

***THE PROVINCE OF
GAUTENG***

***DIE PROVINSIE
GAUTENG***

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

Vol. 13

**PRETORIA, 21 DECEMBER
DECEMBER 2007**

No. 368

CONTENTS • INHOUD

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES			
3131	Town-planning and Townships Ordinance (15/1986): City of Tshwane Metropolitan Municipality: Pretoria Amendment Scheme 9705P	3	368
3132	do.: do.: Pretoria Amendment Scheme 9706P	10	368
3133	do.: do.: Pretoria Amendment Scheme 9707P	18	368
3134	do.: do.: Pretoria Amendment Scheme 9708P	27	368

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 3131

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

PRETORIA AMENDMENT SCHEME 9705P

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 Silverton Extension 56, being an amendment of the Pretoria Town-planning Scheme, 1974.

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

This amendment is known as Pretoria Amendment Scheme 9705P.

(13/2/Silverton x56 (9705P))
 __ December 2007

Executive Director: Legal Services
 (Notice No 1272/2007)

PLAASLIKE BESTUURSKENNISGEWING 3131

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

PRETORIA WYSIGINGSKEMA 9705P

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 Silverton Uitbreiding 56, synde 'n wysiging van die Pretoria-dorpsbeplanningskema, 1974, goedgekeur het.

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

Hierdie wysiging staan bekend as Pretoria-wysigingskema 9705P.

(13/2/Silverton x56 (9705P))
 __ Desember 2007

Uitvoerende Direkteur: Regsdienste
 (Kennisgewing No 1272/2007)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF SILVERTON EXTENSION 56 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 Silverton Extension 56 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Silverton x56 (9705P))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY WILLOWS BUSINESS PARK (EIENDOMS) BEPERK IN TERMS OF THE PROVISIONS OF CHAPTER III: PART A AND C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 231 (A PORTION OF PORTION 11) OF THE FARM HARTEBEESTPOORT 328JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Silverton Extension 56.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 10063/2006.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, contained in Deed of Transfer T101439/1995, if any, including the reservation of the rights to minerals, but excluding –

1.3.1 The following servitudes which do not affect the township;

1. "Onderworpe aan 'n serwituut vir munisipale doeleindes, groot 5 503 vierkant meter, ten gunste van die Stadraad van Pretoria, met bykomende regte, soos meer ten volle sal blyk uit Akte van sessie K 1961/94 S met kaart aangeheg."
2. "Onderworpen aan 2/3 aandeel tot het water in het watervoor thans lopende over gezegde gedeelte en aangetoond op Kaar 705/10, geheg aan Akte van Transport 7217/1911, ten faveure van JOHANNA LOUISA MUNDT, geboren KLEINHAUS, gehuud buite gemeenskap van goederen met ERNST WILHELM MUNDT, en MARIA HENDRIKA PRETORIUS, geboren MUNDT, gehuud buiten gemeenskap van goedren met NICOLAAS JACOBUS PRETORIUS."
3. "Onderworpe aan 'n vloedwaterrioolserwituut, 6 meter breed, ten gunste van die Stadsraad van Pretoria, met bykomende regte, soos meer ten volle sal blyk uit Notariële Akte K 2694/79 S met kaart aangeheg."
4. "By Notarial Deed No K1072/1995S dated 19 October 1998 the within mentioned property is subject to servitude for:
 - (a) stormwater and other municipal purposes, 2 metres wide, the eastern boundary of which is represented by the line AB on SG no 10485/1998;
 - (b) sewerage and other municipal purposes, 2 metres wide, the western boundary of which is represented by the line AB on SG no 10485/1998;
 - (c) sewerage and other municipal purposes, 2 metres wide, the northern boundary of which are represented by the lines AB, KG and LN on SG no 10486/1998;
 - (d) stormwater and other municipal purposes, 2 metres wide, the eastern boundary of which is represented by line DB on SG no 10486/1998;
 - (e) stormwater and other municipal purposes, 2 metres wide, the southern boundary of which is represented by line DB on SG no 10486/1998;
 - (f) stormwater and other municipal services, 3 metres wide, the eastern boundary of which is represented by the line NP on SG no 10486/1998;
 - (g) sewerage purposes, 2 metres wide, the western boundary of which are indicated by lines BF and DQ on SG no 10486/1998;
 - (h) stormwater purposes, 621 square metres in extent indicated by the figure EFGHJ on SG no 10486/1998 in favour of the City Council of Pretoria."
5. "By Notarial Deed no K1073/1999S the within mentioned property is subject to a servitude for municipal purposes:
 - (b) measuring 330m² as indicated by figure ABCDEA on SG no 4068/1998;
 - (c) measuring 1 047m² as indicated by figure ABCDEA on SG no 4069/1998;

- (d) measuring 390m² as indicated by figure ABCDEA on SG no 7816/1998;
 - (e) measuring 522m² as indicated by figure ABCDA on SG no 7817/1998 in favour of the City Council of Pretoria."
- 6 "By Notarial Deed no K1074/1999S the within mentioned property is subject to a servitude of right of way:
- in favour of the General Public and City Council of Pretoria:
- (b) 330m² as indicated by the figure ABCDEA on SG No 4068/1998;
 - (c) 522m² as indicated by the figure ABCDA on SG No 7817/1998; and
- in favour of the City Council of Pretoria:
- (d) 1 047m² as indicated by figure ABCDEA on SG No. 40691/1998
 - (e) 390m² as indicated by figure ABCDEA on SG No 7816/1998"

1.3.2 the following servitudes which affect streets in the township only;

- 1. "By Notarial Deed no K1073/1999S the within mentioned property is subject to a servitude for municipal purposes:
 - (a) measuring 3,9331 hectares indicated by figure ABCDEFGH JKLN PQRSUVWXYZA'B'C'D'E'F'G'H'J'K'L'M'N'P'Q'R'S'T'U V'W'A on SG no 7814/1998

in favour of the City Council of Pretoria."
- 2. "By Notarial Deed no K1074/1999S the within mentioned property is subject to a servitude of right of way in favour of the General Public and City Council of Pretoria:
 - (a) measuring 3,931 ha as indicated by the figure ABCDEFGH JKLMNPQRSTUWXYZA'B'C'D'E'F'G'H'J'K'L'M'N'P'Q'R'S'T' U'V'W'A on SG No. 7814/1998;

1.4 ACCESS

- 1.4.1 Temporary ingress from Provincial Road K145 to the township via Erf 2080, Silverton Extension 44 and temporary ingress from and egress to Provincial Road K145 via Erf 2117, Silverton Extension 60 from the township shall be permitted by the City of Tshwane Metropolitan Municipality till such time as Road K145 be proclaimed and/or been build.
- 1.4.2 The temporary ingress and egress mentioned in paragraph 1.4.1 above must be protected by a servitude for access over that portion of the Remainder of Portion 11 (the proposed Erf 2080, Silverton Extension 4 and Erf 2117, Silverton Extension 60) of the farm Hartebeestpoort 328 JR, in favour of the City of Tshwane Metropolitan Municipality.
- 1.4.3 The township owner shall at his own expense arrange for a geometric layout design (scale 1:500) of the ingress and egress points referred to in 1.4.1 above and specifications for the construction of the junctions to be compiled and shall submit it to the Head of the Department: Gauteng Provincial Government: Department of Public Transport, Roads and Works, for approval. After the design and specifications have been approved, the township owner shall construct the entrances at his own expense to the satisfaction of the Head of the Department: Gauteng Provincial Government: Department of Public Transport, Roads and Works.

