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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1056

LOCAL AUTHORITY NOTICE 459

KUNGWINI LOCAL MUNICIPALITY AMENDMENT SCHEME 459

The Council hereby in terms of provisions of Section 125 of the Town-Planning and Townships Ordinance, 1986, declares that it has approved the amendment scheme, being an amendment of the Per-Urban Areas Town Planning Scheme, 1975, comprising of the same land, as included in the township of **SAVANNAH COUNTRY ESTATE EXTENSION 4**.

Map 3, Annexure and scheme clauses of the amendment scheme are filed with the Director: Service Delivery Department, Holding 43, Struben Street, Shere Agricultural Holdings and are open for inspection at all reasonable times.

The amendment scheme is known as Amendment Scheme 459.

The Director: Service Delivery Department.
Municipal Notice Nr. 459.

PLAASLIKE BESTUURSKENNISGEWING 1056

PLAASLIKE BESTUURSKENNISGEWING 459

**KUNGWINI PLAASLIKE MUNISIPALITEIT
WYSIGINGSKEMA 459**

Die Stadsraad verklaar hierby ingevolge die bepalinge van Artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat 'n wysigingskema synde 'n wysiging van die Buitestedelike Dorpsbeplanningskema, 1975, wat uit dieselfde grond as die dorp **SAVANNAH COUNTRY ESTATE UITBREIDING 4** bestaan, goedgekeur het.

Kaart 3, Bylae en die skemaklousules van die wysigingskema word in bewaring gehou deur die Direkteur: Diensleweringe Departement, Hoewe 43, Struben Straat, Shere Landbouhoewes en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema 459.

Die Direkteur: Diensleweringe Departement.
Munisipale Kennisgewing No.: 459

LOCAL AUTHORITY NOTICE 1057

LOCAL AUTHORITY NOTICE 459

**KUNGWINI LOCAL MUNICIPALITY
DECLARATION AS APPROVED TOWNSHIP**

In terms of Section 103(1) of the Town-Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the KUNGWINI LOCAL MUNICIPALITY declares **SAVANNAH COUNTRY ESTATE EXTENSION 4** to be an approved township subject to conditions set out in the Schedule number 525 hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION IS MADE BY ZERO PLUS TRADING 194 (PTY) LTD (HEREAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISION OF CHAPTER III OF THE TOWN -PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 147 OF THE FARM ZWARTKOPPIES 364 JR, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Savannah Country Estate Extension 4.

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(2) DESIGN

The township shall consist of erven and streets as indicated on **General Plan S.G. 11013/2005**.

(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, except the following conditions and servitudes contained in the said deed which affect specific erven and shall be included –

- (a) The following servitude that affects Erven 304 up to and including 306, 309, 310, 313, 314; Erven 326 up to and including 329 and Erf 604 in the township

Servitude for Rand Water Board as per diagram SG No A75/1993

- (b) The following servitudes that affect Erf 359 in the township:

Servitude for electrical purposes as per diagram SG No A 4245/1956.

(4) 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.

(5) DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the Kungwini Local Municipality to do so, the township owner shall at his own expense cause to be demolished to the satisfaction of the Kungwini Local Municipality all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures.

(6) REMOVAL OF LITTER

The township owner shall at his own expense have litter within the township area removed to the satisfaction of the Kungwini Local Municipality, when required to do so by the Kungwini Local Municipality.

(7) 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.

(8) REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

Should it become necessary to remove and/or replace any existing power lines of TELKOM services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

(9) COMPLIANCE WITH CONDITIONS IMPOSED BY ENVIRONMENTAL REPORT

The township owner shall at his own expense comply with all the conditions imposed, by the Environmental Impact Report.

(10) ELECTRICAL SUPPLY AGREEMENT WITH CITY OF TSHWANE METROPOLITAN MUNICIPALITY

The township owner shall at his own expense and with the necessary co-operation of City of Tshwane Metropolitan Municipality have Savannah Country Estate Extension 5's electrical supply linked with Savannah Country Estate Extension 1, 2, 3 and 4's electrical supply, which electricity is to be provided by the City of Tshwane Metropolitan Municipality, under control of a single Section 21 Company.



