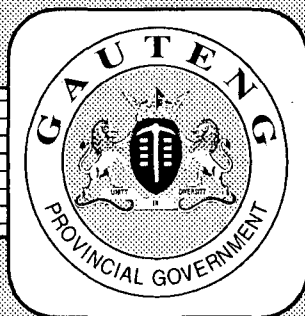


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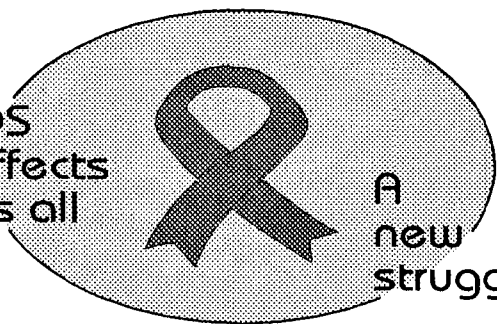
Vol. 9

PRETORIA, 6 NOVEMBER 2003

No. 480

We all have the power to prevent AIDS

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affects
us all



A
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struggle

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03480

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LOCAL AUTHORITY NOTICES

PLAASLIKE BESTUURSKENNISGEWING 2281 VAN 2003

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad Tshwane Metropolitaanse Munisipaliteit hierby die dorp, Die Hoewes Uitbreiding 188 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR WING TAI DEVELOPMENT CC INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 234 ('N DEEL VAN GEDEELTE 233) VAN DIE PLAAS LYTTTELTON, 381-JR, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is Die Hoewes Uitbreiding 188.

(2) ONTWERP

Die dorp bestaan uit twee erwe soos aangedui op Algemene Plan L.G. Nr. 7975/2003.

(3) BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, as daar is, moet inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd –

- (a) die volgende voorwaarde wat nie aan die erwe in die dorp oorgedra moet word nie:

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

(4) VOORKOMENDE MAATREËLS

Die dorpseienaar moet op eie koste reëlings met die plaaslike bestuur tref om te verseker dat –

- (a) water nie opdam nie, dat die hele oppervlakte van die dorpsgebied behoorlik gedreineer word en dat strate doeltreffend met teer, beton of bitumen geseël word; en
- (b) slote en uitgrawings vir fondamente, pype, kables of vir enige ander doeleindes behoorlik met klam grond in lae wat nie dikker as 150mm is nie, opgevul word en gekompakteer word totdat dieselfde verdigtingsgraad as wat die omliggende materiaal het, verkry is.

(5) KONSOLIDASIE VAN ERWE

Die dorpseienaar moet op eie koste Erwe 533 en 534 in die dorp, laat konsolideer.

(6) SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulymreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

(7) VERWYDERING VAN ROMMEL

Die dorpseienaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

(8) VERSKUIWING OF DIE VERVANGING VAN TELKOM EN MUNISIPALE DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale dienste te verskuif of te vervang moet die koste daarvan deur die dorpseienaar gedra word.

(9) BEGIFTIGING

Betaalbaar aan die Stad Tshwane Metropolitaanse Munisipaliteit.

Die dorpseienaar sal aan die Stad Tshwane Metropolitaanse Munisipaliteit 'n totale bedrag van R 111 000,00 betaal as begiftiging waarvan die bedrag gebruik sal word deur die Stad Tshwane Metropolitaanse Munisipaliteit vir die verkryging van grond vir die doeleindes van park en/of openbare oop ruimte.

Die genoemde begiftiging sal betaalbaar wees ingevolge die bepalings van Artikel 81 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).

(10) GROND WAT OORGEDRA MOET WORD AAN 'N ARTIKEL 21 MAATSKAPPY (HUISEIENAARS VERENIGING)

Indien 'n erf gesoneer word "munisipale parke" en/of "munisipale paaie" moet die erf oorgedra word aan 'n Artikel 21 maatskappy waarvan al die eienaars van die erwe en hulle opvolgers in titel, lede moet wees.

3. TITELVOORWAARDES

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui, opgelê deur die Plaaslike Bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

(1) ALLE ERWE

- (1) Die erf is onderworpe aan 'n serwituut 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 pypsteelerf, 'n addisionele serwituut 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 bestuur van enige sodanige serwituut mag afsien.
- (2) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2m daarvan geplant word nie.
- (3) 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 goeë dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut 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 rioolhoofpypleidings en ander werke veroorsaak word.

2) ERF 534

Die erf is onderworpe aan 'n 3m breë stormwater servituut soos aangedui op die Algemene Plan.

