

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 266

CITY OF TSHWANE

CENTURION AMENDMENT SCHEME 1622C

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 has approved an amendment scheme with regard to the land in the township of Die Hoewes Extension 301, being an amendment of the Centurion Town-planning Scheme, 1992.

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 Centurion Amendment Scheme 1622C.

(13/2/Die Hoewes x301 (1622C)
__ February 2014

CHIEF LEGAL COUNSEL
(Notice No 262/2014)

PLAASLIKE BESTUURSKENNISGEWING 266

STAD TSHWANE

CENTURION WYSIGINGSKEMA 1622C

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 'n wysigingskema met betrekking tot die grond in die dorp Die Hoewes Uitbreiding 301, synde 'n wysiging van die Centurion-dorpsbeplanningskema, 1992, 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 Centurion-wysigingskema 1622C.

(13/2/Die Hoewes x301 (1622C)
__ Februarie 2014

HOOFREGSADVISEUR
(Kennisgewing No 262/2014)

CITY OF TSHWANE

DECLARATION OF DIE HOEWES EXTENSION 301 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 hereby declares the township of Die Hoewes Extension 301 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Die Hoewes x301 (1622C)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY EGAN PROPERTY GROUP (PROPRIETARY) LIMITED, CUBILOGIX INVESTMENTS (PROPRIETARY) LIMITED, RAPFUND INVESTMENTS (PROPRIETARY) LIMITED AND LUVON INVESTMENTS (PROPRIETARY) LIMITED IN TERMS OF THE PROVISIONS OF CHAPTER III: PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 700 OF THE FARM ZWARTKOP 356JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Die Hoewes Extension 301.

1.2 DESIGN

The township consists of erven, parks and streets as indicated on General Plan SG No 703/2013.

1.3 PRECAUTIONARY MEASURES

1.3.1 The township owner shall appoint a competent person(s) to compile:-

1.3.1.1 A CONSTRUCTION REPORT, which must include the mapping details of the trenches and the revised stability map, confirming the conditions on site and the positioning of structures and wet services. A table indicating the stand sizes, risk classification and designation for each stand within the township must be included. Certification on the method of backfilling of the boreholes must also be included.

1.3.1.2 A DOLOMITE RISK MANAGEMENT PLAN, specific to the development. The legal transfer of the responsibility for the management of the Risk Management Plan, to a representative Body Corporate or similar as applicable must be included.

1.3.2 The township owner is responsible to facilitate the procedure to transfer the responsibility for the management of the Dolomite Risk Management plan legally to a representative Body Corporate or similar entity, as applicable.

1.3.3 The township owner shall at its own expense make arrangements with the Municipality, in order to ensure that-

1.3.3.1 water will not dam up, that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen to the satisfaction of the Municipality; and

1.3.3.2 trenches and excavations for foundations, pipes, cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150mm, and compacted until the same grade of compaction as that of the surrounding material is obtained to the satisfaction of the Municipality.

1.4 COMPLIANCE WITH CONDITIONS IMPOSED BY THE DEPARTMENT OF ROADS AND TRANSPORT

The township owner shall at his own expense comply with all the conditions imposed by the Gauteng Department of Roads and Transport when consent was granted for the development.

1.5 ACCESS

No ingress from Provincial Road P158-1 to the township and no egress to Provincial Road P158-1 from the township shall be allowed.

1.6 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 Road P158-1 and he shall receive and dispose of the storm water running off or being diverted from the road.

The Service Report containing the stormwater design proposal must be submitted to the Municipality for approval at the time of the application, i.e. before Township Proclamation.

1.7 ACOUSTIC SCREENING MEASURES/NOISE BARRIER

The applicant/Municipality shall be responsible for any costs involved in the erection of acoustic screening along Road P158-1, if and when the need arises to erect such screening.

1.8 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at his own expense erect a fence or other physical barrier to the satisfaction of the Gauteng Department of Roads and Transport, as and when required by him to do so, and the township owner shall maintain such fence or physical barrier in a good state of repair until such time as the erven in the township are transferred to ensuing landowners, after which the responsibility for the maintenance of such fence or physical barrier rests with the latter.

