

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1782

CITY OF TSHWANE

PERI-URBAN AMENDMENT SCHEME 70PU

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 61, 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 Chief Legal Counsel, and are open to inspection during normal office hours.

This amendment is known as Peri-Urban Amendment Scheme 70PU.

(13/2/Tjigervallei x61 (70PU))
 ___ December 2013

Chief Legal Counsel
 (Notice No 717/2013)

PLAASLIKE BESTUURSKENNISGEWING 1782

STAD TSHWANE

PERI-URBAN WYSIGINGSKEMA 70PU

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 61, synde 'n wysiging van die Peri-Urban dorpsbeplanningskema, 1975, goedgekeur het.

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

Hierdie wysiging staan bekend as Peri-Urban wysigingskema 70PU.

(13/2/Tjigervallei x61 (70PU))
 ___ Desember 2013

Hoofregsadviseur
 (Kennisgewing No 717/2013)

CITY OF TSHWANE

DECLARATION OF TIJGERVALLEI EXTENSION 60 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 61 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Tjigervallei x61 (70PU))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY TIJGER VALLEI 2 PROPERTIES (PTY) LTD UNDER 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 170 (A PORTION OF PORTION 150) 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 61.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 9360/2007.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

1.3.1 All erven shall be made subject to existing conditions and servitudes if any, excluding the following servitudes in certificate of Consolidated Title T161319/2006 in respect of former portion 19 of the farm Zwartkoppies No 364 JR which shall not be passed onto the erven in the township.

A.

1. Subject to the terms of an Order of the Water Court for the district of Pretoria, a copy of which is annexed to Deed of Transfer 7908/1925 dated the 25th August 1926, marked A.

2. Entitled to the following conditions

(i) The owner of the property hereby transferred, and the owner of certain Portion of a Portion of the farm Zwartkoppies 364, Registration Division J.R., district Pretoria, measuring 12,4311 hectares; held under Deed of Transfer T6636/54, dated the 20th March 1954; shall have the sole control of the water belonging to the South Western Portion of the farm Zwartkoppies 364JR aforesaid, measuring 1401,1207 hectares, and to the aforesaid portion of portion of the said farm, and they shall have the right to take the whole of the said water for any purpose whatsoever during the winter months of each year, i.e. May to September inclusive. During the remainder of each year they shall allow the full stream of water to which they are entitled under Order of the Water Court, to pass to Portion A of the South Western Portion of the said farm, measuring 345, 4508 hectares, from Saturday 6 pm to Monday 6 am in each week, i.e. a period of 36 hours per week. They shall however, allow all surplus water during the year to pass down the furrow to the said portion A of the South Western Portion and shall not at any time return it to the river. At no time shall the owner of the said Portion A of the South Western Portion be permitted to interfere with the valve in the divisor dam and the said owner of the property hereby transferred and the owner of the aforesaid Portion of a portion of the said farm, undertake during the abovementioned 36 hours period that the valve shall remain open sufficiently to allow the full stream of water, as provided above to pass. This shall not apply however, when the river is in flood.

(ii) The owner of the said Portion A of the South Western Portion is solely responsible for the repairing, cleaning and maintenance of the furrow from the divisor dam in the Pienaars River situate on the Remaining Extent of the said farm Zwartkoppies 364JR aforesaid, and built to give effect to the Order of the Water Court, referred to in Conditions 1. hereof, to the sluice gate and thence from the deviation of the said water furrow to the dam on the said Portion A of the South Western Portion. The owner of the property hereby transferred, is responsible for repairing, cleaning and maintenance of the said furrow between the sluice gate and the deviation of the said furrow hereinbefore referred to.

