THE PROVINCE OF GAUTENG

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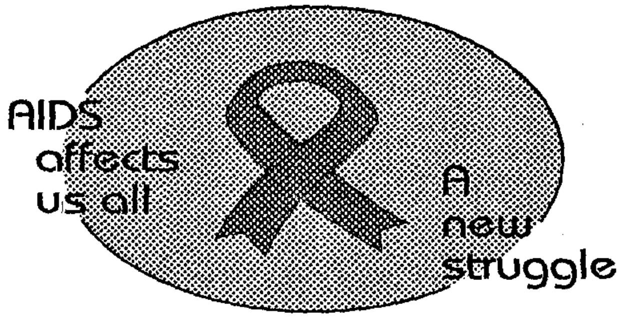

Prevention is the cure

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IMPORTANT NOTICE!!!

It is announced to the general public that all offices of the **Government Printing Works** will be closed at **12:00** on **2 December 2005** for an official function.

Any inconvenience caused is deeply regretted.

Chief Executive Officer

LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 3086

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

PRETORIA AMENDMENT SCHEME 9599P

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 City of Tshwane Metropolitan Municipality has approved an amendment scheme with regard to the land in the township of Annlin Extension 57, being an amendment of the Pretoria Town-planning Scheme, 1974.

Map 3 and the scheme clauses of this amendment scheme are filed with the Acting General Manager: Legal Services, and are open to inspection during normal office hours.

This amendment is known as Pretoria Amendment Scheme 9599P.

(13/2/Annlin x57 (9599P)) **Acting General Manager: Legal Services**
__ November 2005 (Notice No 1072/2005)

PLAASLIKE BESTUURSKENNISGEWING 3086

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

PRETORIA WYSIGINGSKEMA 9599P

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 Stad Tshwane Metropolitaanse Munisipaliteit 'n wysigingskema met betrekking tot die grond in die dorp Annlin Uitbreiding 57, synde 'n wysiging van die Pretoria-dorpsbeplanningskema, 1974, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Waarnemende Hoofbestuurder: Regsdienste, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Pretoria-wysigingskema 9599P.

(13/2/Annlin x57 (9599P)) **Waarnemende Hoofbestuurder: Regsdienste**
__ November 2005 (Kennisgewing No 1072/2005)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF ANNLIN EXTENSION 57 AS APPROVED TOWNSHIP

In terms of section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), the City of Tshwane Metropolitan Municipality hereby declares the Township of Annlin Extension 57 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Annlin x57 (9599P))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY PROVILLE PROPERTY DEVELOPMENT CC IN TERMS OF THE PROVISIONS OF CHAPTER III: PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 33 (A PORTION OF PORTION 37) OF THE FARM HARTEBEESTFONTEIN 324JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Annlin Extension 57.

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1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 7256/2004.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of the rights to minerals, but excluding –

1.3.1 the following servitudes which does not affect the township;

1. "VOORMELD gedeelte "a", gedeelte "b", groot 58,2656 hektaar,van voormeld gedeelte 2, van die plaas, gehou respektiewelik onder Sertifikate van Verdelingstitel Nos. 2568/1925, 2567/1925 en 2569/1925, gedateer 16 Maart 1925, is onderling geregtig tot en onderworpe aan 'n gesamentlike wa weg wat loop oor die drie gedeeltes vanaf die brug in die Apies Rivier op die resterende gedeelte tot aan die suidelike grens van Gedeelte "a".

2. "A servitude of wayleaver for transmitting electricity, 31 (THIRTY ONE) metres wide, the middle line which is reflected by the line AB on Diagram SG No A7646/72 in favour of the City Council of Pretoria as will more fully appear from Notarial Deed K3106/1974 S)."

3. "A stormwater pipeline 4(FOUR) metres wide in favour of the City Council of Pretoria along the ABCDEF as depicted on Diagram 6078/1977 as will more fully appear from Notarial Deed K338/1982S"

4. "An electricity pipeline servitude 59,66 (Fifty Nine comma Six Six) metres wide, the centre line of which is indicated by the letters d e on Diagram SG No A 8064/1985 in favour of the City Council of Pretoria and as will more fully appear from Notariel Deed K2445/1987 S."

5. "A servitude in perpetuity for stormwater in extent 472 (four hundred and seventy two) square metres as indicated by the figure A B C D E F A on Diagram SG No A 10015/1986 in favour of the City Council of Pretoria with ancillary rights as will more fully appear from Notarial Deed K3812/1992 S."

1.3.2 the following servitude that affects a street in the township;

1. "A water pipeline 4 (FOUR) metres wide in favour of the City Council of Pretoria along the line ABC and DE and FG and HJK and LM and SU as depicted on Diagram SG 5109/1980 as will more fully appear from Notarial Deed K 337/1982 S."

2. "n Sewituutgebied, groot 1,7895 hektaar, oor Gedeelte 37 van die plaas Wonderboom No. 302-JR soos aangetoon deur die figuur ABCDEFGHJKA op Diagram L.G. No. 8792/1996 en soos meer volledig sal blyk uit Notariële Akte van Serwituut K 1729/1997 S."

1.4 ENDOWMENT

Payable to the City of Tshwane Metropolitan Municipality.

The township owner shall pay the City of Tshwane Metropolitan Municipality as endowment a total amount of **R69 000,00** which amount shall be used by the City of Tshwane Metropolitan Municipality for the acquisition of land for park and/or public open space purposes.

The said endowment amount shall be payable in accordance with the provisions of section 81 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

1.5 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.

1.6 DEMOLITION OF BUILDINGS AND STRUCTURES

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

1.7 REMOVAL OF LITTER

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

1.8 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.

1.9 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.

