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LOCAL AUTHORITY NOTICES

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KUNGWINI LOCAL MUNICIPALITY AMENDMENT SCHEME 489

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 3**.

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 489.

The Director: Service Delivery Department.
Municipal Notice Nr. 555/2006.

PLAASLIKE BESTUURSKENNISGEWING 1760

PLAASLIKE BESTUURSKENNISGEWING 555/2006

KUNGWINI PLAASLIKE MUNISIPALITEIT WYSIGINGSKEMA 489

Die Stadsraad verklaar hierby ingevolge die bepaling 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 3** bestaan, goedgekeur het.

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

Hierdie wysiging staan bekend as Wysigingskema 489.

Die Direkteur: Dienslewering Department.
Munisipale Kennisgewing No.: 555/2006.

LOCAL AUTHORITY NOTICE 1761

LOCAL AUTHORITY NOTICE 555/2006

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 3** to be an approved township subject to conditions set out in the Schedule 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 144 (A PORTION OF PORTION 139) 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 3.

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(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No A11012/2005.

(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 :

The following servitude that affects Erven 220 up to and including 223, 230, 231, 235, 236, 237, 242, 243, 244, 252 up to and including 254 in the township

Servitude for Electricity Supply Commission as per diagrams SG. No.4245/56

(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 co-operation of the City of Tshwane Metropolitan Municipality have Savannah-Country Estate Extension 3's electrical supply linked with Savannah-Country Estate Extension 1 and 2's electricity 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 storm water) (hereinafter referred to as "the services"), in favour of the Home Owners Association, Kungwini Local Municipality, or and 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) ERVEN 218 TO 220 AND ERVEN 254 TO 256

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) ERVEN 218 AND 256

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 220 UP TO AND INCLUDING 223, 230, 231, 235, 236, 237, 242, 243, 244, 252 UP TO AND INCLUDING 254

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 202 UP TO AND INCLUDING 302

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

(6) ERVEN 202, 302 AND 603

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. 555/2006.

PLAASLIKE BESTUURSKENNISGEWING 1761

PLAASLIKE BESTUURSKENNISGEWING 555/2006

**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 3** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

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 144 ('N GEDEELTE VAN GEDEELTE 139) VAN DIE PLAAS ZWARTKOPPIES 364 JR, TOEGESTAAN IS.

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1. STIGTINGSVOORWAARDES**(1) NAAM**

Die naam van die dorp is Savannah Country Estate Uitbreiding 3.

(2) ONTWERP

Die dorp bestaan uit erwe soos aangedui op **Algemene Plan SG No. A11012/2005**.

(3) 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 uitgesonderd die volgende voorwaardes en servitute wat slegs die volgende erwe affekkteer:

Die volgende servituut wat Erwe 220 tot en met 223, 230, 231, 235, 236, 237, 242, 243, 244, 252 tot en met 254 in die dorp:

Servituut vir elektrisiteit verskaffing soos per diagram SG. No. A4245/56

(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 EN/OF 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 EN/OF 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 OPGELÊ DEUR DIE ONGEWINGSVERSLAG

Die dorpseienaar moet op eie koste voldoen aan alle voorwaardes opgelê 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 3 se elektriese toevoer verbind word met Savannah-Country Estate Uitbreiding 3 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 serwituit 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 serwituit 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 serwituit mag afsien.
- (ii) Geen geboue of ander strutuur mag binne die voornoemde serwituitgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituit of binne 'n afstand van 2m daarvan geplant word nie.
- (iii) Die Huisinwonersvereniging, Kungwini Plaaslike Munisipaliteit, of dienste verskaffer is geregtig om enige material 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 serwituit 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 218 TOT EN MET 220 EN ERWE 254 TOT EN MET 256

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

(3) ERWE 218 EN 256

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

(4) ERWE 220 TOT EN MET 223, 230, 231, 235, 236, 237, 242, 243, 244, 252 TOT EN MET 254

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 202 TOT EN MET 302

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

(6) ERWE 202, 302 EN 603

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

Die Direkteur: Dienslewering Departement.
Munisipale Kennisgewing No.: 555/2006.

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