

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 465

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

(DPLG 11/3/9/1/C/35)

#### 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 313 ('N GEDEELTE VAN GEDEELTE 299) 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 13.

##### 1.2 Ontwerp

Die dorp bestaan uit erwe soos aangedui op Algemene Plan L.G. No. 9923/2005.

##### 1.3 Stormwaterdreinerings en straatbou

- (a) Die dorpseienaar moet op versoek van die plaaslike bestuur aan sodanige bestuur 'n gedetailleerde skema, volledig met planne, deursnee 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.

##### 1.4 Toegang

- (a) Geen ingang van Provinsiale Pad P66-1 (K71) and Pad P158/2 tot die dorp en uitgang tot Provinsiale Pad P66-1 (K71) en Pad P158/2 van die dorp sal toegelaat word nie.
- (b) Ingang tot die dorp en uitgang uit die dorp sal beperk word tot die kruising van Brakfonteinweg en Elsiestraat, soos aangedui op die algemene plan.

### 1.5 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.

### 1.6 Stigting en verpligtinge van die Inwoners Vereniging

Die ontwikkelaar moet hierdie dorp insluit in the Thatchfield Home Owners Association NPC (Registration number 2002/029403/08), nie winsgewende maatskappy (huiseienaarsvereniging) in terme van die bepalings van die Wet op Maatskappye, 2008 (Wet 71 van 2008).

- (a) Een en elke eienaar van Erwe 3029 tot 3049, en 3072 tot 3178, sal 'n lid van die Thatchfield Inwoners Vereniging word, op die oordrag van die erf.
- (b) 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.

### 1.7 Konsolidasie van erwe

Die dorpseienaar moet op sy eie koste Erwe 3050 tot 3071 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.

### 1.8 Notariele verbinding van Erwe

Die dorpseienaar moet op sy eie koste die nutgeskepte erf wat geskep is deur die konsolidasie van Erwe 3050 tot 3071 in hierdie dorp, notarieel verbind met Erf 3608 in Rua Vista Uitbreiding 15.

## 2 VOORWAARDES WAARAAN VOLDOEN MOET WORD VOOR DIE ERWE IN DIE DORP REGISTREERBAAR WORD

### 2.1 Die ontwikkelaar se verpligtinge

#### 2.1.1 voorsiening van ingenieurstekeninge

- (a) Die ontwikkelaar moet aan die STMM volledige detail ontwerp tekeninge ten opsigte van paaie en stormwater, water en riool infrastruktuur indien vir goedkeuring voor die aanvang van die konstruksie van die genoemde dienste.
- (b) Die detail ontwerp tekeninge sal eers ná die vereiste dienste Verslag met betrekking tot die paaie en stormwater goedgekeur is geëvalueer word.
- (c) Die ontwikkelaar moet 'n 'wayleave' van die Raad verkry, voor die aanvang van bouwerk, indien sodanige werk op die raad se eiendom gedoen gaan word.
- (d) Die ontwikkelaar sal op sy eie koste reëlings tref tot die bevrediging van die Raad vir die ontwikkeling van 'n privaat oop ruimte vir ontspannings gebied, geleë op Erf 5061 in die voorgestelde dorp, The Reeds Uitbreiding 38, wat die eienaars van Erwe 3029 tot 3049 en 3072 tot 3178 geregtig is om te gebruik.

## 3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, indien enige, insluitende die reservering van regte op minerale, maar uitgesluit:

### 3.1 Die volgende servituut wat nie die dorp raak nie as gevolg van ligging:

- (a) Endossement op bladsy 6:  
"By virtue of Notarial Deed of Servitude K9744/2006S dated 22 November 2006 the Remaining extent of Portion 299 of the farm Olievenhoutbosch 389-JR = 63, 9026 ha is subject to a servitude of right of way and for municipal purposes 1513 (one thousand five hundred and thirteen) square metres in extent, indicated by the figure ABDCA on

the annexed Diagram S.G. No. 9170/2005 in favour of the Council, as will more fully appear from the aforesaid Notarial Deed.”