1.9 CONDITION IMPOSED BY THE GAUTENG DEPARTMENT OF ROADS AND TRANSPORT IN TERMS OF THE GAUTENG TRANSPORT INFRASTRUCTURE ACT, 2001, (ACT No 8 of 2001), AS AMENDED)

EMC RECEPTIVITY OR EMISSIVITY

The Applicant shall ensure that the nature of the development does not impact on the electromagnetic receptivity or emissivity of the Gautrain Rapid Rail Link. Should the Applicant wish to embark on such a development, the Applicant / Local Authority shall submit to the Department of Roads and Transport, Roads and an engineering report which clearly describes the impact of such a development on the Gautrain Rapid Rail Link's system, how immunization would be achieved and what the related costs would be. These arrangements would have to be approved by the Gauteng Department of Roads and Transport in consultation with the Gautrain Rapid Rail Link Concessionaire. All costs related to the immunization would be the responsibility of the Applicant.

1.10 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

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

1.11 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have Erven 840 and 841 in the township consolidated. The City of Tshwane Metropolitan Municipality hereby grants its consent to the consolidation in respect of Section 92(2) (a) of Ordinance 15 of 1986.

1.12 DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the City of Tshwane Metropolitan Municipality to do so, the township owner shall at his own expense cause to be demolished to the satisfaction of the Municipality all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures.

1.13 REMOVAL OF LITTER

The township owner shall at his own expense have all litter within the township area removed to the satisfaction of the City of Tshwane Metropolitan Municipality, when required to do so by the Municipality.

1.14 REMOVAL AND/OR REPLACEMENT OF ESKOM POWER LINES

Should it become necessary to remove and/or replace any existing power lines of Eskom as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.15 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

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

1.16 COMPLIANCE WITH CONDITIONS IMPOSED BY GDARD

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Agriculture and Rural Development including if applicable those by which exemption has been granted from compliance with Regulations No 1182 and 1183 promulgated in terms of Sections 21, 22 and 26 of the Environmental Conservation Act, (Act 73 of 1989) or the National Environmental Management Act, 1998 (Act 107 of 1998) and Regulations thereto, as the case may be, for the development of this township.

1.17 NOTARIALY TIE OF ERVEN

The township owner shall at his own expense have Erven 777 and 778, Die Hoewes Extension 266, Erven 840 and 841, Die Hoewes Extension 301 and Erven 780 and 781, Die Hoewes Extension 275 consolidated and notorially tied.

2. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTERABLE

2.1 INSTALLATION OF INTERNAL AND EXTERNAL SERVICES

A certificate issued in terms of Section 82 of the town-planning and Townships Ordinance (Ordinance 15 of 1986) must be lodged with the first transfer or with any other act of registration such as the issuing of a Certificate of Title.

The township applicant shall install and provide internal engineering services in the township as provided for in the services agreement.

The Local Authority shall install and provide external engineering services for the township as provided for in the services agreement.

3. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, but excluding the following servitudes:

3.1.1 Servitudes which does not affect the township due to location:

"This Holding shall be subject to Deed of Servitude No 285/1934S with reference to a right of way-leave for electricity energy in favour of the City Council of Pretoria."

"Die hieringemelde eiendom is onderhewig aan 'n ewigdurende servituut vir munisipale doeleindes deur die lyn ABCD op Kaart LG A7633/86 ten gunste van die Stadsraad van Verwoerdburg, gehou kragtens Notariële Akte No. K1338/89S."

"By virtue of expropriation notice EX174/2009 a temporary and permanent servitude for a railway line for the Gautrain Rapid Rail Link in extent 4661 (Four Thousand Six Hundred and Sixty One) square metres has been expropriated by the Member of the Executive Council of the Gauteng department of Public Transport, Roads and works in terms of Section 19(1) of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001)".

3.1.2 The following servitude which only affects Erf 841 in the township:

"By Notarial Deed K_____S the within-mentioned property is subject to a servitude of right of way in favour of the City of Tshwane Metropolitan Municipality which servitude is indicated by the figure HJKLMH on SG diagram 701/2013 and as will more fully appear from reference to the said Notarial Deed."