3. Subject to the terms of an Order of the Water Court dated at Pretoria on the 27th of June 1949, as will more fully appear from Notarial Deed of Servitude 620A/1949-S.
4. Subject to the terms of Notarial Deed 1000/54 S, whereby the property together with certain Portion of Portion of the farm Zwartkoppies 364, Registration Division J.R. is entitled to cession of all rights to water as well as ancillary rights thereto in respect of Portion A of the South Western Portion, as will more fully appear from reference to the said Notarial Deed.
5. The Remaining Extent of the South Western Portion of the farm ZWARTKOPPIES NO 364, Registration Division J.P. district of Pretoria, measuring 396,1690 hectares (which portion of land is represented by the figures (a) 1' mid river, 2' 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 1' and (b) 37, 38, 39, 37 on Diagram S.G. No A 3915/67, annexed to Certificate of Consolidated Title No 6486/1968, and of which the within mentioned land forms a portion) is subject and entitled to the following:
 - (i) Entitled to a servitude of right of way 15,74 metres wide over the remainder of TWEEFONTEIN 371JR measuring 458,7720 hectares, held under Deed of Transfer No 10975/23;
 - (ii) Subject to a servitude of right of way in favour of the remainder of TWEEFONTEIN aforesaid, making use of the existing farm roads; as will more fully appear with reference to Notarial Deed 551/56-S dated the 15th May 1956.
6. The Remaining Extent of the South Western Portion of the farm ZWARTKOPPIES No 364, Registration Division JR, district of Pretoria, measuring, 473, 3282 hectares (which portion of land is represented by the figure (a) 1' mid river 2', 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 1' and (b) 37, 38, 39, 37 on Diagram S.G. No A 3915/67, annexed to Certificate of Consolidated Title No 6486/1968, and of which the within mentioned land forms a portion) is subject to the following:
 - (i) Entitled to a servitude of right of way, 15,74 metres wide over portion 15 of the farm Zwartkoppies 364 JR measuring 1191,4147 hectares, as more fully described in Deed of Transfer No 20691/1956;
7. The Remaining Extent of the South Western Portion of the farm ZWARTKOPPIES NO 364, Registration Division JR, district of Pretoria; measuring 451,9149 hectares (which portion of land is represented by the figures (a) 1' mid river, 2' 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 1' and (b) 37, 38, 39, 37 on Diagram SG No A 3915/67, annexed to Certificate of Consolidated Title No 6486/1968, and of which the within mentioned land forms a portion) is:-
 - (i) Entitled to a servitude of right of way and the right to conduct and lay underground pipelines for a proposed dam site situate on the South of Portion 17 (a portion of the South Western Portion) of the farm Zwartkoppies No 364 JR district Pretoria measuring 21,4133 hectares, held under Deed of Transfer No 38597/1965, along a route to be agreed upon, as will more fully appear from the said Deed of Transfer.
8. The former Remaining Extent of the farm Zwartkoppies No 364, Registration Division J.R., district Pretoria, measuring as such 925,4358 hectares (of which the property hereby transferred forms a portion) is:-

- (a) Subject to a right of way in favour of Portion 20 measuring 21,4133 hectares, held under Deed of Transfer No 6488/68, along a route to be agreed upon, as will more fully appear from the said Deed of Transfer.
 - (b) Entitled to a servitude of drainage furrow over Portion 21, measuring 21,5310 hectares, held under Deed of Transfer 6487/68, along a route to be agreed upon, as will more fully appear from the said Deed of Transfer.
9. The property is subject to by virtue of notarial deed No.K2579/74S the right has been granted to ESCOM to convey electricity over the property hereby transferred, together with ancillary rights, and subject to conditions as will more fully appear on reference to the said Notarial Deed.
10. SUBJECT to Prospecting Contract K3004/1992 for 3 years from 12th June 1991 with the option to renew.

1.4 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its 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 its 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

- (a) 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)
- (b) The access erven (Erven 731 and 732) 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.
- (c) Each and every owner of Erven 698 to 730 shall become a member of the Residents Association upon transfer of the erf.
- (d) 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.
- (e) 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.
- (f) A servitude for municipal purposes shall be registered by way of a separate Notarial Deed over Erven 731 and 732 in favour of and to the satisfaction of the Council, if so required by the Council.
- (g) The Council shall have unrestricted access to Erven 731 and 732 at all times.
- (h) Access from erven 698 to 732 to a public road shall be across Erf 194 Tijger Valle Extension 18, Erf 141 Tijger Valle Extension 17 and Erf 104 Tijger Valle Extension 9.

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 REGISTRATION OF NEW SERVITUDES

- 2.2.1 The whole of Erven 731 and 732 are subject to a servitude for municipal, telecommunication and right of way purposes.
- 2.2.2 Erven 702, 709 to 711 and 717 to 719 are subject to a 3,00 metre wide sewer servitude for municipal purposes as indicated,
- 2.2.3 The whole of Erven 731 and 732 are subject to a servitude for municipal purposes in favour of the local authority.
- 2.2.4 Erven 731 and 732 are subject to a servitude for pipelines and boreholes as indicated on the General Plan.

LOCAL AUTHORITY NOTICE 1783**CITY OF TSHWANE****PERI-URBAN AMENDMENT SCHEME 71PU**

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 60, 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 Chief Legal Counsel, and are open to inspection during normal office hours.

This amendment is known as Peri-Urban Amendment Scheme 71PU.

(13/2/Tjigervallei x60 (71PU))
 ___ December 2013

Chief Legal Counsel
 (Notice No 716/2013)

PLAASLIKE BESTUURSKENNISGEWING 1783**STAD TSHWANE****PERI-URBAN WYSIGINGSKEMA 71PU**

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 60, synde 'n wysiging van die Peri-Urban dorpsbeplanningskema, 1975, goedgekeur het.