1.5 RESTRICTION ON THE ALIENATION OF ERVEN 2104, 2105, 2106 AND 2107

The township owner shall not alienate Erven 2104, 2105, 2106 and 2107 and transfer of Erven 2104, 2105, 2106 and 2107 shall not be permitted without the prior written approval of the City of Tshwane Metropolitan Municipality and until such time as Road K145 has been proclaimed and/or been build.

1.6 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.

1.7 DEMOLITION OF BUILDINGS AND STRUCTURES

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

1.8 REMOVAL OF LITTER

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

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 m wide, for municipal services (water, sewer, electricity and storm-water) (hereinafter referred to as "the services"), in favour of the Section 21 Company, 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 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 m from it.

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

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**VERKLARING VAN SILVERTON UITBREIDING 56 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 Silverton Uitbreiding 56 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(13/2/Silverton x56 (9705P))

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR WILLOWS BUSINESS PARK (EIENDOMS) BEPERK 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 231 ('N GEDEELTE VAN GEDEELTE 11) VAN DIE PLAAS HARTEBEESTPOORT 328JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Silverton Uitbreiding 56.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No 10063/2006.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, soos vervat in Akte van Transport T101439/1995, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd -

1.3.1 Die volgende servitute wat nie die dorp raak nie:

1. "Onderworpe aan 'n servituut vir munisipale doeleindes, groot 5 503 vierkant meter, ten gunste van die Stadraad van Pretoria, met bykomende regte, soos meer ten volle sal blyk uit Akte van sessie K 1961/94 S met kaart aangeheg."
2. "Onderworpen aan 2/3 aandeel tot het water in het watervoor thans lopende over gezegde gedeelte en aangetoond op Kaar 705/10, gehag aan Akte van Transport 7217/1911, ten faveure van JOHANNA LOUISA MUNDT, geboren KLEINHAUS, gehuud buite gemeenskap van goederen met ERNST WILHELM MUNDT, en MARIA HENDRIKA PRETORIUS, geboren MUNDT, gehuud buiten gemeenskap van goedren met NICOLAAS JACOBUS PRETORIUS."
3. "Onderworpe aan 'n vloedwaterrioolservituut, 6 meter breed, ten gunste van die Stadsraad van Pretoria, met bykomende regte, soos meer ten volle sal blyk uit Notariële Akte K 2694/79 S met kaart aangeheg."
4. "By Notarial Deed No K1072/1995S dated 19 October 1998 the within mentioned property is subject to servitude for:
 - a) stormwater and other municipal purposes, 2 metres wide, the eastern boundary of which is represented by the line AB on SG no 10485/1998;
 - b) sewerage and other municipal purposes, 2 metres wide, the western boundary of which is represented by the line AB on SG no 10485/1998;
 - c) sewerage and other municipal purposes, 2 metres wide, the northern boundary of which are represented by the lines AB, KG and LN on SG no 10486/1998;
 - d) stormwater and other municipal purposes, 2 metres wide, the eastern boundary of which is represented by line DB on SG no 10486/1998;
 - e) stormwater and other municipal purposes, 2 metres wide, the southern boundary of which is represented by line DB on SG no 10486/1998;
 - f) stormwater and other municipal services, 3 metres wide, the eastern boundary of which is represented by the line NP on SG no 10486/1998;
 - g) sewerage purposes, 2 metres wide, the western boundary of which are indicated by lines BF and DQ on SG no 10486/1998;
 - h) stormwater purposes, 621 square metres in extent indicated by the figure EFGHJ on SG no 10486/1998 in favour of the City Council of Pretoria."

5. "By Notarial Deed no K1073/1999S the within mentioned property is subject to a servitude for municipal purposes:

- (b) measuring 330m² as indicated by figure ABCDEA on SG no 4068/1998;
- (c) measuring 1 047m² as indicated by figure ABCDEA on SG no 4069/1998;
- (d) measuring 390m² as indicated by figure ABCDEA on SG no 7816/1998;
- (e) measuring 522m² as indicated by figure ABCDA on SG no 7817/1998 in favour of the City Council of Pretoria."

- 6 "By Notarial Deed no K1074/1999S the within mentioned property is subject to a servitude of right of way:

in favour of the General Public and City Council of Pretoria:

- (b) 330m² as indicated by the figure ABCDEA on SG No 4068/1998;
- (c) 522m² as indicated by the figure ABCDA on SG No 7817/1998; and

in favour of the City Council of Pretoria:

- (d) 1 047m² as indicated by figure ABCDEA on SG No 4069/1998
- (e) 390m² as indicated by figure ABCDEA on SG No 7816/1998"

1.3.2 Die volgende servitude wat slegs strate in die dorp raak:

1. "By Notarial Deed no K1073/1999S the within mentioned property is subject to a servitude for municipal purposes:

- a) measuring 3,9331 hectares indicated by figure ABCDEFGHJKL MNPQRSTUVWXYZA'B'C'D'E'F'G'H'J'K'L'M'N'P'Q'R'S'T'UV'W' A on SG no 7814/1998

in favour of the City Council of Pretoria."

2. "By Notarial Deed no K1074/1999S the within mentioned property is subject to a servitude of right of way in favour of the General Public and City Council of Pretoria:

- (a) measuring 3,931 ha as indicated by the figure ABCDEF GHJKLMNPQRSTUVWXYZA'B'C'D'E'F'G'H'J'K'L'M'N'P'Q'R' S'T'U'V'W'A on SG No. 7814/1998;

1.4 TYDELIKE TOEGANG

- 1.4.1 'n Tydelike ingang van Provinsiale Pad K145 tot die dorp via Erf 2080 Silverton Uitbreiding 44 en 'n tydelike ingang van en uitgang tot Provinsiale Pad K145 via Erf 2117 Silverton Uitbreiding 60 uit die dorp word deur die Stad Tshwane Metropolitaanse Munisipaliteit toegelaat tot tyd en wyl Pad K145 geproklameer en of gebou word.

- 1.4.2 Die tydelike ingange en uitgange genoem in 1.4.1 hierbo sal beskerm word deur servitude vir toegangs- en paddoeleindes oor daardie gedeeltes van die Restant van Gedeelte 11 (voorgestelde Erf 2080, Silverton Uitbreiding 44 en Erf 2117, Silverton Uitbreiding 60) van die plaas Hartebeestpoort 328 JR, te registreer ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit.

1.4.3 Die dorpseienaar moet op eie koste 'n meetkundige uitlegontwerp (skaal 1:500) van die ingang- en uitgangspunte genoem in 1.4.1 hierbo en spesifikasies vir die bou van die aanslutings laat opstel en vir goedkeuring aan die Stads-ingenieur: Vervoeringeniërsweese en Paaie, voorlê. Die dorpseienaar moet, nadat die ontwerp en spesifikasies goedgekeur is, die toegange op eie koste bou tot tevreedenheid van die Stadsingenieur: Vervoeringeniërsweese en Paaie.

1.5 BEPERKING OP DIE VERVREEMDING VAN ERWE 2104, 2105, 2106 EN 2107

Erwe 2104, 2105, 2106 en 2107 mag nie vervreem word nie en oordrag van Erwe 2104, 2105, 2106 en 2107 word nie toegelaat sonder die skriftelike toestemming van die Stad Tshwane Metropolitaanse Munisipaliteit nie tot tyd en wyl Pad K145 geproklameer en of gebou word.

1.6 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.

1.7 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 tevreedenheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis.