4. CONDITIONS OF TITLE

4.1 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)

4.1.1 ALL ERVEN

4.1.1.1 The erf shall be subject to a servitude, 3m wide, for municipal services (water, sewer, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the local authority, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 3m wide, over the entrance portion of the erf, if and when required by the local authority: Provided that the local authority may waive any such servitude.

4.1.1.2 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 2m thereof.

4.1.1.3 The Municipality 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 Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

4.1.1.4 The erven are subject to a stormwater servitude 3m wide for municipal purposes in favour of the Municipality, as indicated on the General Plan.

4.1.2 ERF 841

The erf is subject to an electrical servitude for municipal purposes in favour of the Municipality, as indicated by figure S9, S8, F, S9 on the General Plan.

4.1.3 ERF 840

The erf is subject to an electrical substation servitude for municipal purposes in favour of the Municipality, as indicated by figure S1, S2, S3, S4, S1 on the General Plan.

LOCAL AUTHORITY NOTICE 267**CITY OF TSHWANE****TSHWANE AMENDMENT SCHEME 401T**

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 has approved an amendment scheme with regard to the land in the township of Die Hoewes Extension 275, being an amendment of the Tshwane Town-planning Scheme, 2008.

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 Tshwane Amendment Scheme 401T.

(13/2/Die Hoewes x275 (401T))
__ February 2014

CHIEF LEGAL COUNSEL
(Notice No 261/2014)

PLAASLIKE BESTUURSKENNISGEWING 267**STAD TSHWANE****TSHWANE WYSIGINGSKEMA 401T**

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 'n wysigingskema met betrekking tot die grond in die dorp Die Hoewes Uitbreiding 275, synde 'n wysiging van die Tshwane dorpsbeplanningskema, 2008, 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 Tshwane wysigingskema 401T.

(13/2/Die Hoewes x275 (401T))
__ Februarie 2014

HOOFREGSADVISEUR
(Kennisgewing No 261/2014)

CITY OF TSHWANE**DECLARATION OF DIE HOEWES EXTENSION 275 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 hereby declares the township of Die Hoewes Extension 275 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Die Hoewes x275 (401T))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY EGAN PROPERTY GROUP (PROPRIETARY) LIMITED CUBILOGIX INVESTMENTS (PROPRIETARY) LIMITED, RAPFUND INVESTMENTS (PROPRIETARY) LIMITED AND LUVON INVESTMENTS (PROPRIETARY) LIMITED, IN TERMS OF THE PROVISIONS OF CHAPTER III: PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 678 OF THE FARM ZWARTKOP 356JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Die Hoewes Extension 275.

1.2 DESIGN

The township shall consist of erven, parks and streets as indicated on General Plan SG No 7413/2008.

1.3 PRECAUTIONARY MEASURES

1.3.1 The township owner shall appoint a competent person(s) to compile:-

1.3.1.1 A CONSTRUCTION REPORT, which must include the mapping details of the trenches and the revised stability map, confirming the conditions on site and the positioning of structures and wet services. A table indicating the stand sizes, risk classification and designation for each stand within the township must be included. Certification on the method of backfilling of the boreholes must also be included.

1.3.1.2 A DOLOMITE RISK MANAGEMENT PLAN, specific to the development. The legal transfer of the responsibility for the management of the Risk Management Plan, to a representative Body Corporate or similar as applicable must be included.

1.3.2 The township owner is responsible to facilitate the procedure to transfer the responsibility for the management of the Dolomite Risk Management plan legally to a representative Body Corporate or similar entity, as applicable.

1.3.3 The township owner shall at its own expense make arrangements with the Municipality, in order to ensure that-

1.3.3.1 water will not dam up, that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen to the satisfaction of the Municipality; and

1.3.3.2 trenches and excavations for foundations, pipes, cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150mm, and compacted until the same grade of compaction as that of the surrounding material is obtained to the satisfaction of the Municipality.

