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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 716

KUNGWINI LOCAL MUNICIPALITY

DECLARATION OF SIX FOUNTAINS EXTENSION 4 TOWNSHIP AS AN APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Kungwini Local Municipality hereby declares the Township of **Six Fountains Extension 4** to be an approved township, subject to the conditions as set out in the Schedule hereto.

(REF: 15/4/148/3(D0055299)-Six Fountains Extension 4)

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY CROWMARSH PROPERTIES (PROPRIETARY) 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 157 (A PORTION OF PORTION 13) OF THE FARM ZWARTKOPPIES 364 REGISTRATION DIVISION JR, THE PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT (CONDITIONS WHICH WILL BE APPLICABLE TO THE APPROVED TOWNSHIP IN TERMS OF SECTION 103 OF ORDINANCE 15 OF 1986)

1.1 NAME

The name of the township shall be SIX FOUNTAINS EXTENSION 4.

1.2 DESIGN

The township shall consist of erven and streets as indicated on Plan S.G. No. 910/2007.

1.3 CONSOLIDATION

Erven 202 and 203 shall be consolidated on declaration of the township as an approved township.

1.4 ACCESS

No ingress from Provincial Road K69 to the township and no egress to Provincial Road K69 from the township shall be allowed.

1.5 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 K69 and he shall receive and dispose of the stormwater running off or being diverted from this road.

1.6 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at his own expense erect a brick wall or security fence on property boundaries bordering on K69 to the satisfaction of the Head of Department of Public Transport, Roads and Works, Gauteng Provincial Government, as and when

required by him to do so, and the township owner shall maintain such brick wall or security fence 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 brick wall or security fence rests with the latter.

1.7 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;

PROVIDED THAT services reports and services agreements in respect of the provision and installation of internal as well as external essential engineering services to emanate from the said arrangements shall firstly be submitted by the applicant to representative Attorneys at Law as designated by Kungwini Local Municipality for evaluation and thereafter be submitted to Kungwini Local Municipality for approval.

1.8 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.

1.9 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, where applicable, including entitlement to the right of way servitude over Portion 109 (Portion of Portion 13) of the farm Zwartkoppies No. 364 JR, The Province of Gauteng, as indicated by the figure ABCDEFGHJKItwxyza on Diagram SG No. 3625/1999, the latter property held by Deed of Transfer T 75046/99, as well as reservation of rights to minerals, but excluding:

1.9.1 The following conditions which do not affect the township or erven in the township:

1.9.1.1 "A. GEDEELTE 7 van die plaas ZWARTKOPPIES 364 JR, Die Provinsie van Gauteng (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 1082 morgen, 354 Square Roods, held as aforesaid, to the Donkerhoek main road."

1.9.1.2 "B. EN VERDER ONDERWORPE aan die ewigdurende reg verleen aan die Randwaterraad om water te neem en te vervoer oor of deur die binnegenoemde eiendom deur middel van pyleidings wat reeds gelê is en wat gelê mag word binne 'n strook grond 2,4283 (Twee Komma Vier Twee Agt Drie) Hektaar soos aangedui deur die figuur

ABCDEFGHJKLM op kaart LG A 4946/93 tesame met bykomende regte, soos meer volledig sal bluit" (lees 'blyk') "uit Notariële Akte van Serwituut K8137/1995S gedateer 22 November 1995."

1.9.1.3 "C Further subject to a Servitude in favour of the local authority for municipal services as will more fully appear from Notarial Deed of Servitude No. K3083/1999S dated 23 June 1999."

1.9.2 The following servitude which affects the township and erven within:

1.9.2.1 "Die eiendom hierkragtens gehou is onderhewig aan 'n Kraglyn-serwituut, 31 meter wyd, ten gunste van die Stadsraad van Pretoria, soos meer volledig sal blyk uit Notariële Akte van Serwituut nr K145/93-S".

1.10 DEPROCLAMATION OF PUBLIC ROAD

Subject to approval of the authorised authority, the public road promulgated as per Administrator's Notice 1119 of 6 July 1983 may be deproclaimed insofar as it affects the township and erven within.

1.11 REMOVAL OF LITTER

The applicant shall at his own expense cause all litter within the township area to be removed to the satisfaction of Kungwini Local Municipality, if and when required to do so.

1.12 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.

1.13 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.

2. CONDITIONS OF TITLE

The erven mentioned below 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 ALL ERVEN

- (a) 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 local authority, along any two boundaries, except in respect of a street boundary.
- (b) 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.
- (c) The local authority 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 local authority shall make good any damage caused during the laying, maintenance or removal of such services and other works.