1.8 VERWYDERING VAN ROMMEL

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

2. TITELVOORWAARDES

2.1 DIE ERWE HIERONDER GENOEM, IS ONDERWORPE AAN DIE VOORWAARDE SOOS AANGEDUI, OPGELê DEUR DIE STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLAN-NING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986)

2.1.1 ALLE ERWE

2.1.1.1 Die erf is onderworpe aan 'n serwituut, 2 m breed, vir munisipale dienste (water/riool/elektrisiteits/storm-water) (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 m breed oor die toegangs-gedeelte 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 m 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 goeë dunde 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 gronde vir die voornoemde doek, 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.

LOCAL AUTHORITY NOTICE 3132**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****PRETORIA AMENDMENT SCHEME 9706P**

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 Silverton Extension 58, being an amendment of the Pretoria Town-planning Scheme, 1974.

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

This amendment is known as Pretoria Amendment Scheme 9706P.

(13/2/Silverton x58 (9706P))
 ___ December 2007

Executive Director: Legal Services
 (Notice No 1273/2007)

PLAASLIKE BESTUURSKENNISGEWING 3132**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****PRETORIA WYSIGINGSKEMA 9706P**

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 Silverton Uitbreiding 58, synde 'n wysiging van die Pretoria-dorpsbeplanningskema, 1974, goedgekeur het.

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

Hierdie wysiging staan bekend as Pretoria-wysigingskema 9706P.

(13/2/Silverton x58 (9706P))
 ___ Desember 2007

Uitvoerende Direkteur: Regsdienste
 (Kennisgewing No 1273/2007)

=====

CITY OF TSHWANE METROPOLITAN MUNICIPALITY**DECLARATION OF SILVERTON EXTENSION 58 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 Silverton Extension 58 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Silverton x58 (9706P))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY WILLOWS BUSINESS PARK (EIENDOMS) BEPERK IN TERMS OF THE PROVISIONS OF CHAPTER III: PART A AND C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 232 (A PORTION OF PORTION 11) OF THE FARM HARTEBEESTPOORT 328JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Silverton Extension 58.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 10064/2006.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, contained in Deed of Transfer T101439/1995, if any, including the reservation of the rights to minerals, but excluding –

1.3.1 The following servitudes which do not affect the township;

1. "Onderworpe aan 'n servituut vir munisipale doeleindes, groot 5 503 vierkant meter, ten gunste van die Stadraad van Pretoria, met bykomende regte, soos meer ten volle sal blyk uit Akte van sessie K 1961/94 S met kaart aangeheg."
2. "Onderworpen aan 2/3 aandeel tot het water in het watervoor thans lopende over gezegde gedeelte en aangetoond op Kaar 705/10, geheg aan Akte van Transport 7217/1911, ten faveure van JOHANNA LOUISA MUNDT, geboren KLEINHAUS, gehuud buite gemeenskap van goederen met ERNST WILHELM MUNDT, en MARIA HENDRIKA PRETORIUS, geboren MUNDT, gehuud buiten gemeenskap van goedren met NICOLAAS JACOBUS PRETORIUS."
3. "Onderworpe aan 'n vloedwaterrioolservituut, 6 meter breed, ten gunste van die Stadsraad van Pretoria, met bykomende regte, soos meer ten volle sal blyk uit Notariële Akte K 2694/79 S met kaart aangeheg."
4. "By Notarial Deed No K1072/1995S dated 19 October 1998 the within mentioned property is subject to servitude for:
 - (a) stormwater and other municipal purposes, 2 metres wide, the eastern boundary of which is represented by the line AB on SG no 10485/1998;
 - (b) sewerage and other municipal purposes, 2 metres wide, the western boundary of which is represented by the line AB on SG no 10485/1998;
 - (c) sewerage and other municipal purposes, 2 metres wide, the northern boundary of which are represented by the lines AB, KG and LN on SG no 10486/1998;
 - (d) stormwater and other municipal purposes, 2 metres wide, the eastern boundary of which is represented by line DB on SG no 10486/1998;
 - (e) stormwater and other municipal purposes, 2 metres wide, the southern boundary of which is represented by line DB on SG no 10486/1998;
 - (f) stormwater and other municipal services, 3 metres wide, the eastern boundary of which is represented by the line NP on SG no 10486/1998;
 - (g) sewerage purposes, 2 metres wide, the western boundary of which are indicated by lines BF and DQ on SG no 10486/1998;
 - (h) stormwater purposes, 621 square metres in extent indicated by the figure EFGHJ on SG no 10486/1998;

in favour of the City Council of Pretoria."
5. "By Notarial Deed no K1073/1999S the within mentioned property is subject to a servitude for municipal purposes:
 - (b) measuring 330m² as indicated by figure ABCDEA on SG no 4068/1998;
 - (c) measuring 1 047m² as indicated by figure ABCDEA on SG no 4069/1998;

- (d) measuring 390m² as indicated by figure ABCDEA on SG no 7816/1998;
- (e) measuring 522m² as indicated by figure ABCDA on SG no 7817/1998;

in favour of the City Council of Pretoria."

- 6 "By Notarial Deed no K1074/1999S the within mentioned property is subject to a servitude of right of way:

in favour of the General Public and City Council of Pretoria:

- (b) 330m² as indicated by the figure ABCDEA on SG No 4068/1998;
- (c) 522m² as indicated by the figure ABCDA on SG No 7817/1998; and

in favour of the City Council of Pretoria:

- (d) 1 047m² as indicated by figure ABCDEA on SG No. 40691/1998
- (e) 390m² as indicated by figure ABCDEA on SG No 7816/1998"

1.3.2 the following servitude which affect streets in the township only;

1. "By Notarial Deed no K1073/1999S the within mentioned property is subject to a servitude for municipal purposes:

- (a) measuring 3,9331 hectares indicated by figure ABCDEFGH JKLN PQRSUVWXYZA'B'C'D'E'F'G'H'J'K'L'M'N'P'Q'R'S'T'U V'W'A on SG no 7814/1998

in favour of the City Council of Pretoria."

2. "By Notarial Deed no K1074/1999S the within mentioned property is subject to a servitude of right of way in favour of the General Public and City Council of Pretoria:

- (a) measuring 3,931 ha as indicated by the figure ABCDEFGH JKLMN PQRSUVWXYZA'B'C'D'E'F'G'H'J'K'L'M'N'P'Q'R'S'T' U'V'W'A on SG No. 7814/1998;

1.4 TEMPORARY ACCESS

- 1.4.1 Temporary ingress from Provincial Road K145 to the township via Erf 2080, Silverton Extension 44 and temporary ingress from and egress to Provincial Road K145 via Erf 2117, Silverton Extension 60 from the township shall be permitted by the City of Tshwane Metropolitan Municipality till such time as Road K145 be proclaimed and/or been build.

- 1.4.2 The temporary ingress and egress mentioned in paragraph 1.4.1 above must be protected by a servitude for access over that portion of the Remainder of Portion 11 (the proposed Erf 2080, Silverton Extension 4 and Erf 2117, Silverton Extension 60) of the farm Hartebeestpoort 328 JR, in favour of the City of Tshwane Metropolitan Municipality.

- 1.4.3 The township owner shall at his own expense arrange for a geometric layout design (scale 1:500) of the ingress and egress points referred to in 1.4.1 above and specifications for the construction of the junctions to be compiled and shall submit it to the Head of the Department: Gauteng Provincial Government: Department of Public Transport, Roads and Works, for approval. After the design and specifications have been approved, the township owner shall construct the entrances at his own expense to the satisfaction of the Head of the Department: Gauteng Provincial Government: Department of Public Transport, Roads and Works.