1.4 CONDITION IMPOSED BY THE GAUTENG DEPARTMENT OF PUBLIC TRANSPORT, ROADS AND WORKS IN TERMS OF THE GAUTENG TRANSPORT INFRASTRUCTURE ACT, 2001, (ACT No 8 of 2001), AS AMENDED)

EMC RECEPTIVITY OR EMISSIVITY

The Applicant shall ensure that the nature of the development does not impact on the electromagnetic receptivity or emissivity of the Gautrain Rapid Rail Link. Should the Applicant wish to embark on such a development, the Applicant / Local Authority shall submit to the Department of Public Transport, Roads and Works an engineering report which clearly describes the impact of such a development on the Gautrain Rapid Rail Link's system, how immunization would be achieved and what the related costs would be. These arrangements would have to be approved by the Gauteng Department of Public Transport Roads and Works in consultation with the Gautrain Rapid Rail Link Concessionaire. All costs related to the immunization would be the responsibility of the Applicant.

1.5 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 adjacent roads and he shall receive and dispose of the storm water running off or being diverted from the road.

The Service Report containing the stormwater design proposal must be submitted to the Municipality for approval at the time of the application, i.e. before Township Proclamation.

1.6 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

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

1.7 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have the Erven 780 and 781 in the township consolidated. The City of Tshwane Metropolitan Municipality hereby grants its consent to the consolidation in respect of Section 92(2) (a) of Ordinance 15 of 1986.

1.8 DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the City of Tshwane Metropolitan Municipality to do so, the township owner shall at his own expense cause to be demolished to the satisfaction of the Municipality all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures.

1.9 REMOVAL OF LITTER

The township owner shall at his own expense have all litter within the township area removed to the satisfaction of the City of Tshwane Metropolitan Municipality, when required to do so by the Municipality.

1.10 REMOVAL AND/OR REPLACEMENT OF ESKOM POWER LINES

Should it become necessary to remove and/or replace any existing power lines of Eskom as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.11 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

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

1.12 COMPLIANCE WITH CONDITIONS IMPOSED BY GDARD

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Agriculture and Rural Development including if applicable those by which exemption has been granted from compliance with Regulations No 1182 and 1183 promulgated in terms of Sections 21, 22 and 26 of the Environmental Conservation Act, (Act 73 of 1989) or the National Environmental Management Act, 1998 (Act 107 of 1998) and Regulations thereto, as the case may be, for the development of this township.

1.13 NOTARIALLY TIE OF ERVEN

The township owner shall at his own expense have Erven 777 and 778, Die Hoewes Extension 266, Erven 840 and 841, Die Hoewes Extension 301 and Erven 780 and 781, Die Hoewes Extension 275, consolidated and notarially tied.

2. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTERABLE

2.1 INSTALLATION OF INTERNAL AND EXTERNAL SERVICES

A certificate issued in terms of section 82 of the town-planning and Townships Ordinance (Ordinance 15 of 1986) must be lodged with the first transfer or with any other act of registration such as the issuing of a Certificate of Title.

The township applicant shall install and provide internal engineering services in the township as provided for in the services agreement.

The Local Authority shall install and provide external engineering services for the township as provided for in the services agreement.

3. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, but excluding –

- 3.1 the following servitude in Title Deed T41890/2011, which does not affect the township area due to location;

“The property hereby transferred is subject to Deed of Servitude 285/1934-S with reference to a right of way-leave of electric energy in favour of the City of Pretoria.”

- 3.2 the following servitude which affects a street in the township only;

“By virtue of Notarial Deed of Servitude K6190/2006 – S dated 1 August 2006, the within-mentioned property is subject to a right of way, in extent 49 (forty nine) square metres as indicated by the line tuvxDT on the annexed Diagram SG No 7411/2008 and Subject to conditions in favour of the City of Tshwane Metropolitan Municipality as will more fully appear from Notarial Deed of Servitude K6190/2006S.”