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

Hierdie wysiging staan bekend as Peri-Urban wysigingskema 71PU.

(13/2/Tjigervallei x60 (71PU))
 ___ Desember 2013

Hoofregsadviseur
 (Kennisgewing No 716/2013)

CITY OF TSHWANE**DECLARATION OF TIJGERVALLEI EXTENSION 60 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 60 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Tjigervallei x60 (71PU))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY TIJGER VALLEI 2 PROPERTIES (PTY) LTD UNDER 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 169 (A PORTION OF PORTION 150) 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 60.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 9359/2007.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

1.3.1 All erven shall be made subject to existing conditions and servitudes if any, excluding the following servitudes in Certificate of Consolidated Title T161319/2006 in respect of the former Portion 19 of the farm Zwartkoppies No 364 JR which shall not be passed onto the erven in the township.

A.

1. Subject to the terms of an Order of the Water Court for the district of Pretoria, a copy of which is annexed to Deed of Transfer 7908/1925 dated the 25th August 1926, marked A.

2. Entitled to the following conditions

(i) The owner of the property hereby transferred, and the owner of certain Portion of a Portion of the farm Zwartkoppies 364, Registration Division JR, district Pretoria, measuring 12,4311 hectares; held under Deed of Transfer T6636/54, dated the 20th March 1954; shall have the sole control of the water belonging to the South Western Portion of the farm Zwartkoppies 364, JR aforesaid, measuring 1401,1207 hectares, and to the aforesaid portion of portion of the said farm, and they shall have the right to take the whole of the said water for any purpose whatsoever during the winter months of each year, i.e. May to September inclusive. During the remainder of each year they shall allow the full stream of water to which they are entitled under Order of the Water Court, to pass to Portion A of the South Western Portion of the said farm, measuring 345, 4508 hectares, from Saturday 6 pm to Monday 6 am in each week, i.e. a period of 36 hours per week. They shall however, allow all surplus water during the year to pass down the furrow to the said portion A of the South Western Portion and shall not at any time return it to the river. At no time shall the owner of the said Portion A of the South Western Portion be permitted to interfere with the valve in the divisor dam and the said owner of the property hereby transferred and the owner of the aforesaid Portion of a portion of the said farm, undertake during the abovementioned 36 hours period that the valve shall remain open sufficiently to allow the full stream of water, as provided above to pass. This shall not apply however, when the river is in flood.

(ii) The owner of the said Portion A of the South Western Portion is solely responsible for the repairing, cleaning and maintenance of the furrow from the divisor dam in the Pienaars River situate on the Remaining Extent of the said farm Zwartkoppies 364, JR aforesaid, and built to give effect to the Order of the Water Court, referred to in Conditions 1. hereof, to the sluice gate and thence from the deviation of the said water furrow to the dam on the said Portion A of the South Western Portion. The owner of the property hereby transferred, is responsible for repairing, cleaning and maintenance of the said furrow between the sluice gate and the deviation of the said furrow hereinbefore referred to.

3. Subject to the terms of an Order of the Water Court dated at Pretoria on the 27th of June 1949, as will more fully appear from Notarial Deed of Servitude 620A/1949-S.
4. Subject to the terms of Notarial Deed 1000/54 S, whereby the property together with certain Portion of Portion of the farm Zwartkoppies 364, Registration Division J.R. is entitled to cession of all rights to water as well as ancillary rights thereto in respect of Portion A of the South Western Portion, as will more fully appear from reference to the said Notarial Deed.
5. The Remaining Extent of the South Western Portion of the farm ZWARTKOPPIES No 364, Registration Division J.R., measuring 396,1690 hectares (which portion of land is represented by the figures (a) 1'-mid river 2', 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 1' and (b) 37, 38, 39, 37 on Diagram S.G. No 3915/67, annexed to Certificate of Consolidated Title No 6486/1968, and of which the within mentioned land forms a portion) is subject and entitled to the following:
 - (i) Entitled to a servitude of right of way 15,74 meters wide over the remainder of TWEEFONTEIN 371 JR measuring 458,7720 hectares, held under Deed of Transfer No 10975/23;
 - (ii) Subject to a servitude of right of way in favour of the remainder of TWEEFONTEIN aforesaid, making use of the existing farm roads; as will more fully appear with reference to Notarial Deed 551/56-S dated the 15th of May 1956.
6. The Remaining Extent of the South Western Portion of the farm ZWARTKOPPIES NO 364, Registration Division JR district of Pretoria, measuring 473,3282 hectares (which portion of land is represented by the figures (a) 1' mid river, 2' 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 1' and (b) 37, 38, 39, 37 on Diagram S.G. No A 3915/67, annexed to Certificate of Consolidated Title No 6486/1968, and of which the within mentioned land forms a portion) is subject and entitled to the following:
 - (i) Entitled to a servitude of right of way 15,74 metres wide over the Portion 15 of the farm Zwartkoppies 364 JR measuring 1191 ,4147 hectares, held under Deed of Transfer No 20691/1956;
7. The Remaining Extent of the South Western Portion of the farm ZWARTKOPPIES No 364, Registration Division JR, district of Pretoria, measuring, 451,9149 hectares (which portion of land is represented by the figure (a) 1' mid river 2', 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 1' and (b) 37, 38, 39, 37 on Diagram S.G. No A 3915/67, annexed to Certificate of Consolidated Title No 6486/1968, and of which the within mentioned land forms a portion) is