1.5 RESTRICTION ON THE ALIENATION OF ERVEN 2110 AND 2111

The township owner shall not alienate Erven 2110 and 2111 and transfer of Erven 2110 and 2111 shall not be permitted without the prior written approval of the City of Tshwane Metropolitan Municipality and until such time as Road K145 has been proclaimed and/or been build.

1.6 RECEIVING AND DISPOSAL OF STORMWATER

The township owner shall arrange the stormwater drainage of the township in such a way as to fit in with that of Alwyn and Korhaan Street and he shall receive and dispose of the stormwater running off or being diverted from the road.

1.7 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.

1.8 DEMOLITION OF BUILDINGS AND STRUCTURES

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

1.9 REMOVAL OF LITTER

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

1.10 NOTARIAL TIE

Die dorpseienaar moet op sy koste Gedeelte 1 van Erf 150, Watloo Uitbreiding 1, notarieel verbind met Erf 2112 Silverton Uitbreiding 58 en Gedeelte 3 van Erf 150, Watloo Uitbreiding 1, notarieel verbind met Erf 2108 Silverton Uitbreiding 58.

1.11 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have Erven 2108, 2109 and 2110 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 m wide, for municipal services (water, sewer, electricity and storm-water) (hereinafter referred to as "the services"), in favour of the Section 21 Company, 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 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 m from it.

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

2.1.2 ERF 2108

The erf shall be subject to a stormwater servitude, 2m wide, in favour of Erf 2109, Silverton Extension 58, as indicated on the General Plan.

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

VERKLARING VAN SILVERTON UITBREIDING 58 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 Silverton Uitbreiding 58 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(13/2/Silverton x58 (9706P))

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR WILLOWS BUSINESS PARK (EIENDOMS) BEPERK 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 232 ('N GEDEELTE VAN GEDEELTE 11) VAN DIE PLAAS HARTEBEESTPOORT 328JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Silverton Uitbreiding 58.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No 10064/2006.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, soos vervat in Akte van Transport T101439/1995, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd -

1.3.1 Die volgende servitute wat nie die dorp raak nie:

1. "Onderworpe aan 'n servituut vir munisipale doeleindes, groot 5 503 vierkant meter, ten gunste van die Stadraad van Pretoria, met bykomende regte, soos meer ten volle sal blyk uit Akte van sessie K 1961/94 S met kaart aangeheg."
2. "Onderworpen aan 2/3 aandeel tot het water in het watervoor thans lopende over gezegde gedeelte en aangetoond op Kaar 705/10, geheg aan Akte van Transport 7217/1911, ten faveure van JOHANNA LOUISA MUNDT, geboren KLEINHAUS, gehuud buite gemeenskap van goederen met ERNST WILHELM MUNDT, en MARIA HENDRIKA PRETORIUS, geboren MUNDT, gehuud buiten gemeenskap van goederen met NICOLAAS JACOBUS PRETORIUS."
3. "Onderworpe aan 'n vloedwaterrioolservituut, 6 meter breed, ten gunste van die Stadsraad van Pretoria, met bykomende regte, soos meer ten volle sal blyk uit Notariële Akte K 2694/79 S met kaart aangeheg."

4. "By Notarial Deed No K1072/1995S dated 19 October 1998 the within mentioned property is subject to servitude for:

- a) stormwater and other municipal purposes, 2 metres wide, the eastern boundary of which is represented by the line AB on SG no 10485/1998;
- b) sewerage and other municipal purposes, 2 metres wide, the western boundary of which is represented by the line AB on SG no 10485/1998;
- c) sewerage and other municipal purposes, 2 metres wide, the northern boundary of which are represented by the lines AB, KG and LN on SG no 10486/1998;
- d) stormwater and other municipal purposes, 2 metres wide, the eastern boundary of which is represented by line DB on SG no 10486/1998;
- e) stormwater and other municipal purposes, 2 metres wide, the southern boundary of which is represented by line DB on SG no 10486/1998;
- f) stormwater and other municipal services, 3 metres wide, the eastern boundary of which is represented by the line NP on SG no 10486/1998;
- g) sewerage purposes, 2 metres wide, the western boundary of which are indicated by lines BF and DQ on SG no 10486/1998;
- h) stormwater purposes, 621 square metres in extent indicated by the figure EFGHJ on SG no 10486/1998;

in favour of the City Council of Pretoria."

5. "By Notarial Deed no K1073/1999S the within mentioned property is subject to a servitude for municipal purposes:

- (b) measuring 330m² as indicated by figure ABCDEA on SG no 4068/1998;
- (c) measuring 1 047m² as indicated by figure ABCDEA on SG no 4069/1998;
- (d) measuring 390m² as indicated by figure ABCDEA on SG no 7816/1998;
- (e) measuring 522m² as indicated by figure ABCDA on SG no 7817/1998;

in favour of the City Council of Pretoria."

6. "By Notarial Deed no K1074/1999S the within mentioned property is subject to a servitude of right of way:

in favour of the General Public and City Council of Pretoria:

- (b) 330m² as indicated by the figure ABCDEA on SG No 4068/1998;
- (c) 522m² as indicated by the figure ABCDA on SG No 7817/1998; and

in favour of the City Council of Pretoria:

- (d) 1 047m² as indicated by figure ABCDEA on SG No 4069/1998
- (e) 390m² as indicated by figure ABCDEA on SG No 7816/1998"

1.3.2 Die volgende servitute wat slegs strate in die dorp raak:

1. "By Notarial Deed no K1073/1999S the within mentioned property is subject to a servitude for municipal purposes:
 - a) measuring 3,9331 hectares indicated by figure ABCDEFGHJKL MNPQRSTUVWXYZA'B'C'D'E'F'G'H'J'K'L'M'N'P'Q'R'S'T'UV'W' A on SG no 7814/1998

in favour of the City Council of Pretoria."
2. "By Notarial Deed no K1074/1999S the within mentioned property is subject to a servitude of right of way in favour of the General Public and City Council of Pretoria:
 - (a) measuring 3,931 ha as indicated by the figure ABCDEF GHJKLMNPQRSTUVWXYZA'B'C'D'E'F'G'H'J'K'L'M'N'P'Q'R' S'T'U'V'W'A on SG No. 7814/1998;

1.4 TYDELIKE TOEGANG

- 1.4.1 'n Tydelike ingang van Provinsiale Pad K145 tot die dorp via Erf 2080 Silverton Uitbreiding 44 en 'n tydelike ingang van en uitgang tot Provinsiale Pad K145 via Erf 2117 Silverton Uitbreiding 60 uit die dorp word deur die Stad Tshwane Metropolitaanse Munisipaliteit toegelaat tot tyd en wyl Pad K145 geproklameer en of gebou word.
- 1.4.2 Die tydelike ingange en uitgange genoem in 1.4.1 hierbo sal beskerm word deur servitute vir toegangs- en paddoeleindes oor daardie gedeeltes van die Restant van Gedeelte 11 (voorgestelde Erf 2080, Silverton Uitbreiding 44 en Erf 2117, Silverton Uitbreiding 60) van die plaas Hartebeestpoort 328 JR, te registreer ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit.
- 1.4.3 Die dorpseienaar moet op eie koste 'n meetkundige uitlegontwerp (skaal 1:500) van die ingang- en uitgangspunte genoem in 1.4.1 hierbo en spesifikasies vir die bou van die aanslutings laat opstel en vir goedkeuring aan die Stads-ingenieur: Vervoeringeniërsweese en Paaie, voorlê. Die dorpseienaar moet, nadat die ontwerp en spesifikasies goedgekeur is, die toegange op eie koste bou tot tevredeheid van die Stadsingenieur: Vervoeringeniërsweese en Paaie.