1.10 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have Erven 1852 and 1853 in the township consolidated. The City of Tshwane Metropolitan Municipality hereby grants its consent to the consolidation in respect of Section 92(1)(b) of Ordinance 15 of 1986.

2. CONDITIONS OF TITLE

2.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED, LAID DOWN BY THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986):

2.1.1 ALL ERVEN

2.1.1.1 The erf shall be subject to a servitude, 2 metre wide, for municipal services (water, sewerage, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the local authority, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 2 metre wide, over the entrance portion of the erf, if and when required by the local authority: Provided that the local authority may waive any such servitude.

2.1.1.2 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 metre from it.

2.1.1.3 The City of Tshwane Metropolitan 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 City of Tshwane Metropolitan Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the City of Tshwane Metropolitan Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

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STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

VERKLARING VAN ANNLIN UITBREIDING 57 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 Annlin Uitbreiding 57 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(13/2/Annlin x57 (9599P))

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR PROVILLE PROPERTY DEVELOPMENT CC INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III: DEEL C VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 33 ('N GEDEELTE VAN GEDEELTE 37) VAN DIE PLAAS HARTEBEESTFONTEIN 324JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Annlin Uitbreiding 57.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No. 7256/2004.

1.3 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 –

1.3.1 die volgende serwituut wat nie die dorp raak nie:

1. "VOORMELD gedeelte "a", gedeelte "b", groot 58,2656 hektaar,van voormeld gedeelte 2, van die plaas, gehou respektiewelik onder Sertifikate van Verdelingstitel Nos. 2568/1925, 2567/1925 en 2569/1925, gedateer 16 Maart 1925, is onderling geregtig tot en onderworpe aan 'n gesamentlike wa weg wat loop oor die drie gedeeltes vanaf die brug in die Apies Rivier op die resterende gedeelte tot aan die suidelike grens van Gedeelte "a".

2. "A servitude of wayleaver for transmitting electricity, 31 (THIRTY ONE) metres wide, the middle line which is reflected by the line AB on Diagram SG No A7646/72 in favour of the City Council of Pretoria as will more fully appear from Notarial Deed K3106/1974 S)."

3. "A stormwater pipeline 4(FOUR) metres wide in favour of the City Council of Pretoria along the ABCDEF as depicted on Diagram 6078/1977 as will more fully appear from Notarial Deed K338/1982S"

4. "An electricity pipeline servitude 59,66 (Fifty Nine comma Six Six) metres wide, the centre line of which is indicated by the letters d e on Diagram SG No A 8064/1985 in favour of the City Council of Pretoria and as will more fully appear from Notariel Deed K2445/1987 S."

5. "A servitude in perpetuity for stormwater in extent 472 (four hundred and seventy two) square metres as indicated by the figure A B C D E F A on Diagram SG No A 10015/1986 in favour of the City Council of Pretoria with ancillary rights as will more fully appear from Notarial Deed K3812/1992 S."

1.3.2 die volgende serwituut wat 'n straat in die dorp raak;

1. "A water pipeline 4 (FOUR) metres wide in favour of the City Council of Pretoria along the line ABC and DE and FG and HJK and LM and SU as depicted on Diagram SG 5109/1980 as will more fully appear from Notarial Deed K 337/1982 S."

2. "n Sewituutgebied, groot 1,7895 hektaar, oor Gedeelte 37 van die plaas Wonderboom No. 302-JR soos aangetoon deur die figuur ABCDEFGHJKA op Diagram L.G. No. 8792/1996 en soos meer volledig sal blyk uit Notariële Akte van Serwituut K 1729/1997 S."

1.4 BEGIFTIGING

Betaalbaar aan die Stad Tshwane Metropolitaanse Munisipaliteit.

Die dorpseienaar moet aan die Stad Tshwane Metropolitaanse Munisipaliteit, as begiftiging, 'n totale bedrag van **R69 000,00** betaal, welke bedrag deur die Stad Tshwane Metropolitaanse Munisipaliteit aangewend moet word vir die verkryging van grond vir park- en/of openbare-oopruimtedoeleindes.

Die genoemde begiftigingsbedrag is betaalbaar kragtens die bepalings van artikel 81 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).

1.5 VERSKUIWING EN/OF VERWYDERING 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.

1.6 SLOPING VAN GEBOUE EN STRUKTURE

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

1.7 VERWYDERING VAN ROMMEL

Die dorpseienaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot tevredenheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis.

1.8 VERSKUIWING EN/OF VERWYDERING VAN ESKOM KRAGLYNE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande kraglyne van Eskom te verskuif, moet die koste daarvan deur die dorpseienaar gedra word.

1.9 VERSKUIWING EN/OF VERWYDERING VAN TELKOM DIENSTE

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

1.10 KONSOLIDASIE VAN ERWE

Die dorpseienaar moet op eie koste Erwe 1852 en 1853 in die dorp laat konsolideer. Die Stad Tshwane Metropolitaanse Munisipaliteit verleen hiermee ingevolge Artikel 92(1)(b) van Ordonnansie 15 van 1986, toestemming tot die konsolidasie.

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2. TITELVOORWAARDES

2.1 DIE ERWE HIERONDER GENOEM, IS ONDERWORPE AAN DIE VOORWAARDES SOOS AANGEDUI, OPGELÊ DEUR DIE STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986):

2.1.1 ALLE ERWE

2.1.1.1 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 Stad Tshwane Metropolitaanse 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 plaaslike bestuur dit verlang: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.

2.1.1.2 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 meter daarvan geplant word nie.

2.1.1.3 Die Stad Tshwane Metropolitaanse 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 goeddunke noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die Stad Tshwane Metropolitaanse Munisipaliteit geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Stad Tshwane Metropolitaanse Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.

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