

TSHWANE REFERENCE NUMBER:	MPUA69
PROMULGATED ON:	01/07/2003
COMES INTO OPERATION ON:	01/07/2003


WILLOW ACRES EXT 8

CONDITIONS OF TOWNSHIP ESTABLISHMENT IN TERMS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

**(SEE PARAGRAPH 4 FOR LAND USE RIGHTS
IN TERMS OF
PERI-URBAN AREAS TOWN-PLANNING SCHEME, 1975)**

Documents obtained from Deeds Office.

AKTENS... JUN
2003

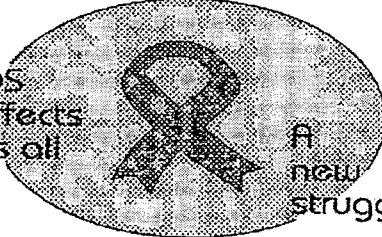
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Provincial Gazette Extraordinary
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Vol. 9 PRETORIA, 1 JULY 2003 No. 256

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MPUA 69.- p1

CONTENTS • INHOUD

No.		Page No.	Gazette No.
LOCAL AUTHORITY NOTICES			
1251	Town-planning and Townships Ordinance (15/1986): Kungwini Local Municipality: Peri-Urban Amendment Scheme 387.....	3	256
1252	do.: do.: Declaration as an approved township; Willow Acres Extension 8.....	4	256

MPUA69-P.2

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1251

KUNGWINI LOCAL MUNICIPALITY

PERI URBAN AMENDMENT SCHEME 387

The Kungwini Local Municipality hereby in terms of the Provisions of section 125(1) (a) of the Town-planning and Townships Ordinance, No 15 of 1986, declares that it has adopted an amendment scheme being an amendment of the Peri Urban Town-planning Scheme, 1975, comprising the same land as including in the township of Willow Acres Extension 8.

Map 3, the annexures and the relevant scheme clauses of the amendment scheme are filed with:

Muniforum I PO Box 40 BRONKHORSTSPRUIT 1020 DATE: NOTICE NO:	T N MASINA Acting MUNICIPAL MANAGER 27/2003
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This amendment is known as the Peri Urban Amendment Scheme 387, and will come into operation on the date of publication of this declaration.

PLAASLIKE BESTUURSKENNISGEWING 1251

KUNGWINI PLAASLIKE MUNISIPALITEIT

BUITESTEDELIGEGBIEDE WYSIGINGSKEMA 387

Die Kungwini Plaaslike Munisipaliteit verklaar hierby ingevolge die bepalinge van artikel 125(1)(a) van die Ordonansie op Dorpsbeplanning en Dorpe No 15 van 1986, dat hy 'n wysigingskema, synde 'n wysiging van die Buitestedelikegebiede Dorpsbeplanningskema, 1975, wat uit dieselfde grond as dorp Willow Acres Uitbreiding 8 bestaan, aangeneem het.

Kaart 3, die aanhangsels daartoe en die relevante skemaklousules van die wysigingskema word in bewaring gehou deur.

MPUA 69 - p.3

Muniforum I
Posbus 40
BRONKHORSTSPRUIT
1020

DATUM:

KENNISGEWING NR: 27/2003

T N MASINA

WAARNEMENDE MUNISIPALE BESTUURDER

Hierdie wysiging staan bekend as Buitedelikegebiede Wysigingskema 387 en tree in werking op datum van publikasie van hierdie verklaring.

LOCAL AUTHORITY NOTICE 1252

KUNGWINI LOCAL MUNICIPALITY

DECLARATION AS APPROVED TOWNSHIP

In terms of the provisions of section 103 of the Town-planning –and Townships Ordinance, 1986 (Ordinance 15 of 1986) the Kungwini Local Municipality hereby declares the Township Willow Acres Extension B, to be an approved township, subject to the conditions set out in the Schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY TWOLINE TRADING 332 (PTY) LTD (HEREINAFTER REFERRED TO AS APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF PART C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 121 (A PORTION OF PORTION 12) OF THE FARM ZWARTKOPPIES 364 JR HAS BEEN GRANTED.

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP

(1) Mineral Rights

All rights to minerals shall be reserved to the applicant.

MPUA 69 - p.4

(2) **General**

- (a) The applicant shall satisfy the local authority that the relevant amendment scheme is in order and can be published simultaneously with the declaration of the township as an approved township;
- (b) The applicant shall comply with the provisions of Section 72, 75 and 76 of the Town Planning and Townships Ordinance, 1986.

