

**THE PROVINCE OF
GAUTENG**



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GAUTENG**

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PROCLAMATION • PROKLAMASIE

PROCLAMATION 15 OF 2018**CITY OF TSHWANE****CENTURION AMENDMENT SCHEME 1401C**

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

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

This amendment is known as Centurion Amendment Scheme 1401C.

(13/2/Die Hoewes x168 (1401C)
__ FEBRUARY 2018

GROUP LEGAL AND SECRETARIAT SERVICES
(Notice 159/2018)

PROKLAMASIE 15 VAN 2018**STAD TSHWANE****CENTURION WYSIGINGSKEMA 1401C**

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 168, synde 'n wysiging van die Centurion-dorpsbeplanningskema, 1992, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Groep Hoof: Regs- en Sekretariaat dienste, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Centurion-wysigingskema 1401C.

(13/2/Die Hoewes x168 (1401C)
__ FEBRUARIE 2018

GROEP REGS- EN SEKRETARIAAT DIENSTE
(Kennisgewing 159/2018)

CITY OF TSHWANE**DECLARATION OF DIE HOEWES EXTENSION 168 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 168 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Die Hoewes x168 (1401C))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY MURATI VILLAGE (PTY) LTD, IN TERMS OF THE PROVISIONS OF SECTION C OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 227 (A PORTION OF PORTION 221) OF THE FARM LYTTTELTON 381JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Die Hoewes Extension 168.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 352/2003.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

1.3.1 All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of the rights to minerals, but excluding –

1.3.1.1 The following condition which does not affect the erven in the township:

“(k) This holding shall be subject to Deed of Servitude No 285/1934-S with reference to a right of way leave for electric energy in favour of the City Council of Pretoria.”

1.3.1.2 the following servitude which only effects Erf 471:

“Die eiendom is onderhewig aan ‘n ewigdurende serwituut vir munisipale doeleindes, 18 m² groot soos aangedui deur figuur ABC op LG No 6804/96 ten gunste van die Stadsraad van Centurion.”

1.4 PRECAUTIONARY MEASURES

The applicant shall with respect to the dolomite areas and at his own expense, make arrangements with the Local Authority in order to ensure that:

1.4.1 Water will not dam up, that the entire surface of the dolomite area(s) is drained properly and that streets are sealed effectively with tar, concrete or bitumen; and

1.4.2 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.

1.5 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have Erven 470 and 471 in the township consolidated for which consolidation approval is hereby granted by the City of Tshwane Metropolitan Municipality in terms of section 92(2)(a) of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986).

2. CONDITIONS OF TITLE

The erven mentioned hereunder are subject to the conditions as indicated, imposed by the Local Authority in terms of the provisions of the Town Planning and Townships Ordinance 1986:

2.1 ALL ERVEN

- 2.1.1 The erven are subject to a servitude, 3 metres 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 3 metres 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 area and no large-rooted trees shall be planted within the area of such servitude or within 2 (two) metres thereof.
- 2.1.3 The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitudes such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other work 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 ERVEN SUBJECT TO SPECIAL CONDITIONS

2.2.1 ERF 470

The erf is subject to a municipal servitude 3 metres wide as indicated on General Plan SG No 352/2003.

2.2.2 ERF 471

2.2.2.1 The erf is subject to a servitude for municipal purposes of varying width respectively 3 metres and 1 metre as shown on General Plan SG No 352/2003.

2.2.2.2 The erf is subject to a servitude for municipal purposes 3 metres wide as indicated on General Plan SG No 352/2003.

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