1.5 BEPERKING OP DIE VERVREEMDING VAN ERWE 2110 EN 2111

Erwe 2110 en 2111 mag nie vervreem word nie en oordrag van Erwe 2110 en 2111 word nie toegelaat sonder die skriftelike toestemming van die Stad Tshwane Metropolitaanse Munisipaliteit nie tot tyd en wyl Pad K145 geproklameer en of gebou word.

1.6 ONTVANGS VAN EN WEGDOEN MET STORMWATER

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van Alwynstraat en Korhaanstraat en hy moet die stormwater wat van die pad afloop of afgelei word, ontvang en daarmee wegdoen.

1.7 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.

1.8 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 tevredeheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis.

1.9 VERWYDERING VAN ROMMEL

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

1.10 NOTARIËLE KOPPELING

Die dorpseienaar moet op sy koste Gedeelte 1 van Erf 150, Watloo Uitbreiding 1, notarieel verbind met Erf 2112 Silverton Uitbreiding 58 en Gedeelte 3 van Erf 150, Watloo Uitbreiding 1, notarieel verbind met Erf 2108 Silverton Uitbreiding 58.

1.11 KONSOLIDASIE VAN ERWE

Die dorpseienaar moet op eie koste Erwe 2108, 2109 en 2110 in die dorp konsolideer. Die Stad Tshwane verleen hiermee ingevolge Artikel 92(1)(b) van Ordonnansie 15 van 1986 toestemming tot die konsolidasie.

2. TITELVOORWAARDES

2.1 DIE ERWE HIERONDER GENOEM, IS ONDERWORPE AAN DIE VOORWAARDE SOOS AANGEDUI, OPGEËL DEUR DIE STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLAN-NING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986)

2.1.1 ALLE ERWE

2.1.1.1 Die erf is onderworpe aan 'n serwituut, 2 m breed, vir munisipale dienste (water/riool/elektrisiteits/storm-water) (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 m breed oor die toegangs-gedeelte 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 m 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 goeë dunnke 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 gronde vir die voornoemde doek, 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.

2.1.2 ERF 2108

Die erf is onderhewig aan 'n stormwaterserwituut, 2 (twee) meter wyd, ten gunste van Erf 2109, Silverton Uitbreiding 58, soos aangedui op die Algemene Plan.

LOCAL AUTHORITY NOTICE 3133**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****PRETORIA AMENDMENT SCHEME 9707P**

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 Silverton Extension 60, being an amendment of the Pretoria Town-planning Scheme, 1974.

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

This amendment is known as Pretoria Amendment Scheme 9707P.

(13/2/Silverton x60 (9707P))
 __ December 2007

Executive Director: Legal Services
 (Notice No 1274/2007)

PLAASLIKE BESTUURSKENNISGEWING 3133**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****PRETORIA WYSIGINGSKEMA 9707P**

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 Silverton Uitbreiding 60, synde 'n wysiging van die Pretoria-dorpsbeplanningskema, 1974, goedgekeur het.

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

Hierdie wysiging staan bekend as Pretoria-wysigingskema 9707P.

(13/2/Silverton x60 (9707P))
 __ Desember 2007

Uitvoerende Direkteur: Regsdienste
 (Kennisgewing No 1274/2007)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY**DECLARATION OF SILVERTON EXTENSION 60 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 Silverton Extension 60 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Silverton x60 (9707P))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY WILLOWS BUSINESS PARK (EIENDOMS) BEPERK IN TERMS OF THE PROVISIONS OF CHAPTER III: PART A AND C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 233 (A PORTION OF PORTION 11) OF THE FARM HARTEBEESTPOORT 328JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Silverton Extension 60.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 10065/2006.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, contained in Deed of Transfer T101439/1995, if any, including the reservation of the rights to minerals, but excluding –

1.3.1 The following servitudes which do not affect the township;

1. "Onderworpe aan 'n servituut vir munisipale doeleindes, groot 5 503 vierkant meter, ten gunste van die Stadraad van Pretoria, met bykomende regte, soos meer ten volle sal blyk uit Akte van sessie K 1961/94 S met kaart aangeheg."
2. "Onderworpen aan 2/3 aandeel tot het water in het watervoor thans lopende over gezegde gedeelte en aangetoond op Kaar 705/10, geheg aan Akte van Transport 7217/1911, ten faveure van JOHANNA LOUISA MUNDT, geboren KLEINHAUS, gehuud buite gemeenskap van goederen met ERNST WILHELM MUNDT, en MARIA HENDRIKA PRETORIUS, geboren MUNDT, gehuud buiten gemeenskap van goedren met NICOLAAS JACOBUS PRETORIUS."
3. "Onderworpe aan 'n vloedwaterrioolservituut, 6 meter breed, ten gunste van die Stadsraad van Pretoria, met bykomende regte, soos meer ten volle sal blyk uit Notariële Akte K 2694/79 S met kaart aangeheg."
4. "By Notarial Deed No K1072/1995S dated 19 October 1998 the within mentioned property is subject to servitude for:
 - (a) stormwater and other municipal purposes, 2 metres wide, the eastern boundary of which is represented by the line AB on SG no 10485/1998;
 - (b) sewerage and other municipal purposes, 2 metres wide, the western boundary of which is represented by the line AB on SG no 10485/1998;
 - (c) sewerage and other municipal purposes, 2 metres wide, the northern boundary of which are represented by the lines AB, KG and LN on SG no 10486/1998;
 - (d) stormwater and other municipal purposes, 2 metres wide, the eastern boundary of which is represented by line DB on SG no 10486/1998;
 - (e) stormwater and other municipal purposes, 2 metres wide, the southern boundary of which is represented by line DB on SG no 10486/1998;
 - (f) stormwater and other municipal services, 3 metres wide, the eastern boundary of which is represented by the line NP on SG no 10486/1998;
 - (g) sewerage purposes, 2 metres wide, the western boundary of which are indicated by lines BF and DQ on SG no 10486/1998;
 - (h) stormwater purposes, 621 square metres in extent indicated by the figure EFGHJ on SG no 10486/1998;

in favour of the City Council of Pretoria."
5. "By Notarial Deed no K1073/1999S the within mentioned property is subject to a servitude for municipal purposes:
 - (d) measuring 390m² as indicated by figure ABCDEA on SG no 7816/1998;
 - (e) measuring 522m² as indicated by figure ABCDA on SG no 7817/1998;

in favour of the City Council of Pretoria."

- 6 "By Notarial Deed no K1074/1999S the within mentioned property is subject to a servitude of right of way:

in favour of the General Public and City Council of Pretoria:

- (e) measuring 390m² as indicated by the figure ABCDEA on SG No 7816/1998 in favour of the General Public and City Council of Pretoria;
- (c) measuring 522m² as indicated by the figure ABCDA on SG No 7817/1998, in favour of the City Council of Pretoria;

1.3.2 the following erven which affects a street and Erf 2117 in the township;

1. the following servitude which affect a street in the township only;

"By Notarial Deed No K1073/1999S the within mentioned property is subject to a servitude for municipal purposes:

- a) measuring 3,9331 hectares indicated by figure ABCDEFGH JKLMNPQRSTUVWXYZA'B'C'D'E'F'G'H'J'K'L'M'N'P'Q'R'S'T'UV'W'A on SG No 7814/1998

in favour of the City Council of Pretoria."