2. **CONDITIONS OF ESTABLISHMENT**

(1) **Name**

The name of the township shall be Willow Acres Extension 8.

(2) **Design**

The township shall consist of erven and streets as indicated on General Plan S.G. Number 8715/2002.

(3) **Disposal of Existing Conditions of Title**

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, but excluding the following servitudes in Deed of Transfer 15320/96 which shall not be passed on to erven in the township.

3.1

- (a) The terms of an order of the Water Court for the district of Pretoria, a copy of which is annexed to Deed of Transfer No 16241/1939 dated 12th September 1939.
- (b) Specially entitled to the condition that the land hereby transferred is entitled to a reasonable right of way over the remaining extent of the south western portion of the

MPUA 69 - P.5

aforesaid farm, measuring as such 927,2730 hectares, held as aforesaid, to the Donkerhoek main road.

- (c) Die eiendom hiermee getranspoteer is onderhewig aan 'n Kraglyn serwituut, 31 meter wyd, soos aangebied deur die lyn ABC op Kaart LG No A3836/85 en gesedeer aan die Stadsraad van Pretoria, soos meer volledig sal blyk uit Notariele Akte No K2373/85.
- (d) Onderhewig aan 'n reg van weg ten gunste van Gedeelte 118 ('n Gedeelte van Gedeelte 91) van die Plaas Zwartkoppies No 364, Registrasie Afdeling JR Provinsie van Gauteng, 1060 vierkante meter, soos meer volledig sal blyk uit Notariele Akte K /2003S met Servituut Kaart No 2456/2002 daarby aangeheg.
- (e) Die eiendom is onderhewig aan 'n ewigdurende serwituut vir waterpyleiding ten gunste van die Randwateraad, 15875 hektaar groot, soos voorgestel deur die figuur ABCDEF op Servituutkaart SG No A74/93 soos meer volledig sal blyk uit Notariele Akte K1155/96-S.

(4) **Demolition of Buildings and Structures**

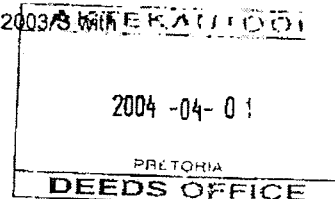
The township owner shall at its own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, when required by the local authority to do so

(5) **Removal of Litter**

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

MPUA 69-P.6

- 3.1 The following servitudes will not be passed on to the erven in the township.
- (a) The terms of an order of the Water Court for the district of Pretoria, a copy of which is annexed to Deed of Transfer No 16241/1939 dated 12th September 1939.
 - (b) Specially entitled to the condition that the land hereby transferred is entitled to a reasonable right of way over the remaining extent of the south western portion of the aforesaid farm, measuring as such 927,2730 hectares, held as aforesaid, to the Donkerhoek main road.
 - (c) Die eiendom hiermee getranspoteer is onderhewig aan 'n Kraglyn serwituu, 31 meter wyd, soos aanbgedui deur die lyn ABC op Kaart LG No A3836/85 en gesedeer aan die Stadsraad van Pretoria, soos meer volledig sal blyk uit Notariele Akte No K2373/85.
 - (d) Onderhewig aan 'n reg van weg ten gunste van Gedeelte 118 ('n Gedeelte van Gedeelte 91) van die Plaas Zwartkoppies No 364, Registrasie Afdeling JR Provinsie van Gauteng, 1060 vierkante meter, soos meer volledig sal blyk uit Notariele Akte K /2003S met Servituut Kaart No 2456/2002 daarby aangeheg.
- 3.1 The following servitudes only affect Erf 204 and Von Backstrom Boulevard in the township.
- (a) Die eiendom is onderhewig aan 'n ewigdurende serwituu vir waterpyleiding ten gunste van die Randwateraad, 15875 hektaar groot, soos voorgestel deur die figuur ABCDEF op Serwituuakaart SG No A74/93 soos meer volledig sal blyk uit Notariele Akte K1155/96-S.
 - (b) Subject to a servitude for sewer purposes as will more fully appear from notarial deed of servitude K 2003S with diagram SG No 8161/2002 annexed thereto.



MPUA 69 - P.7

3. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as indicated imposed in terms of the provisions of the Town Planning and Townships Ordinance, 1988.

(1) All Erven

- (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 large-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.

Local Municipality Notice Number 27/2003

4. CONDITIONS TO BE INCORPORATED IN THE TOWN PLANNING SCHEME IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986, IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION.

