THE PROVINCE OF GAUTENG

DIE PROVINSIE GAUTENG

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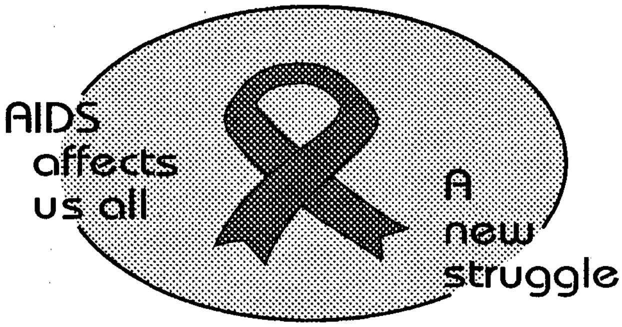

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GENERAL NOTICES

NOTICE 323 OF 2002

DECLARATION AS APPROVED TOWNSHIP

In terms of section 101 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Administrator hereby declares Silverlakes Extension 3 Township to be an approved township, subject to the conditions set out in the Schedule hereto.

DPLG 11/3/9/1/17/3

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY CASTLE KING INVESTMENTS 1007 (PTY) LTD UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 116 OF THE FARM ZWARTKOPPIES NO. 364-J.R., PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) **Name**

The name of the township shall be **Silverlakes Extension 3.**

(2) **Design**

The township shall consist of erven and streets as indicated on General Plan S.G. No. 6337/2001.

(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 servitude which shall not be passed on to the erven in the township: "Specially entitled to the conditions that the land hereby transferred is entitled to a reasonable right of way over the remaing extent of the south western portion of the aforesaid farm, measuring as such 927,2730 hectares, held as aforesaid, to the Donkerhoek mainroad."

(b) The following conditions which shall not be passed on to the erven in the township: "Portion (b) of the South Western Portion of the farm Swartkoppies 364, Registration Division JR, Province of Gauteng (whereafter the property hereby transferred forms part) is especially entitled subject to any title to the following conditions the terms of the water court for the District of Pretoria (a copy of which is annexed to the Deed of Transfer T16241/1939)".

(4) **Demolition of buildings and structures**

The township owner shall at it's 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.

(5) **Removal of litter**

The township owner shall at its 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.

3. CONDITIONS OF TITLE

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

All erven

(1) The erf is subject to a servitude 2 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 2 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 2 m 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.

KENNISGEWING 323 VAN 2002

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 101 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Administrateur hierby die dorp Silverlakes Uitbreiding 3 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

DPLG 11/3/9/1/17/3

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR CASTLE KING INVESTMENTS 1007 (PTY) LTD INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 116 VAN DIE PLAAS ZWARTKOPPIES No. 364-JR, PROVINSIE GAUTENG, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) **Naam**

Die naam van die dorp is **Silverlakes Uitbreiding 3.**

(2) **Ontwerp**

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 6337/2001.

(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 serwituut wat nie aan die erwe in die dorp oorgedra moet word nie: "Specially entitled to the conditions 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 mainroad.".

(b) die volgende voorwaardes wat nie aan die erwe in die dorp oorgedra moet word nie: "Portion (b) of the South Western Portion of the farm Swartkoppies 364, Registration Division JR, Province of Gauteng (whereafter the property hereby transferred forms part) is especially entitled subject to any title to the following conditions the terms of the water court for the District of Pretoria (a copy of which is annexed to the Deed of Transfer T16241/1939)".

(4) **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, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

(5) **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.

2. TITELVOORWAARDES

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

Alle erwe

(1) Die erf is onderworpe aan 'n serwituut 2 m 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 2 m 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 2 m 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 rioolhoofpypleidings en ander werke wat hy volgens goeddunke 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.

NOTICE 324 OF 2002

PERI-URBAN AREAS AMENDMENT SCHEME 362

The Administrator hereby, in terms of the provisions of Section 125 of the Town-planning and Townships Ordinance, 1965, declares that he approved an amendment scheme, being an amendment of Peri-Urban Areas Town-planning Scheme 1975, comprising the same land as included in the township of Silverlakes Extension 3.

Map 3 and the scheme clauses of the amendment scheme are filed with the Gauteng Provincial Government (Department of Development Planning and Local Government), Johannesburg, and the Town Clerk Tshwane, and are open for inspection at all reasonable times.

This amendment is known as Peri-Urban Areas Amendment Scheme 362.

KENNISGEWING 324 VAN 2002

BUITESTEDELIKE GEBIEDE WYSIGINGSKEMA 362

Die Administrateur verklaar hierby, ingevolge die bepalings van Artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, dat hy 'n wysigingskema, synde 'n wysiging van Buitestedelike Gebiede Dorpsbeplanningskema 1975, wat uit dieselfde grond as die dorp Silverlakes Uitbreiding 3 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Gauteng Provinsiale Regering (Departement van Ontwikkelingsbeplanning en Plaaslike Regering), Johannesburg en die Stadsklerk Tshwane, en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Buitestedelike gebiede Wysigingskema 362.

IMPORTANT NOTICE

The

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HENNIE MALAN
Director: Financial Management
Office of the Premier (Gauteng)

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