- 3.3 the following servitudes which affects erven 780 and 781 in the township:

(i) “By Notarial Deed K_____S the within-mentioned property is subject to a servitude of right of way in favour of the City of Tshwane Municipality which servitude is indicated by the figure ABCDEFGHJKLMNPA on SG diagram 4752/2013 and will more fully appear from reference to the said Notarial Deed.”

(ii) “By Notarial Deed K_____S the within-mentioned property is subject to an electrical servitude for municipal purposes in favour of the City of Tshwane Metropolitan Municipality which servitude is indicated by the figure ABCDEFGHJKA on SG Diagram 4751/2013 and as will more fully appear from reference to the said Notarial Deed”

- 3.4 The following expropriation which only affects Erf 781 in the township:

“By virtue of expropriation notice EX 173/2009 a temporary and permanent servitude for a railway line for the Gauteng Rapid Rail Link in extent 182 (One Hundred Eighty Two) square meters has been expropriated by the Member of the Executive Council of the Gauteng department of Public Transport, Roads and Works in terms of Section 19(1) of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001).

- 3.5 The following servitude which affects a Street in the Township only:

“The former Remaining Extent of Portion 409 of the farm Zwartkop No 356 Registration Division JR, Province of Gauteng indicated by the figure FyCxX on the annexed diagram SG No 7411/2008 is subject to a servitude of right of way which servitude is indicated by the figure vwCxx on the annexed diagram, in favour of the City of Tshwane Metropolitan Municipality, as will more fully appear from Notarial Deed of Servitude K6853/2006S”

4. CONDITIONS OF TITLE

- 4.1 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)

4.1.1 ALL ERVEN

- 4.1.1.1 The erf shall be subject to a servitude, 3m wide, for municipal services (water, sewer, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the local authority, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 3m wide, over the entrance portion of the erf, if and when required by the local authority: Provided that the local authority may waive any such servitude.

- 4.1.1.2 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 2m thereof.
- 4.1.1.3 The Municipality 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 Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

LOCAL AUTHORITY NOTICE 268

CITY OF TSHWANE

CENTURION AMENDMENT SCHEME 1621C

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 has approved an amendment scheme with regard to the land in the township of Die Hoewes Extension 266, being an amendment of the Centurion Town-planning Scheme, 1992.

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 Centurion Amendment Scheme 1621C.

(13/2/Die Hoewes x266 (1621C)
__ February 2014

CHIEF LEGAL COUNSEL
(Notice No 260/2014)

PLAASLIKE BESTUURSKENNISGEWING 268

STAD TSHWANE

CENTURION WYSIGINGSKEMA 1621C

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 'n wysigingskema met betrekking tot die grond in die dorp Die Hoewes Uitbreiding 266, synde 'n wysiging van die Centurion-dorpsbeplanningskema, 1992, 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 Centurion-wysigingskema 1621C.

(13/2/Die Hoewes x266 (1621C)
__ Februarie 2014

HOOFREGSADVISEUR
(Kennisgewing No 260/2014)

CITY OF TSHWANE

DECLARATION OF DIE HOEWES EXTENSION 266 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 hereby declares the township of Die Hoewes Extension 266 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Die Hoewes x266 (1621C))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY EGAN PROPERTY GROUP (PROPRIETARY) LIMITED, CUBILOGIX INVESTMENTS (PROPRIETARY) LIMITED, RAPFUND INVESTMENTS (PROPRIETARY) LIMITED AND LUVON INVESTMENTS (PROPRIETARY) LIMITED IN TERMS OF THE PROVISIONS OF CHAPTER III: PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 455 (A PORTION OF PORTION 90) OF THE FARM ZWARTKOP 356JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Die Hoewes Extension 266.

1.2 DESIGN

The township consists of erven, parks and streets as indicated on General Plan SG No 7412/2008.

1.3 PRECAUTIONARY MEASURES

1.3.1 The township owner shall appoint a competent person(s) to compile:-

1.3.1.1 A CONSTRUCTION REPORT, which must include the mapping details of the trenches and the revised stability map, confirming the conditions on site and the positioning of structures and wet services. A table indicating the stand sizes, risk classification and designation for each stand within the township must be included. Certification on the method of backfilling of the boreholes must also be included.