Peri-Urban Areas TPS, 1975

- (1) General Conditions (applicable to all erven)

MPUA 69-p.8

- (a) Except with the written consent of the local authority, and subject to such conditions as it may impose, neither the owner nor any other person shall --
- (i) save and except to prepare the erf for building purposes, excavate any material therefrom;
 - (ii) sink any wells or boreholes on the erf or abstract any subterranean water therefrom.
- (b) Where, in the opinion of the local authority, it is impracticable for stormwater to be drained from higher-lying erven direct to a public street, the owner of the lower-lying erf shall be obliged to accept or permit the passage over the erf of such stormwater. Provided that the owners of any higher-lying erven, the stormwater from which is discharged over any lower-lying erf, shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of such lower-lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf.
- (c) The siting of buildings, including outbuildings, on the erf and entrances to and exits from the erf to a public street system shall be to the satisfaction of the local authority and the Home Owners Association.
- (d) The main building, which shall be a completed building and not one which has been partly erected and is to be completed at a later date, shall be erected simultaneously with, or before, the outbuildings.
- (e) The loading and off-loading of goods shall take place only within the boundaries of the erf to the satisfaction of the local authority, unless the local authority has provided loading facilities in the street reserve.

MPUA 69-p.9

- (f) No material or goods of any nature whatsoever shall be dumped or placed within the building restriction area along any street, and such area shall be used for no other purpose than the laying of lawns, gardens, parking or access roads. Provided that if it is necessary for a screen wall to be erected on such boundary, this condition may be relaxed by the local authority subject to such conditions as may be determined by it.
- (g) A screen wall or walls shall be erected and maintained to the satisfaction of the local authority and the Home Owners Association as and when required by it.
- (h) If the erf is fenced, such fence and the maintenance thereof shall be to the satisfaction of the local authority.
- (i) The registered owner is responsible for the maintenance of the whole development on the erf. If the local authority is of the opinion that the erf or any portion of the development is not being satisfactorily maintained, the local authority and/or the Home Owners Association shall be entitled to undertake such maintenance at the cost of the registered owner.

(2) Residential 1 (Special Residential)

Note: Use Zone I:

Residential 1.

- (a) Erven 205 to 295 are subject to the following conditions:
 - (i) The erf and the buildings erected thereon, or to be erected thereon, shall be used solely for the purposes of a dwelling house with a density of "one dwelling per erf" and, with the special consent of the local authority, for places of public worship, social halls, institutions, places of instruction and special uses.
 - (ii) The height of buildings shall not exceed 2 storeys.

MPUA 69-p.10

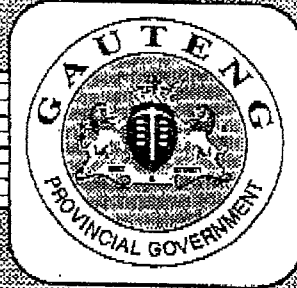
- (iii) The total coverage of all buildings shall not exceed 50% of the area of the erf.
- (iv) Buildings, including outbuilding, hereafter erected on the erf, shall be located not less than 5m from any street boundary: Provided that the local authority may relax this restriction or any other building line restriction if such relaxation would in its opinion result in an improvement in the development of the erf.
- (3) Private Open Space Note: Reservation: Existing Private Open Spaces.
- (a) Erfen 297
- (3) Special Erf Note: Use Zone X: Special.
Erf 296 shall be zoned "Special" for access control purposes to accommodate the guard house and boom gates to the township.
-

- END -

MPUA69- P.11

Willow Acres Ext 9

THE PROVINCE OF
GAUTENG



DIE PROVINSIE
GAUTENG

Provincial Gazette Extraordinary
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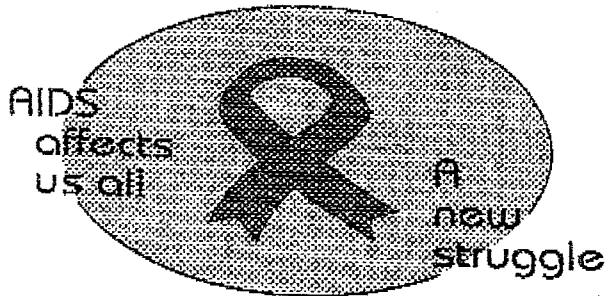
Selling price • Verkoopprijs: R2,50
Other countries • Buitelands: R3,25

Vol. 9

PRETORIA, 26 SEPTEMBER 2003

No. 409

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DEPARTMENT OF HEALTH



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CONTENTS

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES			
1915	Town-planning and Townships Ordinance (15/1988): Kungwini Local Municipality: Peri Urban Amendment Scheme 388	3	409
1916	do.: do.: Declaration as approved township: Willow Acres Extension 9	4	409

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1915

KUNGWINI LOCAL MUNICIPALITY

PERI URBAN AMENDMENT SCHEME 388

The Kungwini Local Municipality hereby in terms of the Provisions of section 125(1) (a) of the Town-planning and Townships Ordinance, No 15 of 1986, declares that it has adopted an amendment scheme being an amendment of the Peri Urban Town-planning Scheme, 1975, comprising the same land as including in the township of Willow Acres Extension 9.