3.2 Die volgende servituut wat Erwe 3086 en 3087 in die dorp raak:

- (a) “C - The former Remaining Extent of Portion 96 of the said farm, indicated by figure ABCDmfekjPQRA on the annexed Diagram S.G. No. 3045/2005 is subject to the following condition:

By Notarial Deed of Servitude K9741/2006S, the property is subject to a Pipeline Servitude, 3 metres wide, in favour of City of Tshwane Metropolitan Municipality, the centre line of which servitude is indicated by the figure pqrstu and vw on the annexed Diagram S.G. No. 3045/2005.”

#### 4. TITELVOORWAARDES

4.1 DIE ERWE HIERONDER GENOEM IS ONDERWORPE AAN DIE VOORWAARDES SOOS AANGEDUI, OPGELEË DEUR DIE ADMINISTRATEUR INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965.

##### 4.1.1 Alle erwe

- (a) Die erwe is onderworpe aan ‘n servituut, 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 servituut 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 servituut mag vrystel.
- (b) Geen geboue of ander struktuur mag binne die voornoemde servituutgebied opgerig word nie en geen grootwortel-bome mag binne die gebied van sodanige servituut 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 goeie doedunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde servituut 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.

##### 4.1.2 Erwe 3062, 3063, 3109, 3114, 3115, 3118, 3119, 3122, 3123, 3126, 3127, 3158, 3162, 3163, 3166, 3167 en 3170

Die erf is onderworpe aan ‘n 3m servituut vir munisipale doeleindes ten gunste van die Plaaslike Owerheid, soos aangedui op die algemene plan.

##### 4.1.3 Erwe 3060 en 3061

The erf is onderworpe aan ‘n 2.5m servituut vir munisipale doeleindes (riool en stormwater) langs die oostelike grens, ten gunste van die Plaaslike Owerheid, soos aangedui op die algemene plan.

##### 4.1.3 Erwe 3058 en 3059

Die erf is onderworpe aan ‘n 2.5m servituut vir munisipale doeleindes (riool en stormwater) langs die westelike grens, ten gunste van die Plaaslike Owerheid, soos aangedui op die algemene plan.

4.2 TITELVOORWAARDES OPGELE TEN GUNSTE VAN DEREDE PARTYE WAT GEREGISTREER OF GESKEP MOET WORD OP EERSTE REGISTRASIE VAN DIE BETROKKE ERWE

**4.2.1 Erwe 3029 tot 3049, en 3072 tot 3177**

Op oordrag, moet elke eienaar van elke erf outomaties a lid van die Thatchfield huiseienaarsvereniging word, en 'n lid bly, totdat hy of sy ophou om 'n geregistreerde eienaar van daardie erf te wees, en sodanige voorwaarde moet in die titelakte van die erf ingesluit word.

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**LOCAL AUTHORITY NOTICE NO. /2014****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/35)

**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 313 (A PORTION OF PORTION 299) 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 13.

**1.2 Design**

The township shall consist of erven as indicated on General Plan S.G. No. 9923/2005.

**1.3 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.

**1.4 Access**

- (a) No ingress from the Provincial Road K71 and Road P158/2 to the township and no egress to the Provincial Road K71 and Road P158/2 from the township, will be permitted.
- (b) Ingress to the township and egress from the township will be restricted to the intersection of Brakfontein Road and Elsie Street, as indicated on the general plan.

### 1.5 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.

### 1.6 Formation and duties of Residents Association

The developer must incorporate this township into the Thatchfield Home Owners Association NPC (Registration number 2002/029403/08), non profit Company (homeowners' association) in terms of provisions of the Companies Act, 2008 (Act 71 of 2008).

- (a) Each and every owner of Erven 3029 to 3049, 3072 to 3178 shall become a member of the Residents Association upon transfer of the erf.
- (b) 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.

