

***THE PROVINCE OF
GAUTENG***

***DIE PROVINSIE
GAUTENG***

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

Vol. 13

**PRETORIA, 9 FEBRUARY 2007
FEBRUARIE**

No. 45

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 278

KUNGWINI LOCAL MUNICIPALITY AMENDMENT SCHEME 460

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 5**.

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 460.

The Director: Service Delivery Department.
Municipal Notice Nr. 460.

PLAASLIKE BESTUURSKENNISGEWING 278

KUNGWINI PLAASLIKE MUNISIPALITEIT WYSIGINGSKEMA 460

Die Stadsraad verklaar hierby ingevolge die bepalings 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 5** 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 Landbouhoeves en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema 460.

Die Direkteur: Dienslewering Department.
Munisipale Kennisgewing No.: 460

LOCAL AUTHORITY NOTICE 279

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 5** to be an approved township subject to conditions set out in the Schedule number 526 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 146 (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 5.

(2) DESIGN

The township shall consist of erven and streets as indicated on **General Plan S.G. 11014/2005**.

(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 447, 451, 452, 455, 503, 504, 599, and 605

Servitude for electrical purposes as per diagrams SG No 8162/2002

- (b) The following servitudes that affect Erven 445 and 605 in the township:

Servitude for Rand Water Board as per diagram SG No A 75/1993

(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) ERVEN 461 AND 462

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 460, 461, 497, 499 AND 504

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 462 UP TO AND INCLUDING 464, 467, 468, 471, 472, 475, 476, 479, 480, 483, 484 488 UP TO AND INCLUDING 492.

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 492 UP TO AND INCLUDING 496, 499, 500, 504 UP TO AND INCLUDING 508

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.

(6) ERVEN 445 UP TO AND INCLUDING 599

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

(7) ERVEN 445, 446, 599 AND 605

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

The Director: Service Delivery Department.
Municipal Notice Nr. 460

PLAASLIKE BESTUURSKENNISGEWING 279**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 5** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae nommer 526.

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

1. STIGTINGSVOORWAARDES**(1) NAAM**

Die naam van die dorp is Savannah Country Estate Uitbreiding 5.

(2) ONTWERP

Die dorp bestaan uit erwe soos aangedui op **Algemene Plan SG No. 11014/2005**.

(3) BESIKKING 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 –

- (a) Die volgende servituut wat slegs Erwe 447,451,452,455,503,504,599 en 605 in die dorp affekteer:

Servituut vir elektriese doeleindes soos per diagram SG. No. A 8162/2002

- (b) Die volgende servituut wat slegs Erwe 445 en 605 in die dorp affekteer:

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

(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 OPGELEË 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 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 servituut 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 servituut 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 servituut mag afsien.
- (ii) Geen geboue of ander struik mag binne die voornoemde servituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige servituut 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 goeie en noodsaaklike ag, tydelik te plaas op die grond wat aan die voornoemde servituut 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 461 EN 462

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

(3) ERWE 460, 461, 497, 499 EN 504

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

(4) ERWE 462 TOT EN MET 464, 467, 468, 471, 472, 475, 476, 479, 480, 483, 484, 488 TOT EN MET 492

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

(5) ERWE 492 TOT EN MET 496, 499, 500, 504 TOT EN MET 508

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

(6) ERWE 445 TOT EN MET 599

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

(7) ERWE 445, 446, 599 EN 605

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

Die Direkteur: Dienslewering Departement.
Munisipale Kennisgewing No.: 460
