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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 819

KUNGWINI LOCAL MUNICIPALITY

PERI-URBAN AREAS AMENDMENT SCHEME 502

The Kungwini Local Municipality hereby, in terms of the provisions of section 125(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), declares that it has approved an amendment scheme, being an amendment of the Peri-Urban Areas Town-planning Scheme, 1975, comprising the same land as included in the township of Six Fountains Extension 1 Township.

Map 3 and the scheme clauses of this amendment scheme are available for inspection at all reasonable times at the offices of the Municipal Manager, Department Development Planning, Kungwini Local Municipality, Municipal Offices, 54 Church Street, Bronkhorstspuit.

This amendment is known as Peri-Urban Areas Amendment Scheme 502.

J S Gomba: Municipal Manager, Kungwini Local Municipality, P O Box 40, BRONKHORSTSPRUIT, 1020

PLAASLIKE BESTUURSKENNISGEWING 819

PERI-URBAN AREAS WYSIGINGSKEMA 502

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 Kungwini Plaaslike Munisipaliteit 'n wysigingskema met betrekking tot die grond in die dorp Six Fountains Uitbreiding 1, synde 'n wysiging van die Peri-Urban Areas-dorpsbeplanningskema, 1975, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Munisipale Bestuurder, Departement Ontwikkelingsbeplanning, Kungwini Plaaslike Munisipaliteit, Munisipale Kantore, Kerkstraat 54, Bronkhorstspuit, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysigingskema staan bekend as Peri-Urban Areas Wysigingskema 502.

J S Gomba: Munisipale Bestuurder, Kungwini Plaaslike Munisipaliteit, Posbus 40, BRONKHORSTSPRUIT, 1020

LOCAL AUTHORITY NOTICE 820

KUNGWINI LOCAL MUNICIPALITY

DECLARATION OF SIX FOUNTAINS EXTENSION 1 AS APPROVED TOWNSHIP

In terms of section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), the Kungwini Local Municipality hereby declares the township of Six Fountains Extension 1 to be an approved township, subject to the conditions as set out in the Schedule hereto.

SCHEDULE

CONDITIONS SUBJECT TO WHICH THE APPLICATION MADE BY INVESTEC PROPERTY LIMITED, HEREINAFTER REFERRED TO AS THE APPLICANT, UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 109 (A PORTION OF PORTION 13) OF THE FARM ZWARTKOPPIES 364 REGISTRATION DIVISION JR, THE PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Six Fountains Extension 1.

1.2 DESIGN

The township shall consist of erven and streets as indicated on the General Plan S.G. No. 2248/2007.

1.3 PROVISION OF ESSENTIAL ENGINEERING SERVICES

The applicant must make the necessary arrangements with the Kungwini Local Municipality and / or relevant service provider on behalf of the Kungwini Local Municipality regarding the provision of water, electricity, sanitation as well as the building of roads and stormwater drainage in the township and such services shall comply to the standards of the said Municipality.

1.4 ENDOWMENT

The applicant shall in terms of the provisions of Section 63(1) (b) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) not be liable for the payment of contributions in respect of the provision of open spaces or parks.

1.5 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, where applicable, as well as reservation of rights to minerals, but excluding:

(a) The following conditions and servitudes which do not affect the township or erven in the township:

(i) "A 1. GEDEELTE 7 van die plaas Zwartkoppies 364 JR, Transvaal (waarvan die gedeelte hiermee getranspoteer 'n deel vorm) is spesiaal onderworpe aan die volgende voorwaardes:

(a) The terms of an order of the Water Court for the district of Pretoria, a copy of which is dated 12th September 1939;

(b) Specially entitled to the condition that the land hereby transferred is entitled to a reasonable right of way over the remaining extent of the south western portion of the aforesaid farm, measuring as such 927,2730 Hectares, held as aforesaid, to the Donkerhoek main road."

(ii) "A 2. Kragtens Notariële Akte van Serwituut K8137/95S gedateer 22 November 1995 verleen die binnegemelde transportnemer aan die Randwaterraad die ewigdurende reg om water te neem en te vervoer oor of deur die binnegemelde eiendom deur middle van pypleidings wat reeds gelê is en wat gelê mag word binne 'n strook grond 2,4283 Hektaar soos aangedui deur die figuur ABCDEFGHJKLM op Kaart LG A4946/93 tesame met bykomende regte, soos meer volledig sal blyk uit gemelde Akte."