2. the following servitude which affect Erf 2117 in the township only;"

"By Notarial Deed No K1073/1999S the within mentioned property is subject to a servitude for municipal purposes:

- b) measuring 330m² as indicated by figure ABCDEA on SG No 4068/1998;
- c) measuring 1 047m² as indicated by figure ABCDEA on SG No 4069/1998

in favour of the City Council of Pretoria."

3. the following servitude which affect a street in the township only;

"By Notarial Deed No K1074/1999S the within mentioned property is subject to a servitude of right of way:

- a) measuring 3,931 hectares indicated by figure ABCDEFGH JKLMNPQRSTUVWXYZA'B'C'D'E'F'G'H'J'K'L'M'N'P'Q'R'S'T'U'V'W'A on SG No 7814/1998

in favour of the City Council of Pretoria."

4. the following servitude which affect Erf 2117 on the township only;

"By Notarial Deed No K1074/1999S the within mentioned property is subject to a servitude of right of way:

- b) measuring 330m² as indicated by figure ABCDEA on SG No 4068/1998, in favour of the General Public and the City Council of Pretoria;
- d) measuring 1 047m² as indicated by figure ABCDEA on SG No 4069/1998, in favour of the City Council of Pretoria."

1.4 ACCESS

No ingress from Road K145 to the township and no egress to Road K145 from the township shall be allowed.

1.5 TEMPORARY ACCESS

1.5.1 Temporary ingress from Provincial Road K145 to the township via Erf 2080, Silverton Extension 44 and temporary ingress from and egress to Provincial Road K145 via Erf 2117, Silverton Extension 60 from the township shall be permitted by the City of Tshwane Metropolitan Municipality till such time as Road K145 be proclaimed and/or been build.

1.5.2 The temporary ingress and egress mentioned in paragraph 1.5.1 above must be protected by a servitude for access over that portion of the Remainder of Portion 11 (the proposed Erf 2080, Silverton Extension 4 and Erf 2117, Silverton Extension 60) of the farm Hartebeestpoort 328 JR, in favour of the City of Tshwane Metropolitan Municipality.

1.5.3 The township owner shall at his own expense arrange for a geometric layout design (scale 1:500) of the ingress and egress points referred to in 1.5.1 above and specifications for the construction of the junctions to be compiled and shall submit it to the Head of the Department: Gauteng Provincial Government: Department of Public Transport, Roads and Works, for approval. After the design and specifications have been approved, the township owner shall construct the entrances at his own expense to the satisfaction of the Head of the Department: Gauteng Provincial Government: Department of Public Transport, Roads and Works.

1.6 RESTRICTION ON THE ALIENATION OF ERVEN 2113 UP TO AND INCLUDING 2120

The township owner shall not alienate Erven 2113 up to and including 2120 and transfer of Erven 2113 up to and including 2120 shall not be permitted without the prior written approval of the City of Tshwane Metropolitan Municipality and until such time as Road K145 has been proclaimed and/or been build.

1.7 RECEIVING AND DISPOSAL OF STORMWATER

The township owner shall arrange the stormwater drainage of the township in such a way as to fit in with that of Road K145 and he shall receive and dispose of the stormwater running off or being diverted from the road.

1.8 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.

1.9 DEMOLITION OF BUILDINGS AND STRUCTURES

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

1.10 REMOVAL OF LITTER

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

1.11 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have Erven 2114, 2115, 2116 and 2117 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 m wide, for municipal services (water, sewer, electricity and storm-water) (hereinafter referred to as "the services"), in favour of the Section 21 Company, 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 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 m from it.

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

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**VERKLARING VAN SILVERTON UITBREIDING 60 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 Silverton Uitbreiding 60 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(13/2/Silverton x60 (9707P))

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR WILLOWS BUSINESS PARK (EIENDOMS) BEPERK 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 233 ('N GEDEELTE VAN GEDEELTE 11) VAN DIE PLAAS HARTEBEESTPOORT 328JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES**1.1 NAAM**

Die naam van die dorp is Silverton Uitbreiding 60.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No 10065/2006.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, soos vervat in Akte van Transport T101439/1995, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd -

1.3.1 Die volgende servitute wat nie die dorp raak nie:

1. "Onderworpe aan 'n servituut vir munisipale doeleindes, groot 5 503 vierkant meter, ten gunste van die Stadraad van Pretoria, met bykomende regte, soos meer ten volle sal blyk uit Akte van sessie K 1961/94 S met kaart aangeheg."
2. "Onderworpen aan 2/3 aandeel tot het water in het watervoor thans lopende over gezegde gedeelte en aangetoond op Kaar 705/10, geheg aan Akte van Transport 7217/1911, ten faveure van JOHANNA LOUISA MUNDT, geboren KLEINHAUS, gehuud buite gemeenskap van goederen met ERNST WILHELM MUNDT, en MARIA HENDRIKA PRETORIUS, geboren MUNDT, gehuud buiten gemeenskap van goederen met NICOLAAS JACOBUS PRETORIUS."
3. "Onderworpe aan 'n vloedwaterrooiserwituut, 6 meter breed, ten gunste van die Stadsraad van Pretoria, met bykomende regte, soos meer ten volle sal blyk uit Notariële Akte K 2694/79 S met kaart aangeheg."
4. "By Notarial Deed No K1072/1995S dated 19 October 1998 the within mentioned property is subject to servitude for:
 - a) stormwater and other municipal purposes, 2 metres wide, the eastern boundary of which is represented by the line AB on SG no 10485/1998;
 - b) sewerage and other municipal purposes, 2 metres wide, the western boundary of which is represented by the line AB on SG no 10485/1998;
 - c) sewerage and other municipal purposes, 2 metres wide, the northern boundary of which are represented by the lines AB, KG and LN on SG no 10486/1998;
 - d) stormwater and other municipal purposes, 2 metres wide, the eastern boundary of which is represented by line DB on SG no 10486/1998;
 - e) stormwater and other municipal purposes, 2 metres wide, the southern boundary of which is represented by line DB on SG no 10486/1998;
 - f) stormwater and other municipal services, 3 metres wide, the eastern boundary of which is represented by the line NP on SG no 10486/1998;
 - g) sewerage purposes, 2 metres wide, the western boundary of which are indicated by lines BF and DQ on SG no 10486/1998;
 - h) stormwater purposes, 621 square metres in extent indicated by the figure EFGHJ on SG no 10486/1998;in favour of the City Council of Pretoria."
5. "By Notarial Deed no K1073/1999S the within mentioned property is subject to a servitude for municipal purposes:
 - (d) measuring 390m² as indicated by figure ABCDEA on SG no 7816/1998;
 - (e) measuring 522m² as indicated by figure ABCDA on SG no 7817/1998in favour of the City Council of Pretoria."

- 6 "By Notarial Deed no K1074/1999S the within mentioned property is subject to a servitude of right of way:
- (e) measuring 390m² as indicated by figure ABCDEA on SG no 7816/1998 in favour of the General Public and City Council of Pretoria;
 - (c) measuring 522m² as indicated by figure ABCDA on SG no 7817/1998 in favour of the City Council of Pretoria."