### 1.7 Consolidation of Erven

The township owner shall at his own expense have erven 3050 to 3071 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.

### 1.8 Notarially tie of Erven

The township owner shall at his own expense have the newly created erf established by the consolidation of erven 3050 to 3071 and Erf 3608 Rua Vista extension 15 notarially tied.

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

### 2.1 The Developers Obligations

#### 2.1.1 Provision of Engineering Drawings

- (a) The developer must submit to the CTMM complete detail design drawings in respect of roads and stormwater, water and sewer infrastructure for approval prior to the commencement of the construction of the said services.
- (b) The detail design drawings will only be evaluated after the required Services Report with regard to roads and stormwater has been approved.
- (c) The developer must obtain a way leave from the Council prior to commencement of construction work, if such work will be done on Council property.
- (d) The developer shall at his own expense make arrangements to the satisfaction of the Council for the development of a private open space recreational area to be situated on Erf 5061 in the proposed township of The Reeds Ext. 38, which the owners of Erven 3029 to 3049, 3072 to 3178 shall be entitled to utilize.

## 3. 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, but excluding

### 3.1 the following servitude which do not affect the township due to location:

- (a) Endorsement on page 6:  
"By virtue of Notarial Deed of Servitude K9744/2006S dated 22 November 2006 the Remaining extent of Portion 299 of the farm Olievenhoutbosch 389-JR = 63, 9026 ha is subject to a servitude of right of way and for municipal purposes 1513 (one thousand five hundred and thirteen) square metres in extent, indicated by the figure ABDCA on the

annexed Diagram S.G. No. 9170/2005 in favour of the Council, as will more fully appear from the aforesaid Notarial Deed.

3.2 the following servitude which affects Erven 3086 and 3087 in the township:

- (a) "C. The former Remaining Extent of Portion 96 of the said farm, indicated by figure ABCDmfekjPQRA on the annexed Diagram S.G. No. 3045/2005 is subject to the following condition:

By Notarial Deed of Servitude K9741/2006S, the property is subject to a Pipeline Servitude, 3 metres wide, in favour of City of Tshwane Metropolitan Municipality, the centre line of which servitude is indicated by the figure pqrstu and vw on the annexed Diagram S.G. No. 3045/2005.

#### 4 CONDITIONS OF TITLE

**4.1 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.**

##### 4.1.1 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.
- (c) 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.

##### 4.1.2 Erven 3062, 3063, 3109, 3114, 3115, 3118, 3119, 3122, 3123, 3126, 3127, 3158, 3162, 3163, 3166, 3167 and 3170

The erf is subject to a 3m servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

##### 4.1.3 Erven 3060 and 3061

The erf is subject to a 2.5m servitude for municipal services (sewer & stormwater) along the eastern boundary, in favour of the local authority, as indicated on the General Plan.

##### 4.1.4 Erven 3058 and 3059

The erf is subject to a 2.5m servitude for municipal services (sewer & stormwater) along the western boundary, in favour of the local authority, as indicated on the General Plan.

**4.2 CONDITIONS OF TITLE IMPOSED IN FAVOUR OF THIRD PARTIES TO BE REGISTERED/ CREATED ON THE FIRST REGISTRATION OF THE ERVEN CONCERNED.**<sup>1</sup>

##### 4.2.1 Erven 3029 to 3049, 3072 to 3177

Upon transfer the owner of each erf must automatically become a member of the Thatchfield Home Owners Association and remain a member until he or she cease to be a registered owner of that erf, which condition must be included in the title deed of the erf.



**LOCAL AUTHORITY NOTICE 466**  
**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 13.

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 402T  
**(DPLG 11/3/9/1/C/35)**

**PLAASLIKE BESTUURSKENNISGEWING 466**  
**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 13 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 402T  
**(DPLG 11/3/9/1/C/35)**













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