2.2 REGISTRATION OF SERVITUDES

- (a) Erf 202 is subject to an electrical servitude (3.0 m × 6.0 m) as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.
 - (b) Erf 203 is subject to a water, sewer and stormwater servitude, 5.0 m wide, as indicated on the General Plan, in favour of Kungwini Local Municipality.
-

PLAASLIKE BESTUURSKENNISGEWING 716**KUNGWINI PLAASLIKE MUNISIPALITEIT****VERKLARING VAN SIX FOUNTAINS UITBREIDING 4 DORP TOT 'N
GOEDGEKEURDE DORP**

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Kungwini Plaaslike Munisipaliteit hierby die dorp **Six Fountains Uitbreiding 4** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(VERW: 15/4/148/3 (D0055299)-Six Fountains Uitbreiding 4)

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR CROWMARSH PROPERTIES (EIENDOMS) BEPERK, HIERNA DIE AANSOEKER GENOEM, INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 157 ('N GEDEELTE VAN GEDEELTE 13) VAN DIE PLAAS ZWARTKOPPIES 364, REGISTRASIE AFDELING JR, DIE PROVINSIE VAN GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES (VOORWAARDES WAT VAN TOEPASSING SAL WEES OP DIE GOEDGEKEURDE DORP IN TERME VAN ARTIKEL 103 VAN ORDONNANSIE 15 VAN 1986)

1.1 NAAM

Die naam van die dorp is SIX FOUNTAINS UITBREIDING 4.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No. 910/2007.

1.3 KONSOLIDASIE

Erwe 202 en 203 sal gekonsolideer word op verklaring van die dorp tot 'n goedgekeurde dorp.

1.4 TOEGANG

Geen toegang vanaf Provinsiale Pad K69 na die dorp en geen uitgang na Provinsiale Pad K69 vanaf die dorp sal toegelaat word nie.

1.5 ONTVANGS EN WEGDOENING VAN STORMWATER

Die dorpseienaar sal die stormwaterdreinerings van die dorp sodanig reël dat dit inpas by dié van K69 en hy sal stormwaterafloop vanaf hierdie pad of wat daarvan afgekeer word, ontvang en daarmee wegdoen.

1.6 OPRIGTING VAN HEINING OF FISIESE VERSPERRING

Die dorpseienaar sal op eie koste 'n baksteenmuur of sekuriteitsheining oprig op eiendomsgrense aangrensend aan K69 tot tevredeheid van die Hoof van Departement Openbare Vervoer, Paaie en Werke, Gauteng Provinsiale Regering, indien en wanneer

deur hom vereis, en die dorpselenaar sal sodanige baksteenmuur of sekuriteitsheining onderhou in 'n goeie toestand van herstel tot sodanige tyd as wat die erwe in die dorp getranspoteer word aan daaropvolgende grondeienaars, waarna die verantwoordelikheid vir die instandhouding van die baksteenmuur of sekuriteitsheining by laasgenoemde sal berus.

1.7 VOORSIENING VAN NOODSAAKLIKE INGENIEURSDIENSTE

Die aansoeker moet die nodige reëlings met die Kungwini Plaaslike Munisipaliteit en/of relevante diensverskaffer namens die Kungwini Plaaslike Munisipaliteit tref in sake die voorsiening van water, elektrisiteit, sanitasie asook die konstruksie van strate en stormwater-dreinerings in die dorp en sodanige dienste sal voldoen aan die standaard van die betrokke Munisipaliteit.

MET DIEN VERSTANDE DAT diensteverslae en diensteooreenkomste ten opsigte van die voorsiening en installering van interne sowel as eksterne noodsaaklike ingenieursdienste wat uit die vermelde reëlings mag voortspruit, eerstens deur die aansoeker ingedien sal word by die verteenwoordigende Regsprokureurs soos aangewys deur Kungwini Plaaslike Munisipaliteit vir evaluering en daarna ingedien sal word by Kungwini Plaaslike Munisipaliteit vir goedkeuring.

1.8 BEGIFTIGING

Die aansoeker sal ingevolge die bepalings van Artikel 63(1)(b) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) nie aanspreeklik wees vir die betaling van begiftigings ten opsigte van oop ruimte of parke nie.

1.9 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute waar van toepassing, insluitend die reg op 'n reg van weg serwituut oor Gedeelte 109 (Gedeelte van Gedeelte 13) van die plaas Zwartkoppies No. 364 JR, Provinsie van Gauteng, soos voorgestel deur die figuur ABCDEFGHJKltwxyzA op Diagram LG No. 3625/1999, die laasgenoemde eiendom gehou deur Akte van Transport T 75046/99, asook die voorbehoud van regte op minerale, maar uitgesonderd:

1.9.1 Die volgende voorwaardes wat nie die dorp of erwe in die dorp raak nie:

1.9.1.1 "A. GEDEELTE 7 van die plaas ZWARTKOPPIES 364 JR, Die Provinsie van Gauteng (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 1082 morgen, 354 Square Roods, held as aforesaid, to the Donkerhoek main road."

