

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE VAN  
GAUTENG**

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**PROCLAMATION • PROKLAMASIE**

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**PROCLAMATION 165 OF 2016****CITY OF TSHWANE****CENTURION AMENDMENT SCHEME 1623C**

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 302, being an amendment of the Centurion Town-planning Scheme, 1992.

Map 3 and the scheme clauses of this amendment scheme are filed with the SED: Group Legal Services, and are open to inspection during normal office hours.

This amendment is known as Centurion Amendment Scheme 1623C.

(13/2Die Hoewes X302 (1623C)  
30 NOVEMBER 2016

SED: GROUP LEGAL SERVICES  
(Notice /2016)

**PROKLAMASIE 165 VAN 2016**

STAD TSHWANE

CENTURION WYSIGINGSKEMA 1623C

Hierby word ingevolge die bepalings van Artikel 125(1) van die Ordonansie op Dorpsbeplanning en Dorpe, 1986 (Ordonansie 15 van 1986), bekend gemaak dat die Stad Tshwane 'n wysigingskema met betrekking tot die grond in die dorp Die Hoewes Uitbreiding 302, synde 'n wysiging van die Centurion dorpsbeplanningskema, 1992, goedgekeur het.

Kaart 3 en die skemaklousule van hierdie wysigingskema word deur die SUD: Groep Regsdienste, in bewaring gehou en lê gedurende gewone kantoorure te insae.

Hierdie wysiging staan bekend as Centurion-wysigingskema 1623C.

(13/2Die Hoewes X302 (1623C)  
30 NOVEMBER 2016

SUD: GROEP REGSDIENSTE  
(Kennisgewing /2016)

CITY OF TSHWANE

**DECLARATION OF DIE HOEWES EXTENSION 302 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 302 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2Die Hoewes X 302 (1623C))

**SCHEDULE**

- 1. CONDITIONS UNDER WHICH THE APPLICATION MADE BY EGAN PROPERTY GROUP (PROPRIETARY) LIMITED, IN TERMS OF THE PROVISIONS OF CHAPTER III: PART OF C OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 701 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 302.

**1.2 DESIGN**

The township shall consist of erven, parks and streets as indicated on General Plan SG No 704/2013.

**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 843 and 844 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.

**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 which do not affect the township area:

(a) Servitudes which does not affect the Township due to location:

"1 The former Portion 90 (a portion of Portion 1) of the Farm Zwartkop 356, Registration Division JR, Province Gauteng, a portion of which is registered hereby, is subject to the following condition:

This property 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."



- ‘2 Die voormalige Gedeelte 671 (‘n gedeelte van Gedeelte 90) van die Plaas Zwartkop 356, Registrasie Afdeling J.R., ‘n gedeelte waarvan aangedui word deur figuur BCDEFGB op die aangehegte Konsolidasiediagram SG No. 6102/2008 is onderhewig aan die volgende:

Die hieringemelde eiendom is onderhewig aan ‘n ewigdurende serwituut vir munisipale doeleindes ten gunste van die Stadsraad van Verwoerdburg, gehou kragtens Notariële Akte No K1338/89S.”

- (b) The following servitude which only affects erf 843 in the Township:

“By Notarial Deed K03081/16S the within-mentioned property is subject to a servitude of right of way and municipal purposes in favour of the City of Tshwane Metropolitan Municipality which servitude is indicated by the figure LMKL on SG diagram 702/2013 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, 3 m 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.

4.1.1.4 The Erf is subject to a servitude for Municipal purposes (stormwater) in favour of the Municipality, as indicated on the General Plan.

###### 4.1.2 ERF 843

The erf is subject to a servitude for municipal purposes (stormwater) in favour of the Municipality, as indicated on the General Plan.





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