(iii) "A 4. Subject to a servitude for municipal purposes in favour of the KUNGWINI Local Municipality, along a route and of a width to be agreed upon by the parties, as will appear from Deed of Servitude K 3083/99"

(b) The following servitude which affects Erf 210 and a street in the township only:

"A 3. Onderwig aan die sessie van 'n Kraglynserwituut 31 meter wyd ten gunste van die Stadsraad van Pretoria, soos meer ten volle sal blyk uit K145/935, en aangedui deur die lyn ab op Kaart SG no 3625/1999 hierby aangeheg"

(c) The following servitude which affects the streets in the township only:

B Specially subject to a right of way in favour of:

Remaining Extent of Portion 13 (Sesfontein) (a Portion of Portion 7) of the farm Zwartkoppies 364, Registration Division JR, Province of Gauteng measuring as such 125,5445 Hectares, as depicted by the figure ABCDEFGHJKLtwxyzA on Diagram SG No3625/1999, and which servitude shall be subject to the rights of the holder of any existing servitude, bond or Real Right with which this servitude may be in conflict.

(d) The following condition that need not be transferred to the erven in the township:

C Subject to the following condition imposed on subdivision in terms of Act 21 of 1940:

No new buildings or structures, as described.. Section 9 of the Roads and Ribbon Development Act, Act 21 of 1940, may be erected nearer than 95 metres from the centre line of road K69, and no rights may be executed from building(s) nearer than 95 metres from the centre line of road K69 without the written approval of the Controlling Authority (Department of Transport and Public Works).

2. CONDITIONS OF TITLE

All erven shall be subject to the conditions as indicated, laid down by the Kungwini Local Municipality in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

- 2.1 The erf shall be subject to a servitude, 2 m wide, for municipal services (water, sewer, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the Kungwini Local Municipality, along any two boundaries, except in respect of a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 2 m wide, over the entrance portion of the erf, if and when required by the Kungwini Local Municipality.
- 2.2 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 from it.
- 2.3 The Kungwini Local 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 local authority shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Kungwini Local Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

J S Gomba: Municipal Manager, Kungwini Local Municipality, P O Box 40, BRONKHORSTSPRUIT, 1020

PLAASLIKE BESTUURSKENNISGEWING 820

KUNGWINI PLAASLIKE MUNISIPALITEIT

VERKLARING VAN SIX FOUNTAINS UITBREIDING 1 TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No 15 van 1986), verklaar die Stad Tshwane Metropolitaanse Munisipaliteit hierby die dorp Six Fountains Uitbreiding 1 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR INVESTEC PROPERTY LIMITED (HIERNA VERWYS AS DIE APPLIKANT) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP DIE GEDEELTE 109 ('N GEDEELTE VAN GEDEELTE 13) VAN DIE PLAAS ZWARTKOPPIES REGISTRASIE AFDELING JR, DIE PROVINSIE GAUTENG, TE STIG, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

- 1.1 **NAAM**
Die naam van die dorp is Six Fountains Uitbreiding 1.
- 1.2 **ONTWERP**
Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No 2248/2007.
- 1.3 **VOORSIENING VAN ESSENSIELE INGENIEURSDIENSTE**
Die applikant moet die nodige reëlings tref met die Kungwini Plaaslike Munisipaliteit en / relevante diensverskaffer namens die Kungwini Plaaslike Munisipaliteit ten aansien van die verskaffing van

water, elektrisiteit, sanitasie asook die bou van paaie en stormwater dreinerings in die dorp en sulke dienste sal voldoen aan die standaarde van die genoemde Munisipaliteit.

1.4 PARKBEGIFTIGING

Die applikant sal in terme van die bepalings van Artikel 63(1) (b) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No 15 van 1986) nie aanspreeklik wees vir die betaling van bydraes ten aansien van die voorsiening van oopruimtes of parke.

