die dorpseienaar die ingange op sy eie koste bou tot bevrediging van die Hoof van die Departement: Departement van Openbare Vervoer, Paaie en Werke.

## 1.7 Ontvang van en wegdoen met stormwater

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van Pad P66-1(K71) en hy moet die stormwater wat van die pad afloop of afgelei word, ontvang en daarmee wegdoen.

## 1.8 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.

## 1.9 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 toegang erwe (Erf 3514) sal geregistreer word in die naam van die Thatchfield Inwonersvereniging en die genoemde padgedeelte mag nie verkoop word of op enige wyse sonder die vooraf toestemming van die Raad van die hand gesit.
- (b) Een en elke eienaar van Erf 3511 of eienaar van 'n sub-verdeelde gedeelte van 'n erf of eienaar van enige eenheid daarop sal 'n lid van die Thatchfield Inwoners Vereniging word, op die 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 dreinerings sisteem, en/of enige hoofsaaklike dienste oor Erf 3514, met die uitsondering van die riool en water sisteem.

## 1.10 Konsolidasie van erwe

Die dorpseienaar moet op sy eie koste Erwe 3512 en 3513 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.

## 2. TITELVOORWAARDES

DIE ERWE HIERONDER GENOEM IS ONDERWORPE AAN DIE VOORWAARDES SOOS AANGEDUI, OP GELÊ 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 3m 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 goeiddunke 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 Erf 3511**

Die erf is onderworpe aan die volgende voorwaardes ten gunste van die nie-winsgewende maatskappye wat geskep word, op die oordrag van die erwe aan enige koper:

By oordrag, elke eienaar van 'n erf in die dorp sal op oordrag outomaties 'n lid van die Huiseienaarsvereniging vir die ontwikkeling (hierna verwys as die "Vereniging") en die dorpsieenaar sal verseker dat elke erf onderworpe gemaak word aan die volgende voorwaardes ten gunste van die Vereniging:

Elke eienaar van die erf of die eienaar van 'n sub-verdeelde gedeelte van 'n erf of eienaar van enige eenheid daarop, sal op oordrag outomaties lid word en sal 'n lid van die Vereniging te bly en sal onderhewig wees aan die Konstitusie totdat hy / sy ophou om 'n eienaar te wees soos voormeld en die eiendom mag nie oorgedra word sonder die toestemming skriftelik van die Vereniging, en hierdie voorwaarde moet in die titelakte ingesluit word.

**2.3 Erf 3512**

The erf is onderworpe aan 'n reg van weg serwituut ten gunste van Erf 3513 soos aangedui op die Algemene Plan.

**LOCAL AUTHORITY NOTICE 959**

**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 15** to be an approved township, subject to the conditions set out in the Schedule hereto.

(DPLG 11/3/9/1/C/46)

**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 15.

**1.2 Design**

The township shall consist of erven as indicated on General Plan S.G. No. 6268/2008.

**1.3 Design**

Payable to the City of Tshwane Metropolitan Municipality.

The township owner shall pay an amount of R168 000.00 endowment for an area of 336 m<sup>2</sup> to the City of Tshwane Metropolitan Municipality. The amount of this area shall be used by the City of Tshwane Metropolitan Municipality for the acquisition of land for park and/or public open space purposes.

**1.4 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.

**1.5 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.

**1.6 Access**

No Ingress from Provincial Roads P66-1(K71) to the township and egress to Provincial Roads P66-1 (K71) from the township will be allowed as shown on the scheme maps.

(a) Ingress from Road K71 to the township and egress to Road K71 from the township shall be restricted to the intersection of Drakensberg Road with such road.

(b) The township owner shall at his own expense arrange for a geometric lay-out design (scale 1:500) of the ingress and egress points referred to in (a) above and specifications for the construction of the junctions to be compiled and shall submit it to the Head of the Department: Gauteng Provincial Government: Department of Public Transport, Roads and Works, for approval. After the design and specifications have been approved, the township owner shall construct the entrances at his own expense to the satisfaction of the Head of the Department: Department of Public Transport, Roads and Works.

**1.7 Receiving and Disposal of Stormwater**

The township owner shall arrange the stormwater drainage of the township in such a way as to fit in with that of Roads P66-1(K71) and he shall receive and dispose of the storm water running off or being diverted from the road.

**1.8 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.

## 1.9 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 (Erf 3514) shall be registered in the name of the Thatchfield Residents Association and the said road portion shall not be sold or in any way disposed of without the prior consent of the Council.
- (b) Each and every owner of Erf 3511 or owner of any sub-divided portion of an erf or owner of any unit thereon shall become a member of the Thatchfield 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 3514, with the exception of the sewerage and water system.

## 1.10 Consolidation of Erven

The township owner shall at his own expense have erven 3512 and 3513 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.

## 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 3m 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.
- (a) 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 3511

The erf is subject to the following conditions in favour of the non-profitable companies to be created on transfer of the erven to any purchaser:

Upon transfer, each and every owner of an erf in the township shall on transfer automatically become a member of the Homeowners Association for the development (hereinafter referred to as the 'Association') and the township owner shall procure that each erf be made subject to the following conditions in favour of the Association:

Every owner of the erf or owner of any sub-divided portion of an erf or owner of any unit thereon, shall on transfer automatically become and shall remain a member of the Association and shall

be subject to its Constitution until he/she ceases to be an owner as aforesaid and the property may not be transferred without the consent in writing of the Association, which condition must be included in the title deed.

### **2.3 ERF 3512**

The erf is subject to a right of way servitude in favour of Erf 3513 as indicated on the General Plan.

---

## **LOCAL AUTHORITY NOTICE 960**

### **CITY OF TSHWANE METROPOLITAN MUNICIPALITY TSHWANE AMENDMENT SCHEME 1597C**

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 15.

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 Tshwane Amendment Scheme 1597C  
(DPLG 11/3/9/1/C/46)

---

## **PLAASLIKE BESTUURSKENNISGEWING 960**

### **STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT TSHWANE WYSIGINGSKEMA 1597C**

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 15 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 Tshwane Wysigingskema 1597C  
(DPLG 11/3/9/1/C/46)