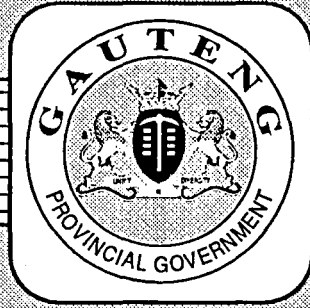


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

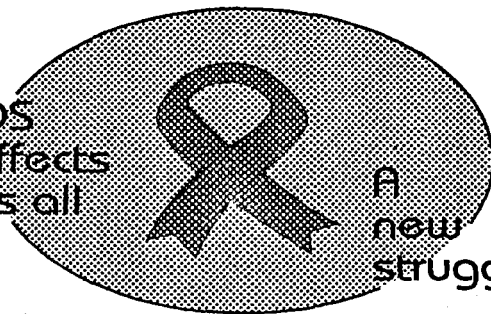
Vol. 12

PRETORIA, 8 SEPTEMBER 2006

No. 343

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

Prevention is the cure



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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2646

KUNGWINI LOCAL MUNICIPALITY

PERI-URBAN AREAS AMENDMENT SCHEME 493

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 Kungwini Local Municipality has approved an amendment of the Peri-Urban Areas Town-Planning Scheme, 1975, comprising the same land as included in the township Rietvlei Heights.

Map 3 and the scheme clauses of this amendment scheme are filed with at the offices of the Kungwini Local Municipality.

This amendment is known as Per-Urban Areas Amendment Scheme 493.

(15/4/147/3/ Rietvlei Heights (493))
September 2006

Acting Director: Service Delivery
(Notice No ____/2006)

PLAASLIKE BESTUURSKENNISGEWING 2646

KUNGWINI PLAASLIKE MUNISIPALITEIT

BUITESTEDELIKE GEBIEDE WYSIGINGSKEMA 493

Hiermee word ingevolge die bepalings van artikel 125 (1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), bekend gemaak dat die Kungwini Plaaslike Munisipaliteit 'n wysigingskema met betrekking tot die grond in die dorp Rietvlei Heights, synde 'n wysiging van die Buitestedelike Gebiede-dorpsbeplanningskema, 1975, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word in bewaring gehou by die kantore van die Kungwini Plaaslike Munisipaliteit.

Hierdie wysiging staan bekend as Buitestedelike Gebiede Wysigingskema 493

(15/4/147/3/ Rietvlei Heights (493))
September 2006

Waarnemende Direkteur: Diens Lewering
(Kennisgewing No ____/2006)

LOCAL AUTHORITY NOTICE 2647

KUNGWINI LOCAL MUNICIPALITY

DECLARATION OF RIETVLEI HEIGHTS AS AN APPROVED TOWNSHIP

It terms of section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Kungwini Local Municipality hereby declares the Township of Rietvlei Heights to be an approved township, subject to the conditions as set out in the Schedule hereto.

(15/4/147/3 Rietvlei Heights)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY JR 209 INVESTMENTS (PTY) LTD (HEREAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNERS) UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 737 OF THE FARM DOORNKLOOF, 391-JR, HAS BEEN GRANTED

02020000

1. CONDITIONS OF ESTABLISHMENT (CONDITIONS WHICH WILL BE APPLICABLE TO THE APPROVED TOWNSHIP IN TERMS OF SECTION 103 OF ORDINANCE 15 OF 1986)

1.1 NAME

The name of the township shall be Rietvlei Heights.

1.2 DESIGN

The township shall consist of roads and erven as indicated on General Plan (S.G. 4865/2006).

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, but excluding -

(a) the following servitudes / conditions which do not affect the erven in the township:

- (i) Deed of Transfer No T94856/2006: Conditions C(a) and C(b).
- (ii) Deed of Transfer No T94857/2006: Conditions (c), (d) and (f).
- (iii) Deed of Transfer No T94854/2006: Conditions C(a) and C(b).
- (iv) Deed of Transfer No T94855/2006: Conditions C(a) and C(b).
- (v) The servitude registered in terms of Notarial Deed of Servitude K 6634/2006-s, Servitude 6362/2000.

(b) the following servitudes / conditions which will not be transferred to the erven in the township:

- (i) Deed of Transfer No T94856/2006: Conditions A(a), A(b), A(c), B and C(c).
- (ii) Deed of Transfer No T94857/2006: Conditions (a)A, (a)B, (a)C, (b), (e) and (g).
- (iii) Deed of Transfer No T94854/2006: Conditions A(a), A(b), A(c), B, C(c) and E.
- (iv) Deed of Transfer No T94855/2006: Conditions A(a), A(b), A(c), B, C(c) and E.