(3) ERF 535

Die erf is onderworpe aan 'n 5m breë munisipale servituut soos aangedui op die Algemene Plan.

ALGEMENE BESTUURDER: REGSDIENSTE

Munisipale Kantore, H/v Basdenlaan en Rabiestraat, CENTURION, 0157, of die Munisipale Kantore, Posbus 14013, LYTTTELTON, 0140
Verwysing: 16/3/1/893

LOCAL AUTHORITY NOTICE 2281 OF 2003

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
DECLARATION AS APPROVED TOWNSHIP**

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Tshwane Metropolitan Municipality hereby declares Die Hoewes Extension 188 township to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY WING TAI DEVELOPMENT CC UNDER THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 234 (A PORTION OF PORTION 233) OF THE FARM LYTTTELTON, 381-JR, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Die Hoewes Extension 188.

(2) DESIGN

The township shall consist of two erven as indicated on General Plan S.G. No. 7975/2003.

(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 -

- (a) the following condition which shall not be passed on to the erven in the township:

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

(4) PRECAUTIONARY MEASURES

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

- (a) 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; and
- (b) 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.

(5) CONSOLIDATION OF ERVEN

The township owner shall at its own expense cause Erven 533 and 534 in the township to be consolidated.

(6) 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.

(7) REMOVAL OF LITTER

The township owner shall at 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.

(8) REMOVAL OR REPLACEMENT OF MUNICIPAL AND TELKOM SERVICES

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal and Telkom services, the cost thereof shall be borne by the township owners.

(9) ENDOWMENT

Payable to the City of Tshwane Metropolitan Municipality.

The township owner shall pay to the City of Tshwane Metropolitan Municipality as endowment a total amount of R 111 000,00 which amount shall be used by the City of Tshwane Metropolitan Municipality for the acquisition of land for park and/or public open space purposes.

The said endowment amount shall be payable in accordance with the provisions of Section 81 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

(10) LAND TO BE TRANSFERRED TO A SECTION 21 COMPANY (HOME OWNERS ASSOCIATION)

Should an erf be zoned "municipal parks" and/or "municipal roads", must the erf be transferred to a Section 21 company of which the all owners of the erven and their successors in title be members of.

2. CONDITIONS OF TITLE

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

(1) ALL ERVEN

- (1) The erf is subject to a servitude, 3 m 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 m 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) 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.
- (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) ERF 534

The erf is subject to a 3 meter wide stormwater servitude as indicated on the General Plan.

(3) ERF 535

The erf is subject to a 5 meter wide municipal servitude as indicated on the General Plan.

GENERAL MANAGER: LEGAL SERVICES

Municipal Offices, C/o Basden Avenue and Rabie Street, CENTURION, 0157, or the Municipal Offices, PO Box 14013, LYTTELTON, 0140
Reference: 16/3/1/893

LOCAL AUTHORITY NOTICE 2282 OF 2003**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
CENTURION AMENDMENT SCHEME 1134**

The City of Tshwane Metropolitan Municipality hereby declares that in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) that it has approved an amendment scheme, being an amendment of the Centurion Town Planning Scheme, 1992, comprising of the same land as included in the township Die Hoewes Extension 188.

This amendment is known as the Centurion Amendment Scheme 1134 and will be effective as from the date of this publication.

GENERAL MANAGER: LEGAL SERVICES

Municipal Offices, C/o Basden Avenue and Rabie Street, CENTURION, 0157, or the Municipal Offices, PO Box 14013, LYTTTELTON, 0140
Reference: 16/3/1/893

PLAASLIKE BESTUURSKENNISGEWING 2282 VAN 2003**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
CENTURION WYSIGINGSKEMA 1134**

Hiermee word ooreenkomstig die bepalings van artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), bekend gemaak dat die Stad Tshwane Metropolitaanse Munisipaliteit, 'n wysigingskema, synde 'n wysiging van die Centurion Dorpsbeplanningskema, 1992, wat uit dieselfde grond as die dorp Die Hoewes Uitbreiding 188 bestaan, goedgekeur het.

Hierdie wysiging staan bekend as die Centurion Wysigingskema 1134 en sal van krag wees vanaf die datum van hierdie kennisgewing.

ALGEMENE BESTUURDER: REGSDIENSTE

Munisipale Kantore, H/v Basdenlaan en Rabiestraat, CENTURION, 0157, of die Munisipale Kantore, Posbus 14013, LYTTTELTON, 0140
Verwysing: 16/3/1/893