1.3.2 die volgende erwe wat slegs 'n straat en Erf 2117 in die dorp raak:

- 1 Die volgende servituut wat slegs 'n straat in die dorp raak:
- "By Notarial Deed no K1073/1999S the within mentioned property is subject to a servitude for municipal purposes:
- (a) measuring 3,9331 hectares indicated by figure ABCDEFGHJKLMNPQRSTUVWXYZA'B'C'D'E'F'G'H'J'K'L'M'N'P'Q'R'S'T'U'V'W'A on SG no 7814/1998
- in favour of the City Council of Pretoria."
- 2 "Die volgende servitude wat slegs Erf 2117 in die dorp raak:
- "By Notarial Deed no K1073/1999S the within mentioned property is subject to a servitude for municipal purposes:
- (b) measuring 330 m² as indicated by figure ABCDEA on SG no 4068/1998
 - (c) measuring 1047 m² as indicated by figure ABCDEA on SG no 4069/1998
- in favour of the City Council of Pretoria."
3. Die volgende servituut wat slegs 'n straat in die dorp raak:
- "By Notarial Deed no K1074/1999S the within mentioned property is subject to a servitude of right of way:
- (a) measuring 3,931 ha as indicated by the figure ABCDEFGHJKLMNPQRSTUVWXYZA'B'C'D'E'F'G'H'J'K'L'M'N'P'Q'R'S'T'U'V'W'A on SG No 7814/1998 in favour of the General Public and City Council of Pretoria;
- 4 "Die volgende servitude wat slegs Erf 2117 in die dorp raak:
- "By Notarial Deed no K1074/1999S the within mentioned property is subject to a servitude of right of way:
- (b) 330m² as indicated by the figure ABCDEA on SG No 4068/1998 in favour of the General Public and City Council of Pretoria;
 - (d) 1 047m² as indicated by figure ABCDEA on SG No 4069/1998 in favour of the City Council of Pretoria.

1.4 TOEGANG

Geen ingang van Pad K145 tot die dorp en uitgang tot Pad K145 uit die dorp word toegelaat nie.

1.5 TYDELIKE TOEGANG

- 1.5.1 'n Tydelike ingang van Provinsiale Pad K145 tot die dorp via Erf 2080, Silverton Uitbreiding 44 en 'n tydelike ingang van en uitgang tot Provinsiale Pad K145 via Erf 2117, Silverton Uitbreiding 60 uit die dorp word deur die Stad Tshwane Metropolitaanse Munisipaliteit toegelaat tot tyd en wyl Pad K145 geproklameer en of gebou word.

1.5.2 Die tydelike ingange en uitgange genoem in 1.5.1 hierbo sal beskerm word deur servitute vir toegangs- en paddoeleindes oor daardie gedeeltes van die Restant van Gedeelte 11 (voorgestelde Erf 2080, Silverton Uitbreiding 44 en Erf 2117, Silverton Uitbreiding 60) van die plaas Hartebeestpoort 328 JR, te registreer ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit.

1.5.3 Die dorpseienaar moet op eie koste 'n meetkundige uitlegontwerp (skaal 1:500) van die ingang- en uitgangspunte genoem in 1.5.1 hierbo en spesifikasies vir die bou van die aansluitings laat opstel en vir goedkeuring aan die Stadsingenieur: Vervoeringeniërsweese en Paaie, voorlê. Die dorpseienaar moet, nadat die ontwerp en spesifikasies goedgekeur is, die toegange op eie koste bou tot tevredeheid van die Stadsingenieur: Vervoeringeniërsweese en Paaie."

1.6 BEPERKING OP DIE VERVREEMDING VAN ERWE 2113 TOT EN MET 2120

Erwe 2113 tot en met 2120 mag nie vervreem word nie en oordrag van Erwe 2113 tot en met 2120 word nie toegelaat sonder die skriftelike toestemming van die Stad Tshwane Metropolitaanse Munisipaliteit nie tot tyd en wyl Pad K145 geproklameer en of gebou word.

1.7 ONTVANGS VAN EN WEGDOEN MET STORMWATER

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van die Pad K145 en hy moet die stormwater wat van die pad afloop of afgelei word, ontvang en daarmee wegdoen.

1.8 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.

1.9 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 tevredeheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis.

1.10 VERWYDERING VAN ROMMEL

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

1.11 KONSOLIDASIE VAN ERWE

Die dorpseienaar moet op eie koste Erwe 2114, 2115, 2116 en 2117 in die dorp konsolideer. Die Stad Tshwane verleen hiermee ingevolge Artikel 92(1)(b) van Ordonnansie 15 van 1986 toestemming tot die konsolidasie.

2. TITELVOORWAARDES

2.1 DIE ERWE HIERONDER GENOEM, IS ONDERWORPE AAN DIE VOORWAARDE SOOS AANGEDUI, OPGELê DEUR DIE STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLAN-NING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986)

2.1.1 ALLE ERWE

2.1.1.1 Die erf is onderworpe aan 'n servituut, 2 m breed, vir munisipale dienste (water/riool/elektrisiteits/storm-water) (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 servituut vir munisipale doeleindes, 2 m breed oor die toegangs-gedeelte van die erf, indien en wanneer die plaaslike bestuur dit verlang: Met dien verstande dat die plaaslike bestuur van enige sodanige servituut mag afsien.

- 2.1.1.2 Geen geboue of ander strukture mag binne die voornoemde serwitutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 m 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 gronde vir die voornoemde doek, 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.

LOCAL AUTHORITY NOTICE 3134

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

PRETORIA AMENDMENT SCHEME 9708P

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 Silverton Extension 63, being an amendment of the Pretoria Town-planning Scheme, 1974.

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

This amendment is known as Pretoria Amendment Scheme 9708P.

(13/2/Silverton x63 (9708P))
 ___ December 2007

Executive Director: Legal Services
 (Notice No 1275/2007)

PLAASLIKE BESTUURSKENNISGEWING 3134

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

PRETORIA WYSIGINGSKEMA 9708P

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 Silverton Uitbreiding 63, synde 'n wysiging van die Pretoria-dorpsbeplanningskema, 1974, goedgekeur het.

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

Hierdie wysiging staan bekend as Pretoria-wysigingskema 9708P.

(13/2/Silverton x63 (9708P))
 ___ Desember 2007

Uitvoerende Direkteur: Regsdienste
 (Kennisgewing No 1275/2007)

=====

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF SILVERTON EXTENSION 63 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 Silverton Extension 63 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Silverton x63 (9708P))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY WILLOWS BUSINESS PARK (EIENDOMS) BEPERK IN TERMS OF THE PROVISIONS OF CHAPTER III: PART A AND C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 225 (A PORTION OF PORTION 11) OF THE FARM HARTEBEESTPOORT 328JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Silverton Extension 63.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 10841/2000.

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 do not affect the township;

1. "Onderworpen aan 2/3 aandeel tot het water in het watervoor thans lopende over gezegde gedeelte en aangetoond op Kaar 705/10, gehag aan Akte van Transport 7217/1911, ten faveure van JOHANNA LOUISA MUNDT, geboren KLEINHAUS, gehuud buite gemeenskap van goederen met ERNST WILHELM MUNDT, en MARIA HENDRIKA PRETORIUS, geboren MUNDT, gehuud buiten gemeenskap van goederen met NICOLAAS JACOBUS PRETORIUS."
2. "Onderworpe aan 'n vloedwaterrioolserwituut, 6 meter breed, ten gunste van die Stadsraad van Pretoria, met bykomende regte, soos meer ten volle sal blyk uit Notariële Akte K 2694/79 S met kaart aangeheg."

1.3.2 the following servitude which affect Aalwyn Street in the township only;

"Onderworpe aan 'n serwituut vir munisipale doeleindes, groot 5 503 vierkante meter, ten gunste van die Stadsraad van Pretoria, met bykomende regte, soos meer ten volle sal blyk uit Akte van Sessie K1961/94 S met kaart aangeheg."

1.4 ACCESS

No ingress from Road K145 to the township and no egress to Road K145 from the township shall be allowed.