1.3.1.2 A DOLOMITE RISK MANAGEMENT PLAN, specific to the development. The legal transfer of the responsibility for the management of the Risk Management Plan, to a representative Body Corporate or similar as applicable must be included.

1.3.2 The township owner is responsible to facilitate the procedure to transfer the responsibility for the management of the Dolomite Risk Management plan legally to a representative Body Corporate or similar entity, as applicable.

1.3.3 The township owner shall at its own expense make arrangements with the Municipality, in order to ensure that-

1.3.3.1 water will not dam up, that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen to the satisfaction of the Municipality; and

1.3.3.2 trenches and excavations for foundations, pipes, cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150mm, and compacted until the same grade of compaction as that of the surrounding material is obtained to the satisfaction of the Municipality.

1.4 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 adjacent roads and he shall receive and dispose of the storm water running off or being diverted from the road.

The Service Report containing the stormwater design proposal must be submitted to the Municipality for approval at the time of the application, i.e. before Township Proclamation.

1.5 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

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

1.6 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have Erven 777 and 778 in the township consolidated. The City of Tshwane Metropolitan Municipality hereby grants its consent to the consolidation in respect of Section 92(2) (a) of Ordinance 15 of 1986.

1.7 DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the City of Tshwane Metropolitan Municipality to do so, the township owner shall at his own expense cause to be demolished to the satisfaction of the Municipality all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures.

1.8 REMOVAL OF LITTER

The township owner shall at his own expense have all litter within the township area removed to the satisfaction of the City of Tshwane Metropolitan Municipality, when required to do so by the Municipality.

1.9 REMOVAL AND/OR REPLACEMENT OF ESKOM POWER LINES

Should it become necessary to remove and/or replace any existing power lines of Eskom as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.10 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

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

1.11 NOTARIALLY TIE OF ERVEN

The township owner shall at his own expense have Erven 777 and 778, Die Hoewes Extension 266, Erven 840 and 841, Die Hoewes Extension 301 and Erven 780 and 781, Die Hoewes Extension 275, notarially tied.

2. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTERABLE

2.1 INSTALLATION OF INTERNAL AND EXTERNAL SERVICES

A certificate issued in terms of Section 82 of the town-planning and Townships Ordinance (Ordinance 15 of 1986) must be lodged with the first transfer or with any other act of registration such as the issuing of a Certificate of Title.

The township applicant shall install and provide internal engineering services in the township as provided for in the services agreement.

The Local Authority shall install and provide external engineering services for the township as provided for in the services agreement.

3. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, but excluding the following servitudes:

3.1 The following servitude which does not effect the township due to location:

“(a) This property shall be subject to a Deed of Servitude Number 285/1934-S with the reference to a right of way – leave for electric energy in favour of the City Council of Pretoria.”

3.2 The following servitude which only affects Rabie Street:

“(b) Kragtens onteieningskennisgewing EX395/1998 is 'n gedeelte groot 1452 vierkante meter in terme van Artikel 79(24)(9)(1), Ordinsie 17/39 en Artikel 5 van Wet 63/1975 onteien deur die Stadsraad van Centurion ten opsigte van 'n servituut van reg van weg vir munisipale doeleindes, welke reg van weg kragtens K1140/1999S gesedeer is aan die Stadsraad van Centurion.”

3.3 The following servitude which only affects Rabie Street:

“By Notarial Deed K_____S the within-mentioned property is subject to a servitude of right of way in favour of the City of Tshwane Metropolitan Municipality which servitude is indicated by the figure ABC on SG diagram 9031/2005 and as will more fully appear from reference to the said Notarial Deed.”

4. CONDITIONS OF TITLE

4.1 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)

4.1.1 ALL ERVEN

4.1.1.1 The erf shall be subject to a servitude, 3m wide, for municipal services (water, sewer, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the local authority, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 3 m wide, over the entrance portion of the erf, if and when required by the local authority: Provided that the local authority may waive any such servitude.

4.1.1.2 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 m thereof.

4.1.1.3 The Municipality 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 Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.