Map 3, the annexures and the relevant scheme clauses of the amendment scheme are filed with:

Muniforum I PO Box 40 BRONKHORSTSPRUIT 1020 DATE: NOTICE NO:	T N MASINA Acting MUNICIPAL MANAGER 37/2003
---	---

This amendment is known as the Peri Urban Amendment Scheme 388, and will come into operation on the date of publication of this declaration.

PLAASLIKE BESTUURSKENNISGEWING 1915

KUNGWINI PLAASLIKE MUNISIPALITEIT

BUITESTEDELIGE GEBIEDE WYSIGINGSKEMA 388

Die Kungwini Plaaslike Munisipaliteit verklaar hierby ingevolge die bepalinge van artikel 125(1)(a) van die Ordonansie op Dorpsbeplanning en Dorpe No 15 van 1986, dat hy 'n wysigingskema, synde 'n wysiging van die Buitestedelikegebiede Dorpsbeplanningskema, 1975, wat uit dieselfde grond as dorp Willow Acres Uitbreiding 9 bestaan, aangeneem het.

Kaart 3, die aanhangsels daartoe en die relevante skemaklousules van die wysigingskema word in bewaring gehou deur:

Muniforum I
Posbus 40
BRONKHORSTSPRUIT
1020
DATUM:
KENNISGEWING NR: 37/2003

T N MASINA
WAARNEMENDE MUNISIPALE BESTUURDER

Hierdie wysiging staan bekend as Buitestedelikegebiede Wysigingskema 388 en tree in werking op datum van publikasie van hierdie verklaring.

LOCAL AUTHORITY NOTICE 1916
KUNGWINI LOCAL MUNICIPALITY

DECLARATION AS APPROVED TOWNSHIP

In terms of the provisions of section 103 of the Town-planning –and Townships Ordinance, 1986 (Ordinance 15 of 1986) the Kungwini Local Municipality hereby declares the Township Willow Acres Extension 9, to be an approved township, subject to the conditions set out in the Schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY TWOLINE TRADING 332 (PTY) LTD (HEREINAFTER REFERRED TO AS APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF PART C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 122 (A PORTION OF PORTION 99) OF THE FARM ZWARTKOPPIES 364 JR HAS BEEN GRANTED.

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP

(1) Mineral Rights

All rights to minerals shall be reserved to the applicant.

(2) General

- (a) The applicant shall satisfy the local authority that the relevant amendment scheme is in order and can be published simultaneously with the declaration of the township as an approved township;
- (b) The applicant shall comply with the provisions of Section 72, 75 and 76 of the Town Planning and Townships Ordinance, 1986.

2. CONDITIONS OF ESTABLISHMENT

(1) Name

The name of the township shall be Willow Acres Extension 9.

(2) Design

The township shall consist of erven and streets as indicated on General Plan S.G. Number 8716/2002.

(3) Disposal of Existing Conditions of Title

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, but excluding the following servitudes in Deed of Transfer.

3.1 The following servitudes will not be passed on to the erven in the township.

- (a) The terms of an order of the Water Court for the district of Pretoria, a copy of which is annexed to Deed of Transfer No 16241/1939 dated 12th September 1939.
- (b) Specially entitled to the condition that the land hereby transferred is entitled to a reasonable right of way over the remaining extent of the south western portion of the

aforesaid farm, measuring as such 927,2730 hectares, held as aforesaid, to the Donkerhoek main road.

(c) Die eiendom hiermee getransporteer is onderhewig aan 'n Kraglyn serwituut, 31 meter wyd, soos aangebied deur die lyn ABC op Kaart LG No A3836/85 en, gesedeer aan die Stadsraad van Pretoria, soos meer volledig sal blyk uit Notariele Akte No K2373/85.

(d) Onderhewig aan 'n reg van weg ten gunste van Gedeelte 118 ('n Gedeelte van Gedeelte 91) van die Plaas Zwartkoppies No 364, Registrasie Afdeling JR Provinsie van Gauteng, 1060 vierkante meter, soos meer volledig sal blyk uit Notariele Akte K/2003S met Servituut Kaart No 2456/2002 daarby aangeheg.