1.5 TEMPORARY ACCESS

- 1.5.1 Temporary ingress from Provincial Road K145 to the township via Erf 2080, Silverton Extension 44 and temporary ingress from and egress to Provincial Road K145 via Erf 2117, Silverton Extension 60 from the township shall be permitted by the City of Tshwane Metropolitan Municipality till such time as Road K145 be proclaimed and/or been build.
- 1.5.2 The temporary ingress and egress mentioned in paragraph 1.5.1 above must be protected by a servitude for access over that portion of the Remainder of Portion 11 (the proposed Erf 2080, Silverton Extension 4 and Erf 2117, Silverton Extension 60) of the farm Hartebeestpoort 328 JR, in favour of the City of Tshwane Metropolitan Municipality.
- 1.5.3 The township owner shall at his own expense arrange for a geometric layout design (scale 1:500) of the ingress and egress points referred to in 1.5.1 above and specifications for the construction of the junctions to be compiled and shall submit it to the Head of the Department: Gauteng Provincial Government: Department of Public Transport, Roads and Works, for approval. After the design and specifications have been approved, the township owner shall construct the entrances at his own expense to the satisfaction of the Head of the Department: Gauteng Provincial Government: Department of Public Transport, Roads and Works.

1.6 RESTRICTION ON THE ALIENATION OF ERF 2128

The township owner shall not alienate Erf 2128 and transfer of Erf 2128 shall not be permitted without the prior written approval of the City of Tshwane Metropolitan Municipality and until such time as Road K145 has been proclaimed and/or been build.

1.7 RECEIVING AND DISPOSAL OF STORMWATER

The township owner shall arrange the stormwater drainage of the township in such a way as to fit in with that of Road K145 and he shall receive and dispose of the stormwater running off or being diverted from the road.

1.8 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.

1.9 DEMOLITION OF BUILDINGS AND STRUCTURES

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

1.10 REMOVAL OF LITTER

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

1.11 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have the erven 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 m wide, for municipal services (water, sewer, electricity and storm-water) (hereinafter referred to as "the services"), in favour of the Section 21 Company, 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 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 m from it.

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

2.1.2 ERF 2127

2.1.2.1 The erf shall be subject to a servitude, 3m wide, for municipal services (stormwater) in favour of the City of Tshwane Metropolitan Municipality along the northern boundary of the erf, as indicated on the general plan.

2.1.2.2 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 m from it.

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

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

VERKLARING VAN SILVERTON UITBREIDING 63 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 Silverton Uitbreiding 63 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(13/2/Silverton x63 (9708P))

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR WILLOWS BUSINESS PARK (EIENDOMS) BEPERK 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 225 ('N GEDEELTE VAN GEDEELTE 11) VAN DIE PLAAS HARTEBEESTPOORT 328JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Silverton Uitbreiding 63.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No 10841/2000.

1.3 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 -

1.3.1 Die volgende servitute wat nie die dorp raak nie:

1. "Onderworpen aan 2/3 aandeel tot het water in het watervoor thans lopende over gezegde gedeelte en aangetoond op Kaar 705/10, geheg aan Akte van Transport 7217/1911, ten faveure van JOHANNA LOUISA MUNDT, geboren KLEINHAUS, gehuud buite gemeenskap van goederen met ERNST WILHELM MUNDT, en MARIA HENDRIKA PRETORIUS, geboren MUNDT, gehuud buiten gemeenskap van goederen met NICOLAAS JACOBUS PRETORIUS."
2. "Onderworpe aan 'n vloedwaterrioolservituut, 6 meter breed, ten gunste van die Stadsraad van Pretoria, met bykomende regte, soos meer ten volle sal blyk uit Notariële Akte K 2694/79 S met kaart aangeheg."

1.3.2 die volgende servituut wat slegs Aalwynstraat raak:

"Onderworpe aan 'n servituut vir munisipale doeleindes, groot 5 503 vierkante meter, ten gunste van die Stadsraad van Pretoria, met bykomende regte, soos meer ten volle sal blyk uit Akte van Sessie K1961/94 S met kaart aangeheg."

1.4 TOEGANG

Geen ingang van Pad K145 tot die dorp en uitgang tot Pad K145 uit die dorp word toegelaat nie.

1.5 TYDELIKE TOEGANG

1.5.1 'n Tydelike ingang van Provinsiale Pad K145 tot die dorp via Erf 2080, Silverton Uitbreiding 44 en 'n tydelike ingang van en uitgang tot Provinsiale Pad K145 via Erf 2117, Silverton Uitbreiding 60 uit die dorp word deur die Stad Tshwane Metropolitaanse Munisipaliteit toegelaat tot tyd en wyl Pad K145 geproklameer en of gebou word.

1.5.2 Die tydelike ingange en uitgange genoem in 1.5.1 hierbo sal beskerm word deur servitute vir toegangs- en paddoeleindes oor daardie gedeeltes van die Restant van Gedeelte 11 (voorgestelde Erf 2080, Silverton Uitbreiding 44 en Erf 2117, Silverton Uitbreiding 60) van die plaas Hartebeestpoort 328 JR, te registreer ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit.

1.5.3 Die dorpseienaar moet op eie koste 'n meetkundige uitlegontwerp (skaal 1:500) van die ingang- en uitgangspunte genoem in 1.5.1 hierbo en spesifikasies vir die bou van die aansluitings laat opstel en vir goedkeuring aan die Stadsingenieur: Vervoeringeniërsweese en Paaie, voorlê. Die dorpseienaar moet, nadat die ontwerp en spesifikasies goedgekeur is, die toegange op eie koste bou tot tevredeheid van die Stadsingenieur: Voervoeringeniërsweese en Paaie."

1.6 BEPERKING OP DIE VERVREEMDING VAN ERF 2128

Erf 2128 mag nie vervreem word nie en oordrag van Erf 2128 word nie toegelaat sonder die skriftelike toestemming van die Stad Tshwane Metropolitaanse Munisipaliteit nie tot tyd en wyl Pad K145 geproklameer en of gebou word.

1.7 ONTVANGS VAN EN WEGDOEN MET STORMWATER

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van die Pad K145 en hy moet die stormwater wat van die pad afloop of afgelei word, ontvang en daarmee wegdoen.

1.8 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.

1.9 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 tevredeheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis.

1.10 VERWYDERING VAN ROMMEL

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

1.11 KONSOLIDASIE VAN ERWE

Die dorpseienaar moet op eie koste die erwe in die dorp konsolideer. Die Stad Tshwane verleen hiermee ingevolge Artikel 92(1)(b) van Ordonnansie 15 van 1986 toestemming tot die konsolidasie.

2. TITELVOORWAARDES

- 2.1 DIE ERWE HIERONDER GENOEM, IS ONDERWORPE AAN DIE VOORWAARDE SOOS AANGEDUI, OPGELê DEUR DIE STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLAN-NING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986)

2.1.1 ALLE ERWE

- 2.1.1.1 Die erf is onderworpe aan 'n serwituut, 2 m breed, vir munisipale dienste (water/riool/elektrisiteits/storm-water) (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 m breed oor die toegangs-gedeelte 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 m 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 goeë dunnke 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 gronde vir die voornoemde doek, 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.

2.1.2 ERF 2127

- 2.1.2.1 Die erf is onderworpe aan 'n serwituut, 3 m breed, vir munisipale dienste (storm-water), ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit langs die noordelike grens van die erf soos aangetoon op die algemene plan.
- 2.1.2.2 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 m daarvan geplant word nie.
- 2.1.2.3 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 goeë dunnke noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die Munisipaliteit tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.
-