2. CONDITIONS OF TITLE

THE ERVEN MENTIONED HEREUNDER SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED.

(1) ALL ERVEN

- (i) The erf shall be subject to a servitude, 2 m wide, for services (water, sewer, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the Home Owners Association, Kungwini Local Municipality, or any other service provider along any two boundaries, excepting 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 Home Owners Association, Kungwini Local Municipality, or service provider. Provided that the Home Owners Association, Kungwini Local Municipality, or service provider may waive any such servitude.
- (ii) No building 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.
- (iii) The Home Owners Association, Kungwini Local Municipality, or service provider 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 Home Owners Association, Kungwini Local Municipality, or service provider shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Home Owners Association, Kungwini Local Municipality, or service provider shall make good any damage caused during the laying, maintenance or removal of such services and other works.

(2) ERF 359 UP TO AND INCLUDING 361

The erf shall be subject to right of way servitude of 1.5 meters wide in favour of the Section 21 Company as indicated on the General Plan.

(3) ERF 369

The erf shall be subject to a right of way servitude of 3 meters wide in favour of the Section 21 Company as indicated on the General Plan.

(4) ERVEN 354, 356 UP TO AND INCLUDING 359

The erf shall be subject to right of way servitude of 5 meters wide in favour of the Section 21 Company as indicated on the General Plan.

(5) ERVEN 304 UP TO AND INCLUDING 306, 309, 310, 313, 314 AND 326 UP TO AND INCLUDING 329

The erf shall be subject to right of way servitude of 16 meters wide in favour of the Section 21 Company as indicated on the General Plan.

(6) ERVEN 321, 322, 329, 330, 334, 335, 338, 339, 342, 343, 346, 347, 350 AND 351

The erf shall be subject to right of way servitude of 20 meters wide in favour of the Section 21 Company as indicated on the General Plan.

(7) ERF 383

The erf shall be subject to a right-of-way servitude area as indicated on the general plan.

(8) ERVEN 303 UP TO AND INCLUDING 443

The owner of each erf will during transfer of the erf become a member of the Section 21 Company.

(9) ERVEN 303, 444, AND 604

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The erven being the Access Control, Private Open Space and Private Streets shall be transferred to the Section 21 Company.

The Director: Service Delivery Department.
Municipal Notice Nr. 459

PLAASLIKE BESTUURSKENNISGEWING 1057

PLAASLIKE BESTUURSKENNISGEWING 459

KUNGWINI PLAASLIKE MUNISIPALITEIT VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge Artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar KUNGWINI PLAASLIKE MUNISIPALITEIT hierby die dorp **SAVANNAH COUNTRY ESTATE UITBREIDING 4** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae nommer 525.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR ZERO PLUS TRADING 194 (PTY) LTD (HIERNA DIE AANSOEKDOENER GENOEM) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 147 VAN DIE PLAAS ZWARTKOPPIES 364 JR, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is Savannah Country Estate Uitbreiding 4.

(2) ONTWERP

Die dorp bestaan uit erwe soos aangedui op **Algemene Plan SG No. 11013/2005**.

(3) BESKIKKING OOR BESTAANDE TITELVOORWAARDES

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

- (a) Die volgende serwitut wat slegs Erwe 304 tot en met 306, 309, 310, 313, 314; Erf 326 tot en met 329 en Erf 604 in die dorp affekteer:

Serwitut vir Rand Water Raad soos per diagram SG. No. A 75/1993

- (b) Die volgende serwitut wat slegs Erf 359 in die dorp affekteer:

Serwitut vir elektriese doeleindes soos per diagram SG. No. A 4245/1956

(4) VERSKUIWING OF VERVANGING VAN 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.

(5) SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, of bouvallige strukture, laat sloop tot bevrediging van die Kungwini Plaaslike Munisipaliteit wanneer die Kungwini Plaaslike Munisipaliteit dit vereis.

(6) VERWYDERING VAN ROMMEL

Die dorpseienaar moet op eie koste rommel binne die dorpsgebied laat verwyder tot bevrediging van die Kungwini Plaaslike Munisipaliteit wanneer die Kungwini Plaaslike Munisipaliteit dit vereis.