(c) the following servitude which affects Erf 114 in the township only:

Deed of Transfer No T94856/2006

"By virtue of Notarial Deed No. K855/83 the property is subject to a servitude over an area demarcated A B d on diagram S.G. No. A2335/80 middle of river a. measuring 9125 square metres."

1.4 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the

satisfaction of the local authority, when required by the local authority to do so.

1.5 REMOVAL OF LITTER

The township owner shall at own expense cause all litter within the township area to be removed to the satisfaction of the local authority, when required by the local authority to do so.

1.6 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owners.

1.7 REMOVAL OR REPLACEMENT OF TELKOM SERVICES

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing Telkom services, the cost thereof shall be borne by the township owners.

1.8 REMOVAL AND/OR REPLACEMENT OF ESKOM POWER LINES

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing Eskom power lines, the cost thereof shall be borne by the township owners.

1.9 ACCESS

No ingress from Provincial Road K54 to the township and no egress to Provincial Road K54 from the township shall be allowed.

Unless the consent in writing of the Director General: Department of Transport and Public Works has been obtained, no ingress from Road M57 (P 122-1) to the township and no egress to Road M57 (P122-1) shall be allowed.

- a) Ingress from Road M57 (P122-1) to the township and egress to Road M57 (P122-1) from the township shall be restricted to the approved access point of Road M57 (P122-1) with such road.

The township owner shall at his own expense arrange for a geometric layout design (scale 1:00) of the ingress and egress reference points referred to in (a) above and specifications for the construction of the junctions to be compiled and shall submit it to the Director General: Department of Transport and Public 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 Director General: Department of Transport and Public Works.

1.10 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 proposed Road K54 and

he shall receive and dispose of the stormwater running off or being diverted from the road.

1.11 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at his own expense erect a fence or other physical barrier to the satisfaction of the Director-General: Department of Transport and Public Works, as and when required by him, to do so, and the township owner shall maintain such fence or physical barrier in a good state of repair until such time as this responsibility is taken over by the Kungwini Local Municipality: Provided that the responsibility of the township owner for the maintenance thereof shall cease when the Kungwini Local Municipality takes over the responsibility for the maintenance of the streets in the township.

1.12 OWNERSHIP

The applicant shall properly and legally constitute a Home Owners Association as provided for in clause 1(2)(a)(v) above.

Each and every owner of Erven 1-13 and 15-110 shall become a member of the Home Owners Association upon transfer of the erf.

The Home Owners Association shall have full responsibility for the maintenance of Erven 14, and 111-117.

The Home Owners Association shall have the legal power to levy from each and every member the costs incurred in the fulfillment of its functions and shall have legal recourse to recover such fees and costs in the event of a default in payment by any member.

All buildings and structures to be erected shall be made subject to the provisions of the Development and Architectural Guidelines and any and all amendments to the said document as may be affected and approved by the Home Owners Association.

Building plans shall only be submitted to the local authority for final approval once the said plans have been evaluated and approved by the Aesthetical Committee.

2. CONDITIONS OF TITLE

THE ERVEN MENTIONED HEREUNDER SHALL BE SUBJECT TO THE FOLLOWING SERVITUDES / CONDITIONS IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986).

2.1 ALL ERVEN WITH THE EXCEPTION OF ERVEN 14 AND 111-117

- (a) The erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2m**

wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.

- (b) No building or other structure shall be erected within the aforesaid servitude area and no larger-rooted trees shall be planted within the area of such servitude or within 2m thereof.
- (c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.
- (d) The owner of the erf or any subdivisions thereof shall automatically be and shall remain a Member of the Section 21 company and shall not be entitled to transfer the erf except with a clearance certificate from said company to the effect that the Articles of Association of the company have been complied with.
- (e) The erf shall not be transferred to any person who has not bound himself/herself to be a Member of the Section 21 company, to the satisfaction of the company.

2.2 ERF 3

The erf is subject to a 4m wide servitude for municipal services (water, sewer, and stormwater) in favour of the local authority as indicated on the general plan.

2.3 ERVEN 111-117

The erven are subject to a general servitude for municipal services in favour of the local authority.

2.4 ERF 14

The erf is subject to a 3m wide stormwater servitude in favour of the local authority as indicated on the general plan.

2.5 ERF 29

The erf is subject to a 3m wide sewer servitude in favour of the local authority as indicated on the general plan.

2.6 ERF 73

The erf is subject to a 5m wide stormwater servitude in favour of the local authority as indicated on the general plan.