3.2 The following servitude only affects Erven 385, 386 and Hoopoe Crescent in the township.

(a) Die eiendom is onderhewig aan 'n ewigdurende serwituut vir waterpyleiding ten gunste van die Randwateraad, 15875 hektaar groot, soos voorgestel deur die figuur ABCDEF op Serwituutkaart SG No A74/93 soos meer volledig sal blyk uit Notariele Akte K1155/96-S.

(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.

(5) **Removal of Litter**

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

3. **CONDITIONS OF TITLE**

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

(1) **All Erven**

(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 large-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.

4. **CONDITIONS TO BE INCORPORATED IN THE TOWN PLANNING SCHEME IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986, IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION.**

(1) **General Conditions (applicable to all erven)**

- (a) Except with the written consent of the local authority, and subject to such conditions as it may impose, neither the owner nor any other person shall --
- (i) save and except to prepare the erf for building purposes, excavate any material therefrom;
 - (ii) sink any wells or boreholes on the erf or abstract any subterranean water therefrom.
- (b) Where, in the opinion of the local authority, it is impracticable for stormwater to be drained from higher-lying erven direct to a public street, the owner of the lower-lying erf shall be obliged to accept or permit the passage over the erf of such stormwater. Provided that the owners of any higher-lying erven, the stormwater from which is discharged over any lower-lying erf, shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of such lower-lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf.
- (c) The siting of buildings, including outbuildings, on the erf and entrances to and exits from the erf to a public street system shall be to the satisfaction of the local authority and the Home Owners Association.
- (d) The main building, which shall be a completed building and not one which has been partly erected and is to be completed at a later date, shall be erected simultaneously with, or before, the outbuildings.
- (e) The loading and off-loading of goods shall take place only within the boundaries of the erf to the satisfaction of the local authority,

unless the local authority has provided loading facilities in the street reserve.

- (f) No material or goods of any nature whatsoever shall be dumped or placed within the building restriction area along any street, and such area shall be used for no other purpose than the laying of lawns, gardens, parking or access roads: Provided that if it is necessary for a screen wall to be erected on such boundary, this condition may be relaxed by the local authority subject to such conditions as may be determined by it.
- (g) A screen wall or walls shall be erected and maintained to the satisfaction of the local authority and the Home Owners Association as and when required by it.
- (h) If the erf is fenced, such fence and the maintenance thereof shall be to the satisfaction of the local authority.
- (i) The registered owner is responsible for the maintenance of the whole development on the erf. If the local authority is of the opinion that the erf or any portion of the development is not being satisfactorily maintained, the local authority and/or the Home Owners Association shall be entitled to undertake such maintenance at the cost of the registered owner.

(2) Residential 1 (Special Residential)

- (a) Erven 298 to 384 are subject to the following conditions:
 - (i) The erf and the buildings erected thereon, or to be erected thereon, shall be used solely for the purposes of a dwelling house with a density of "one dwelling per erf" and, with the special consent of the local authority, for places of public worship, social halls, institutions, places of instruction and special uses.

- (ii) The height of buildings shall not exceed 2 storeys.
- (iii) The total coverage of all buildings shall not exceed 50% of the area of the erf.
- (iv) Buildings, including outbuilding, hereafter erected on the erf, shall be located nor less than 5m from any street boundary: Provided that the local authority may relax this restriction or any other building line restriction if such relaxation would in its opinion result in an improvement in the development of the erf.

(3) Private Open Space

- (a) Erven 385 to 387
-

TSHWANE REFERENCE NUMBER:	MPUA23
PROMULGATED ON:	26/11/2003
COMES INTO OPERATION ON:	26/11/2003

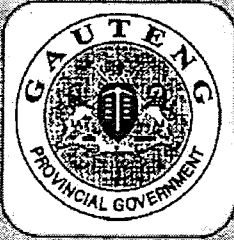
WILLOW ACRES EXT 10

CONDITIONS OF TOWNSHIP ESTABLISHMENT IN TERMS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

**(SEE PARAGRAPH 4 FOR LAND USE RIGHTS
IN TERMS OF
PERI-URBAN AREAS TOWN-PLANNING SCHEME, 1975)**

Documents obtained from Deeds Office.