(7) VERSKUIWING ENOF VERVANGING VAN ESKOM KRAG LYNE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande krag lyne van Eskom te verskuif en/of te vervang moet die koste daarvan deur die dorpseienaar gedra word.

(8) VERSKUIWING ENOF VERVANGING VAN TELKOM DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande krag lyne van TELKOM te verskuif en/of te vervang moet die koste daarvan deur die dorpseienaar gedra word.

(9) VOLDOENING AAN VOORWAARDES OP GELÉ DEUR DIE ONGEWINGSVERSLAG

Die dorpseienaar moet op eie koste voldoen aan alle voorwaardes opgelé deur die Omgewingsimpakverslag.

(10) ELEKTRIESE VERSKAFFINGS OOREENKOMS MET STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT

Die dorpseienaar moet op eie koste en met die nodige samewerking van Stad van Tshwane Metropolitaanse Munisipaliteit toesien dat Savannah Country Estate Uitbreiding 5 se elektriese toevoer verbind word met Savannah Country Estate Uitbreiding 1, 2, 3 en 4 se elektriese toevoer, welke elektrisiteitsvoorsiening deur Stad van Tshwane Metropolitaanse Munisipaliteit verskaf sal word onder die toesig en beheer van 'n enkele Artikel 21 Maatskappy.

2. TITELVOORWAARDES

DIE ERWE HIERONDER GENOEM SAL ONDERWORPE WEES AAN DIE VOORWAARDES SOOS AANGEDUI.

(1) ALLE ERWE

(i) Die erf is geregtig op 'n serwituut van 2m breed vir dienste (water, riolering, elektrisiteit en storm water) (hierna verwys as "die dienste"), ten gunste van die Huisinwonersvereniging, Kungwini Plaaslike Munisipaliteit, of enige ander dienste verskaffer langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die Huisinwonersvereniging, Kungwini Plaaslike Munisipaliteit, of dienste verskaffer. Met dien verstande dat die Huisinwonersvereniging, Kungwini Plaaslike Munisipaliteit, of dienste verskaffer van enige sodanige serwituut mag afsien.

(ii) Geen geboue of ander struiktuur 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.

(iii) Die Huisinwonersvereniging, Kungwini Plaaslike Munisipaliteit, of dienste verskaffer is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige dienste en ander werke wat hy volgens goeëdunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en is voorts geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Huisinwonersvereniging, Kungwini Plaaslike Munisipaliteit, of dienste verskaffer enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.

(2) ERWE 359 tot en met 361

Die erf is onderworpe aan 'n reg van weg serwituut van 1.5m wyd ten gunste van die Artikel 21 Maatskappy soos aangedui op die Algemene Plan.

(3) ERF 369

Die erf is onderworpe aan 'n reg van weg serwituut van 3m wyd ten gunste van die Artikel 21 Maatskappy soos aangedui op die Algemene Plan.

(4) ERWE 354, 356 TOT EN MET 359

Die erf is onderworpe aan 'n reg van weg serwituit van 5m wyd ten gunste van die Artikel 21 Maatskappy soos aangedui op die Algemene Plan.

(5) ERWE 304 TOT EN MET 306, 309, 310, 313, 314 EN 329 TOT EN MET 329

Die erf is onderworpe aan 'n reg van weg serwituit van 16m wyd ten gunste van die Artikel 21 Maatskappy soos aangedui op die Algemene Plan.

(6) ERWE 321, 322, 329, 330, 334, 335, 338, 339, 342, 343, 346, 347, 350 EN 351

Die erf is onderworpe aan 'n reg van weg serwituit van 20m wyd ten gunste van die Artikel 21 Maatskappy soos aangedui op die Algemene Plan.

(7) ERF 353

Die erf is onderworpe aan 'n reg van weg serwituit area soos aangedui op die Algemene Plan.

(8) ERWE 303 TOT EN MET 443

Die eienaar van elke erf moet gedurende die oordrag van die erf 'n lid word van die Artikel 21 Maatskappy.

(9) ERWE 303, 444 EN 604

Die erwe wat Toegangsbeheer, Privaat Oop Spasies en Privaat Strate is, moet oorgedra word na die Artikel 21 Maatskappy.

Die Direkteur: Dienslewings Departement
Munisipale Kennisgewing No.: 459