1.5 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonder die volgende:

- (a) Die volgende voorwaardes en servitute wat nie die dorp of erwe in die dorp affekteer nie:
 - (i) "A 1. GEDEELTE 7 van die plaas Zwartkoppies 364 JR, Transvaal (waarvan die gedeelte hiermee getranspoteer 'n deel vorm) is spesiaal onderworpe aan die volgende voorwaardes:
 - (a) The terms of an order of the Water Court for the district of Pretoria, a copy of which is dated 12th September 1939;
 - (b) Specially entitled to the condition that the land hereby transferred is entitled to a reasonable right of way over the remaining extent of the south western portion of the aforesaid farm, measuring as such 927,2730 Hectares, held as aforesaid, to the Donkerhoek main road."
 - (ii) "A 2. Kragtens Notariële Akte van Servituut K8137/95S gedateer 22 November 1995 verleen die binnegemelde transportnemer aan die Randwaterraad die ewigdurende reg om water te neem en te vervoer oor of deur die binnegemelde eiendom deur middel van pypleidings wat reeds gelê is en wat gelê mag word binne 'n strook grond 2,4283 Hektaar soos aangedui deur die figuur ABCDEFGHJKLM op Kaart LG A4946/93 tesame met bykomende regte, soos meer volledig sal blyk uit gemelde Akte."
 - (iii) "A 4. Subject to a servitude for municipal purposes in favour of the KUNGWINI Local Municipality, along a route and of a width to be agreed upon by the parties, as will appear from Deed of Servitude K 3083/99"
- (b) Die volgende servituut wat slegs Erf 210 en 'n straat in die dorp affekteer:

"A 3. Onderwig aan die sessie van 'n Kraglynserwituut 31 meter wyd ten gunste van die Stadsraad van Pretoria, soos meer ten voile sal blyk uit K145/935, en aangedui deur die lyn ab op Kaart SG no 3625/1999 hierby aangeheg"
- (c) Die volgende servituut wat die slegs die strate in die dorp affekteer:

B Specially subject to a right of way in favour of:

Remaining Extent of Portion 13 (Sesfontein) (a Portion of Portion 7) of the farm Zwartkoppes 364, Registration Division JR, Province of Gauteng measuring as such 125,5445 Hectares, as depicted by the figure ABCDEFGHJKLvwxyzA on Diagram SG No3625/1999, and which servitude shall be subject to the rights of the holder of any existing servitude, bond or Real Right with which this servitude may be in conflict.
- (d) Die volgende voorwaarde wat nie oorgedra moet word aan die erwe in die dorp nie:

C Subject to the following condition imposed on subdivision in terms of Act 21 of 1940:

No new buildings or structures, as described.. Section 9 of the Roads and Ribbon Development Act, Act 21 of 1940, may be erected nearer than 95 metres from the centre line of road K69, and no rights may be executed from building(s) nearer than 95 metres from the centre line of road K69 without the written approval of the Controlling Authority (Department of Transport and Public Works).

2. TITELVOORWAARDES

Alle erwe sal onderhewig wees aan die voorwaardes soos aangedui, neergelê deur die Kungwini Plaaslike Munisipaliteit in terme van die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No 15 van 1986).

- 2.1 Die erf is onderworpe aan 'n serwituut, 2 meter breed, vir munisipale dienste (water, riool, elektrisiteit, stormwater) (hierna "die dienste" genoem), ten gunste van die Kungwini Plaaslike Munisipaliteit langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 2 meter breed, oor die toegangsgedeelte van die erf, indien en wanneer die Kungwini Plaaslike Munisipaliteit dit verlang.
- 2.2 Geen geboue of ander strukture mag binne die voornoemde serwituutgebied opgerig word nie en geen groot wortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 meter daarvan geplant word nie.
- 2.2 Die Kungwini Plaaslike Munisipaliteit is daarop geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige dienste en ander werke wat hy na goeë dunde noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die Kungwini Plaaslike Munisipaliteit geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Kungwini Plaaslike Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.

J S Gomba: Munisipale Bestuurder, Kungwini Plaaslike Munisipaliteit, Posbus 40, BRONKHORSTSPRUIT, 1020