Original

THE PROVINCE OF GAUTENG  **DIE PROVINSIE GAUTENG**

Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant

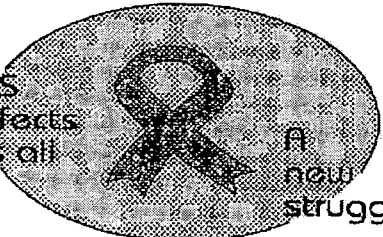
Selling price • Verkoopprys: R2,50
Other countries • Buitelands: R3,25

Vol. 9 PRETORIA, 26 NOVEMBER 2003 No. 521

Note: Also see Rectification Notice of 4/2/2004 (*)

See p.13.

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DEPARTMENT OF HEALTH

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09 JAN 2004
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MPUA 23-p.1

CONTENTS

No.	LOCAL AUTHORITY NOTICES	Page No.	Gazette No.
2478	Town-planning and Townships Ordinance (15/1986): Kungwini Local Municipality: Peri-Urban Amendment Scheme 389.....	3	521
2480	do.: do.: Declaration as an approved township: Willow Acres Extension 10.....	4	521

AKTEKANTOOR
09 JAN 2004
PRETORIA
DEEDS OFFICE

MPUA 23-P-2

LOCAL AUTHORITY NOTICES

**LOCAL AUTHORITY NOTICE 2479
KUNGWINI LOCAL MUNICIPALITY**

PERI URBAN AMENDMENT SCHEME 389

The Kungwini Local Municipality hereby in terms of the Provisions of section 125(1) (a) of the Town-planning and Townships Ordinance, No 15 of 1986, declares that it has adopted an amendment scheme being an amendment of the Peri Urban Town-planning Scheme, 1975, comprising the same land as including in the township of Willow Acres Extension 10.

Map 3, the annexures and the relevant scheme clauses of the amendment scheme are filed with:

Muniforum I
PO Box 40
BRONKHORSTSPRUIT
1020
DATE:
NOTICE NO:

T N MASINA
Acting MUNICIPAL MANAGER

52/2003

This amendment is known as the Peri Urban Amendment Scheme 389, and will come into operation on the date of publication of this declaration.

**PLAASLIKE BESTUURSKENNISGEWING 2479
KUNGWINI PLAASLIKE MUNISIPALITEIT**

BUITESTEDELIKEGEBIEDE WYSIGINGSKEMA 389

AKTEKANTOOR
09 JAN 2004
PRETORIA
DEEDS OFFICE

Die Kungwini Plaaslike Munisipaliteit verklaar hierby Ingevolge die bepalinge van artikel 125(1)(a) van die Ordonansie op Dorpsbeplanning en Dorpe No 15 van 1986, dat hy 'n wysigingskema, synde 'n wysiging van die Buitestedelikegebiede Dorpsbeplanningskema, 1975, wat uit dieselfde grond as dorp Willow Acres Uitbreiding 10 bestaan, aangeneem het.

Kaart 3, die aanhangsels daartoe en die relevante skemaklausules van die wysigingskema word in bewaring gehou deur:

MPUA 23 - p.3

Muniforum I
Posbus 40
BRONKHORSTSPRUIT
1020

T N MASINA
WAARNEMENDE MUNISIPALE BESTUURDER

DATUM:

KENNISGEWING NR: 52/2003

Hierdie wysiging staan bekend as Buitestedelikegebiede Wysigingskema 389 en tree in werking op datum van publikasie van hierdie verklaring.

LOCAL AUTHORITY NOTICE 2480

KUNGWINI LOCAL MUNICIPALITY

DECLARATION AS APPROVED TOWNSHIP

In terms of the provisions of section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) the Kungwini Local Municipality hereby declares the Township Willow Acres Extension 10, to be an approved township, subject to the conditions set out in the Schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY TWOLINE TRADING 332 (PTY) LTD (HEREINAFTER REFERRED TO AS APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF PART C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 124 (A PORTION OF PORTION 12) OF THE FARM ZWARTKOPPIES 364 JR HAS BEEN GRANTED.

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP

(1) Mineral Rights

All rights to minerals shall be reserved to the applicant.

(2) General

AKTEKANTOOR
09 JAN 2004
PRETORIA
DEEDS OFFICE

MPUA 23-P-4

- (a) The applicant shall satisfy the local authority that the relevant amendment scheme is in order and can be published simultaneously with the declaration of the township as an approved township;
- (b) The applicant shall comply with the provisions of Section 72, 75 and 76 of the Town Planning and Townships Ordinance, 1986.

2. CONDITIONS OF ESTABLISHMENT

(1) Name

The name of the township shall be Willow Acres Extension 10.