Entitled to a servitude of right of way and the right to conduct and lay underground pipelines for a proposed dam site situated on the South of Portion 17 (a portion of the South Western Portion) of the farm Zwartkoppies No 364 JR district Pretoria measuring 21,4133 hectares, held under Deed of Transfer No 38597/1965. along route to be agreed upon, as will more fully appear from the said Deed of Transfer.

8. The former Remaining Extent of the farm Zwartkoppies No 364, Registration Division JR district Pretoria, measuring as such 925,4358 hectares (of which the property hereby transferred forms a portion) is:-
 - (a) Subject to a right of way in favour of Portion 20 measuring 21,4133 hectares, held under Deed of Transfer 6488/68, along a route to be agreed upon, as will more fully appear from the said Deed of Transfer.
 - (b) Entitled is a drainage furrow over Portion 21, measuring 21,5310 hectares, held under Deed of Transfer 6487/68, along a route to be arranged upon, as will more fully appear from the said Deed of Transfer.
9. The property is subject to by virtue of notarial deed No K2579/74S the right has been granted to ESCOM to convey electricity over the property hereby transferred, together with ancillary rights, and subject to conditions as will more fully appear on reference to the said Notarial Deed.
10. SUBJECT to prospecting Contract K3004/1992 for 3 years from 12th June 1991 with the option to renew.

AND FURTHER SUBJECT to all conditions as are mentioned or referred to in the aforesaid deeds.

- 1.3.2 The following servitudes are only applicable to specific erven and roads in the township.

Erf 697 is subject to the following servitude.

11. The property hereby transferred is subject to a servitude in perpetuity for public purposes, 6 metres wide, in favour of the City Council of Pretoria, the south western boundary of which servitude is indicated by the letters A B and B C, the north western boundary by the letters C D, D E, E F, and F.G., the south western boundary as indicated by the letters G H, H J and J K, the western boundary as indicated by the letters K L and the south western boundary as indicated by the letters L M on Diagram LG No A 4097/93 attached to Deed of Cession K5347/94.

1.4 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its 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 its 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

- (a) 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)
- (b) The access erven (Erven 691, 696 and 697) 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.
- (c) Each and every owner of Erven 688 to 690 and 692 to 695 shall become a member of the Residents Association upon transfer of the erf.

- (d) 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.
- (e) 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.
- (f) A servitude for municipal purposes shall be registered by way of a separate Notarial Deed over Erven 691, 696 and 697 in favour of and to the satisfaction of the Council, if so required by the Council.
- (g) The Council shall have unrestricted access to Erven 691, 696 and 697 at all times.
- (h) Access from erven 688 to 697 to a public road shall be across Erf 141 Tijger Vallei Extension 17 and Erf 104 Tijger Vallei Extension 9.
- (i) Erf 690 is subject to a 3m wide sewer servitude for municipal purposes as indicated.

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

- 1.2.1 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.
- 1.2.2 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.
- 1.2.3 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 REGISTRATION OF NEW SERVITUDES

- 2.1.1 The whole of Erven 691, 696 and 697 are subject to a servitude for municipal, telecommunication and right of way purposes
- 2.1.2 The line J, K represents the South Western boundary of a servitude 6,00 metres wide for electrical purposes, vide Diagram SG No A 4097/1993, Deed of Servitude K5347/1994S and affect Erf 697
- 2.1.3 The whole of Erven 691, 696 and 697 are subject to an electrical servitude in favour of the City of Tshwane.
- 2.1.4 Erven 691, 696 and 697 are subject to a servitude for pipelines and boreholes in favour of Omphalos Investments (Proprietary) (Limited)
- 2.1.5 Erf 690 is subject to a 3,00 metre wide sewer servitude for municipal purposes as indicated.