1.9.1.2 "B. EN VERDER ONDERWORPE aan die ewigdurende reg verleen aan die Randwaterraad om water te neem en te vervoer oor of deur die binnegenoemde eiendom deur middel van pypleidings wat reeds gelê is en wat gelê mag word binne 'n strook grond

2,4283H (Twee Komma Vier Twee Agt Drie) Hektaar soos aangedui deur die figuur ABCDEFGHJKLM op kaart LG A 4946/93 tesame met bykomende regte, soos meer volledig sal bluit" (lees 'blyk') "uit Notariële Akte van Serwituut K8137/95S gedateer 22 November 1995."

1.9.1.3 "C Further subject to a Servitude in favour of the local authority for municipal services as will more fully appear from Notarial Deed of Servitude No. K3083/1999S dated 23 June 1999."

1.9.2 Die volgende serwituut wat die dorp en erwe in die dorp raak:

1.9.2.1 "Die eiendom hierkragtens gehou is onderhewig aan 'n Kraglyn-serwituut, 31 meter wyd, ten gunste van die Stadsraad van Pretoria, soos meer volledig sal blyk uit Notariële Akte van Serwituut nr K145/93-S".

1.10 DEPROKLAMASIE VAN OPENBARE PAD

Onderhewig aan die goedkeuring van die gemagtigde owerheid, mag die openbare pad geproklameer per Administrateurskennisgewing 1119 van 6 Julie 1983, gedeproklameer word in soverre dit die dorp en erwe daarin raak.

1.11 VERWYDERING VAN ROMMEL

Die aansoeker moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot tevredenheid van die Kungwini Plaaslike Munisipaliteit, indien en wanneer vereis word.

1.12 VERWYDERING EN/OF VERVANGING VAN ESKOM-KRAGLYNE

Indien dit nodig word om enige bestaande kraglyne van Eskom as gevolg van die stigting van die dorp te verwyder en/of te vervang, sal die kostes daarvan gedra word deur die dorpseienaar.

1.13 VERWYDERING EN/OF VERVANGING VAN TELKOM-DIENSTE

Indien dit nodig word om enige bestaande Telkom-dienste as gevolg van die stigting van die dorp te verwyder en/of te vervang, sal die kostes daarvan gedra word deur die dorpseienaar.

2. TITELVOORWAARDES

Die erwe hieronder genoem, is onderworpe aan die voorwaardes soos aangedui, opgelê deur die Kungwini Plaaslike Munisipaliteit ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).

2.1 ALLE ERWE

(a) Die erf is onderworpe aan 'n serwituut, 2 m wyd, vir munisipale dienste (water, riool, elektrisiteit en stormwater) (hierna "die dienste" genoem), 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, 2 m wyd, oor die toegangsgedeelte van die erf, indien en wanneer die plaaslike bestuur dit verlang.

- (b) Geen geboue of ander strukture mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 m daarvan geplant word nie.
- (c) Die plaaslike bestuur 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 plaaslike bestuur geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.

2.2 REGISTRASIE VAN SERWITUTE

- (a) Erf 202 is onderhewig aan 'n elektriese serwituut (3.0 m × 6.0 m) soos aangedui op die Algemene Plan, ten gunste van die Stad van Tshwane Metropolitaanse Munisipaliteit.
- (b) Erf 203 is onderhewig aan 'n water-, riool- en stormwaterserwituut, 5.0 m wyd, soos aangedui op die Algemene Plan, ten gunste van Kungwini Plaaslike Munisipaliteit.

LOCAL AUTHORITY NOTICE 717

KUNGWINI LOCAL MUNICIPALITY

PERI-URBAN AREAS AMENDMENT SCHEME 451

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 Kungwini Local Municipality has approved an amendment scheme with regard to the land in the township Six Fountains Extension 4, being an amendment of the Peri-Urban Areas Town-planning Scheme, 1975.

Map 3 and the scheme clauses of this amendment scheme are filed with the Department Service Delivery, Kungwini Local Municipality, Shere Satellite Office situated at Holding 43, Struben Street, Shere Agricultural Holdings, and are open to inspection during normal office hours.

This amendment is known as Peri-Urban Areas Amendment Scheme 451

(REF: 15/4/148/3(D0055299)-Six Fountains Extension 4)
Senior Manager: Development Planning

PLAASLIKE BESTUURSKENNISGEWING 717**KUNGWINI PLAASLIKE MUNISIPALITEIT****BUITESTEDELIKE GEBIEDE WYSIGINGSKEMA 451**

Hierby word ingevolge die bepalings van artikel 125 (1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), bekend gemaak dat Kungwini Plaaslike Munisipaliteit 'n wysigingskema met betrekking tot die grond in die dorp Six Fountains Uitbreiding 4, synde 'n wysiging van die Buitestedelike Gebiede Dorpsbeplanningskema, 1975, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Departement Dienslewering, Kungwini Plaaslike Munisipaliteit, Shere Satelliet Kantoor geleë te Hoewe 43, Strubenstraat, Shere Landbouhoewes, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Buitestedelike Gebiede Wysigingskema .451

(VERW: 15/4/148/3(D0055299)-Six Fountains Uitbreiding 4)
Senior Bestuurder: Ontwikkelingsbeplanning