(2) Design

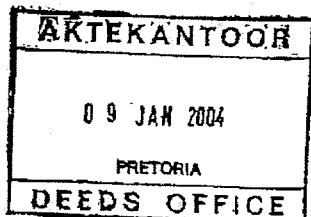
The township shall consist of erven and streets as indicated on General Plan S.G. Number 8718/2002.

(3) Disposal of Existing Conditions of Title

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, but excluding the following servitudes in Deed of Transfer.

3.1 The following servitudes will not be passed on to the erven in the township.

- (a) The terms of an order of the Water Court for the district of Pretoria, a copy of which is annexed to Deed of Transfer No 16241/1939 dated 12th September 1939.
- (b) Specially entitled to the condition that the land hereby transferred is entitled to a reasonable right of way over the remaining extent of the south western portion of the



MPUA 23-P.5

aforesaid farm, measuring as such 927,2730 hectares, held as aforesaid, to the Donkerhoek main road.

- (c) Die eiendom hiermee getransporteer is onderhewig aan 'n Kraglyn serwituut, 31 meter wyd, soos aangebied deur die lyn ABC op Kaart LG No A3836/85 en gesedeer aan die Stadsraad van Pretoria, soos meer volledig sal blyk uit Notariele Akte No K2373/85.

(d) (a) Die eiendom is onderhewig aan 'n ewigdurende serwituut vir waterpyleiding ten gunste van die Randwateraad, 15875 hektaar groot, soos voorgestel deur die figuur ABCDEF op Serwituutkaart SG No A74/93 soos meer volledig sal blyk uit Notariele Akte K1155/96-S.

3.1 The following servitudes only affect Erf 604 in the township.

- (a) Onderhewig aan 'n reg van weg ten gunste van Gedeelte 118 ('n Gedeelte van Gedeelte 91) van die Plaas Zwartkoppies No 364, Registrasie Afdeling JR Provinsie van Gauteng, 1060 vierkante meter, soos meer volledig sal blyk uit Notariele Akte K /2003S met Servituut Kaart No 2456/2002 daarby aangeheg.
- (b) Subject to a servitude for sewer purposes as will more fully appear from notarial deed of servitude K 2003/S with diagram SG No 8161/2002 annexed thereto.

(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.

(5) Removal of Litter

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09 JAN 2004
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MPUA 23 - p.6

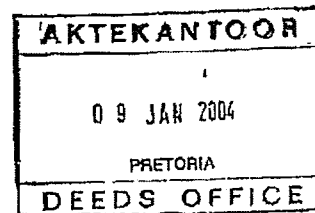
The township owner shall at its own expense cause all litter within the township area to be removed to the satisfaction of the local authority, when required by the local authority to do so.

3. **CONDITIONS OF TITLE**

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

(1) All Erven

- (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 large-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.



MPUA 23 - p. 7

4.

**CONDITIONS TO BE INCORPORATED IN THE TOWN PLANNING SCHEME
IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986, IN ADDITION TO
THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION.**

Peri-Urban Areas TPS, 1975

- (1) **General Conditions (applicable to all erven)**
- (a) Except with the written consent of the local authority, and subject to such conditions as it may impose, neither the owner nor any other person shall –
- (i) save and except to prepare the erf for building purposes, excavate any material therefrom;
- (ii) sink any wells or boreholes on the erf or abstract any subterranean water therefrom.
- (b) Where, in the opinion of the local authority, it is impracticable for stormwater to be drained from higher-lying erven direct to a public street, the owner of the lower-lying erf shall be obliged to accept or permit the passage over the erf of such stormwater: Provided that the owners of any higher-lying erven, the stormwater from which is discharged over any lower-lying erf, shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of such lower-lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf.
- (c) The siting of buildings, including outbuildings, on the erf and entrances to and exits from the erf to a public street system shall be to the satisfaction of the local authority and the Home Owners Association.
- (d) The main building, which shall be a completed building and not one which has been partly erected and is to be completed at a

AKTEKANTOOR
09 JAN 2004
PRETORIA
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MPUA 23-p.8

later date, shall be erected simultaneously with, or before, the outbuildings.

- (e) The loading and off-loading of goods shall take place only within the boundaries of the erf to the satisfaction of the local authority, unless the local authority has provided loading facilities in the street reserve.
- (f) No material or goods of any nature whatsoever shall be dumped or placed within the building restriction area long any street, and such area shall be used for no other purpose than the laying of lawns, gardens, parking or access roads: Provided that if it is necessary for a screen wall to be erected on such boundary, this condition may be relaxed by the local authority subject to such conditions as may be determined by it.
- (g) A screen wall or walls shall be erected and maintained to the satisfaction of the local authority and the Home Owners Association as and when required by it.
- (h) If the erf is fenced, such fence and the maintenance thereof shall be to the satisfaction of the local authority.
- (i) The registered owner is responsible for the maintenance of the whole development on the erf. If the local authority is of the opinion that the erf or any portion of the development is not being satisfactorily maintained, the local authority and/or the Home Owners Association shall be entitled to undertake such maintenance at the cost of the registered owner.

