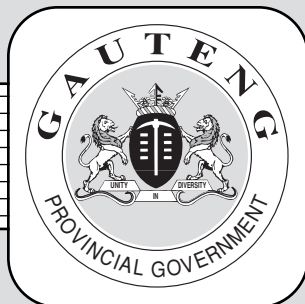


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

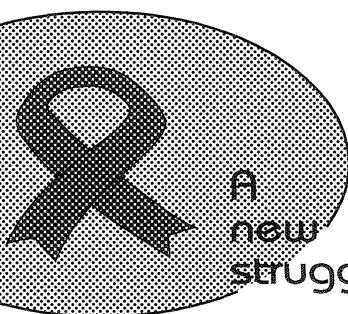
Vol. 18

PRETORIA, 21 AUGUST
AUGUSTUS 2012

No. 234

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

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 1138 CITY OF TSHWANE

PERI-URBAN AMENDMENT SCHEME 55PU

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 City of Tshwane Metropolitan Municipality has approved an amendment scheme with regard to the land in the township of Six Fountains Extension 7, 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 Director: Corporate Legal Compliance, and are open to inspection during normal office hours.

This amendment is known as Peri-Urban Amendment Scheme 55PU.

(13/2/Six Fountains x7 (55PU))
__ August 2012

Director: Corporate Legal Compliance
(Notice No 463/2012)

PLAASLIKE BESTUURSKENNISGEWING 1138

STAD TSHWANE

PERI-URBAN WYSIGINGSKEMA 55PU

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 Stad Tshwane Metropolitaanse Munisipaliteit 'n wysigingskema met betrekking tot die grond in die dorp Six Fountains Uitbreiding 7, synde 'n wysiging van die Peri-Urban dorpsbeplanningkema, 1975, goedgekeur het.

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

Hierdie wysiging staan bekend as Peri-Urban wysigingskema 55PU.

(13/2/Six Fountains x7 (55PU))
__ Augustus 2012

Uitvoerende Direkteur: Regsdienste
(Kennisgewing No 463/2012)

=====

CITY OF TSHWANE

DECLARATION OF SIX FOUNTAINS EXTENSION 7 AS APPROVED TOWNSHIP

In terms of Section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), the City of Tshwane Metropolitan Municipality hereby declares the township of Six Fountains Extension 7 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Six Fountains x7 (55PU))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY UNIQON WONINGS (EIENDOMS) BEPERK IN TERMS OF THE PROVISIONS OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 231 (A PORTION OF PORTION 190) 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 Six Fountains Extension 7.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 1278/2011.

1.3 PROVISION OF ESSENTIAL ENGINEERING SERVICES

The township applicant must make the necessary arrangements with the City of Tshwane Metropolitan Municipality and/or relevant service provider on behalf of the City of Tshwane Metropolitan Municipality regarding the provision of water, electricity, sanitation as well as the building of roads and stormwater drainage in the township and such services shall comply to the standards of the said Municipality;

PROVIDED THAT services reports and services agreements in respect of the provision and installation of internal as well as external essential engineering services to emanate from the said arrangements shall firstly be submitted by the township applicant to representative Attorneys at Law as designated by City of Tshwane Metropolitan Municipality for evaluation and thereafter be submitted to City of Tshwane Metropolitan Municipality for approval.

1.4 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes as will more fully appear from Certificate of Registered Title 87163/2008, but excluding the following conditions which do not affect the township or the erven in the township:

- A. GEDEELTE 7 van die plaas ZWARTKOPPIES 364, J.R., die Provinsie van Gauteng (waarvan die gedeelte hiermee getranspoteer 'n deel vorm), is spesiaal onderworpe aan die volgende voorwaardes:
- (a) The terms of an order of the Water Court for the district of Pretoria, a copy of which is dated 12th September 1939.
 - (b) Specially entitled to the condition that the land hereby transferred is entitled to a reasonable right of way over the Remaining Extent of the south western portion of the aforesaid farm, measuring as such 1927,2730 hektaar, held as aforesaid, to the Donkerhoek main road.
- B. EN VERDER ONDERWORPE aan die ewigdurende reg verleen aan die Randwaterraad om water te neem en te vervoer oor of deur die binne-genoemde eiendom deur middel van pyleidings wat reeds gelê is en wat gelê mag word binne 'n strook grond, 2,4283 (TWEË komma VIER TWEË AGT DRIË) hektaar, soos aangedui deur die figuur r s t u v w op die aangehegte LG Kaart nr 4043/2008 tesame met bykomende regte, soos meer volledig sal blyk uit Notariële Akte van Serwituut nr K.8137/1995-S, gedateer 22 November 1995.
- C. FURTHER SUBJECT to a Servitude in favour of the local authority for municipal services as will more fully appear from Notarial Deed of Servitude no K.3083/1999-S dated 23rd June 1999.
- D. AND FURTHER ENTITLED TO a Right of Way Servitude over Portion 109 (Portion of Portion 13) of the farm Zwartkoppies 364, Registration Division JR, the Province of Gauteng, as indicated by the figure ABCDEFGHjKltuvwxyzA on Diagram SG No 3625/1999, the latter property held by Deed of Transfer no T 75046/1999.
- E. Die voormalige Gedeelte 13 ('n gedeelte van Gedeelte 7) van die plaas ZWARTKOPPIES 364JR, Gauteng Provinsie ('n gedeelte waarvan hiermee getranspoteer word) is onderhewig aan die volgende voorwaarde:
- Die eiendom hierkragtens gehou is onderhewig aan 'n Kraglynserwituut, 31 meter wyd, die middelyn waarvan aangedui word deur die figuur a b op die aangehegte LG Kaart nr 905/2007, tesame met bykomende regte, ten gunste van die Stadsraad van Pretoria, soos meer volledig sal blyk uit Notariële Akte van Serwituut nr K.145/1993-S.

1.5 REMOVAL OF LITTER

The township applicant shall at his own expense cause all litter within the township area to be removed to the satisfaction of City of Tshwane Metropolitan Municipality, if and when required to do so.

1.6 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

Should it become necessary to remove and/or replace any existing Telkom Services as a result of establishment of the township, the cost thereof shall be borne by the township applicant.

1.7 REMOVAL AND/OR REPLACEMENT OF MUNICIPAL SERVICES

Should it become necessary to remove and/or replace any existing municipal services as a result of establishment of the township, the cost thereof shall be borne by the township applicant.

1.8 COMPLIANCE WITH CONDITIONS IMPOSED BY THE DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT, GAUTENG PROVINCIAL GOVERNMENT

The township applicant shall at his own expense comply with conditions imposed by the Department of Agriculture and Rural Development, Gauteng Provincial Government, if any.

2. CONDITIONS OF TITLE

The erven mentioned below shall be subject to the conditions as indicated, laid down by the City of Tshwane Metropolitan Municipality in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

2.1 ERVEN 216 AND 217

2.1.1 The erf shall be subject to a servitude, 2.0 metres wide, for municipal services (water, sewer, electricity and stormwater), in favour of the local authority, along any two boundaries, except in respect of a street boundary.

2.1.2 No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2.0 metres from it.

2.1.3 The local authority shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary, and furthermore the local authority shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the local authority shall make good any damage caused during the laying, maintenance or removal of such services and other works.

2.2 ERF 216

2.2.1 The erf is subject to a sewer servitude, two (2) metres wide, as indicated on the layout plan SG 1278/2011, in favour of the City of Tshwane Metropolitan Municipality.
