

***THE PROVINCE OF  
GAUTENG***

***DIE PROVINSIE  
GAUTENG***

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## LOCAL AUTHORITY NOTICES

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### LOCAL AUTHORITY NOTICE 329

#### KUNGWINI LOCAL COUNCIL

#### KUNGWINI AMENDMENT SCHEME 587

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 11, being an amendment of the Kungwini Town-planning Scheme, 1974.

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 Kungwini Amendment Scheme 587.

(13/2/Tjigervallei x11 (587))  
 \_\_\_ March 2012

Executive Director: Legal Services  
 (Notice No 241/2012)

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### PLAASLIKE BESTUURSKENNISGEWING 329

#### KUNGWINI PLAASLIKE RAAD

#### KUNGWINI WYSIGINGSKEMA 587

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 11, synde 'n wysiging van die Kungwini-dorpsbeplanningskema, 1974, 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 Kungwini-wysigingskema 587.

(13/2/Tjigervallei x11 (587P))  
 \_\_\_ Maart 2012

Uitvoerende Direkteur: Regsdienste  
 (Kennisgewing No 241/2012)

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### LOCAL AUTHORITY NOTICE 330

#### KUNGWINI LOCAL COUNCIL

#### DECLARATION OF TIJGERVALLEI EXTENSION 11 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 11 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Tjigervallei x11 (587))

#### SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY TRUSTEES OF THE TIME BEING OF THE HAZELDEAN RETAIL 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 THE REMAINING EXTENT OF PORTION 126 OF THE FARM TWEEFONTEIN 372JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

#### 1. CONDITIONS OF ESTABLISHMENT

##### 1.1 NAME

The name of the township shall be Tjigervallei Extension 11.

##### 1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 1639/2011.

### 1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, excluding the following servitudes in Deed of Transfer T3062/93:

#### 1.3.1 the following servitudes shall not be passed on to the erven in the township:

Subject to the terms of Order of the Water Court dated at Pretoria on the 27<sup>th</sup> of June 1949 a certified copy whereof is registered as Notarial Deed of Servitude 620A/1949S which order was made in favour of the former Remaining Extent of the farm Tweefontein No 423, District Pretoria, measuring 749,2443 hectares, of which the property hereby transferred forms a portion.

- The former Remaining Extent of the said farm, measuring 458,8170 hectares, of which the property hereby transferred forms a portion, is subject to Notarial Deed 551/1956-S, whereby the said property is –
  - (a) Entitled to a servitude rights of way 15,74 metres wide marked DCEFD on Diagram 4638/55 over the remainder of the south western portion of SWARTKOPPIES NO 289, Pretoria, measuring 469,1690 hectares, held under Deed of Transfer T6636/1954.
  - (b) Entitled to a servitude right of way 15,74 metres wide marked ABCDA on diagram 4638/55 over Portion 14 (a portion of the south western portion of Swartkoppies aforesaid) measuring 85,6532 hectares held under Certificate of Registered Title T11418/1956 dated the 15<sup>th</sup> May 1956.
  - (c) Entitled to servitude rights of way over the remainder of the south western portion of Swartkoppies aforesaid."

### 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 ACCESS

Ingress to and egress from Road 2762 (K34) to the township will be allowed via Silver Lakes Road.

## 2. CONDITIONS OF TITLE

### 2.1 THE ERVEN MENTIONED HEREUNDER SHALL BE SUBJECT TO THE CONDITION AS INDICATED, IMPOSED IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

#### 2.1.1 ALL ERVEN

2.1.1.1 The erven are 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.

2.1.1.2 No buildings or other structures 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.

2.1.1.3 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.

## PLAASLIKE BESTUURSKENNISGEWING 330

### STAD TSHWANE

#### VERKLARING VAN TIJGERVALLEI UITBREIDING 11 TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No 15 van 1986), verklaar die Stad Tshwane hierby die dorp Tjigervallei Uitbreiding 11 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(13/2/Tjigervallei x11)

#### BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR TRUSTEES OF THE TIME BEING OF THE HAZELDEAN RETAIL TRUST INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III: DEEL C VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP DIE RESTERENDE GEDEELTE VAN GEDEELTE 126 VAN DIE PLAAS TWEEFONTEIN 372JR, GAUTENG, TE STIG, TOEGESTAAN IS

#### 1. STIGTINGSVOORWAARDES

##### 1.1 NAAM

Die naam van die dorp is Tjigervallei Uitbreiding 11.

##### 1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No 1639/2011.

##### 1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, uitsluitend die volgende serwitute in Akte van Transport T3062/93:

1.3.1 die volgende serwitute wat nie aan die erwe in die dorp oorgedra moet word nie:

"Subject to the terms of Order of the Water Court dated at Pretoria on the 27<sup>th</sup> of June 1949 a certified copy whereof is registered as Notarial Deed of Servitude 620A/1949S which order was made in favour of the former Remaining Extent of the farm Tweefontein No 423, District Pretoria, measuring 749,2443 hectares, of which the property hereby transferred forms a portion.

- The former Remaining Extent of the said farm, measuring 458,8170 hectares, of which the property hereby transferred forms a portion, is subject to Notarial Deed 551/1956-S, whereby the said property is –

(a) Entitled to a servitude rights of way 15,74 metres wide marked DCEFD on Diagram 4638/55 over the remainder of the south western portion of SWARTKOPPIES NO 289, Pretoria, measuring 469,1690 hectares, held under Deed of Transfer T8638/1954.

- (b) Entitled to a servitude right of way 15,74 metres wide marked ABCDA on diagram 4638/55 over Portion 14 (a portion of the south western portion of Swartkoppies aforesaid) measuring 85,8532 hectares held under Certificate of Registered Title T11418/1958 dated the 15<sup>th</sup> May 1958.
- (c) Entitled to servitude rights of way over the remainder of the south western portion of Swartkoppies aforesaid."

#### 1.4 SLOPING VAN GEBOUE EN STRUKTURE

Die dorpsieenaar moet op eie koste alle bestaande geboue en strukture wat binne boulynsreserwes en kantruimtes of oor gemeenskaplike grense gelê is, of bouvallige strukture laat sloop tot tevredenheid van die Munisipaliteit wanneer die Munisipaliteit dit vereis.

#### 1.5 VERWYDERING VAN ROMMEL

Die dorpsieenaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot tevredenheid van die Munisipaliteit wanneer die Munisipaliteit dit vereis.

#### 1.6 TOEGANG

Ingang van Pad 2762 (K34) tot die dorp en uitgang tot Pad 2762 (K34) uit die dorp word beperk via Silver Lakes-weg.

### 2. TITELVOORWAARDES

#### 2.1 DIE ERWE HIERONDER GENOEM, IS ONDERWORPE AAN DIE VOORWAARDES SOOS AANGEDUI, OPGELEË DEUR DIE STAD TSHWANE INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986):

##### 2.1.1 ALLE ERWE

- 2.1.1.1 Die erf is onderworpe aan 'n serwituut, 2m breed, ten gunste van die plaaslike bestuur, vir rolerings- en ander munisipale dienste, langs enige 2 (twee) sygrense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, '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 bestuur van enige sodanige serwituut mag afsien.
- 2.1.1.2 Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen groot wortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2m daarvan geplant word nie.
- 2.1.1.3 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 dunde 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 wat sodanige rioolhoofpyleidings en ander werke veroorsaak.