(2) Residential 1 (Special Residential)

388 70 503.

- (a) Erven 505 to 602 are subject to the following conditions:

- (i) The erf and the buildings erected thereon, or to be erected thereon, shall be used solely for the purposes of a dwelling

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09 JAN 2004	PRETORIA
DEEDS OFFICE	

(*)

Erven

388 - 503

- see Rectification notice .

MPUA 23 - p.9

house with a density of "one dwelling per erf" and, with the special consent of the local authority, for places of public worship, social halls, institutions, places of instruction and special uses.

- (ii) The height of buildings shall not exceed 2 storeys.
- (iii) The total coverage of all buildings shall not exceed 50% of the area of the erf.
- (iv) Buildings, including outbuilding, hereafter erected on the erf, shall be located not less than 5m from any street boundary: Provided that the local authority may relax this restriction or any other building line restriction if such relaxation would in its opinion result in an improvement in the development of the erf.

(3) Private Open Space 504

(a) Erven 603 and 604

Note: Reservation: Existing

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Private
Open
Spaces.

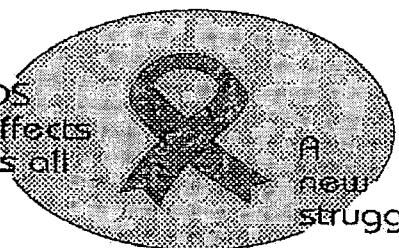
(*)

Erven 603 and 604 is now Erf 504.

See Rectification notice.

- END -

THE PROVINCE OF GAUTENG		DIE PROVINSIE GAUTENG
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Vol. 10	PRETORIA, 4 FEBRUARY FEBRUARIE 2004	No. 41

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 <p>AIDS affects us all</p> <p>A new struggle</p>	<p>AIDS HELPUNE</p> <div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>0800 012 322</p> </div> <p>DEPARTMENT OF HEALTH</p>
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2004-02-05
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MPUA 23 - p. 11

CONTENTS • INHOUD

No.	Page No.	Gazette No.
LOCAL AUTHORITY NOTICE		
188 Correction notice. Provincial Gazette Extraordinary No. 521, Local Authority Notice 2480 of 26 November 2003.....	3	41

AKTEKANTOOR
2004 -02- 05
PRETORIA
DEEDS OFFICE

MPUA 23 -p.12

LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 186

CORRECTION NOTICE

PLEASE TAKE NOTICE THAT Provincial Gazette Extraordinary, No. 521, Local Authority Notice 2480 of 26 November 2003 has been amended as follows:

1. The notice currently refers to the township being situated in "Portion 124 (a Portion of Portion 12) of the Farm Zwartkoppies 364 JR" and must read "Portion 123 (a Portion of Portion 12) of the Farm Zwartkoppies 364 JR".
2. Paragraph 2 (2) to the Conditions of Establishment is amended by replacing General Plan Number "8718/2002" with General Plan Number "8717/2002". ✓
3. Paragraph 3 (d) to the Disposal of Existing Conditions of Title is replaced with the following:

Onderhewig aan 'n reg van weg ten gunste van Gedeelte 118 ('n Gedeelte van Gedeelte 91) van die Plaas Zwartkoppies No 364, Registrasie Afdeling JR Provinsie van Gauteng, 1060 vierkante meter, soos meer volledig sal blyk uit Notariele Akte K /2003S met Servituut Kaart No 2456/2002 daarby aangeheg.

4. Paragraph 3.2 is inadvertently numbered 3.1 and should read as follows:

"3.2 The following servitudes only affect erf 504 in the township

Die eiendom is onderhewig aan 'n ewigdurende servituut vir waterpyleiding ten gunste van die Randwaterraad, 15875 hektaar groot, soos voorgestel deur die figuur ABCDEF op Servituutkaart SG No A74/93 soos meer volledig sal blyk uit Notariele Akte K1155/96-S".

5. The second paragraph 3.1 (b) is to be deleted in its totality.
6. Paragraph 4 (2) relating to the Section 125 Amendment Scheme is amended as follows:

(*) The numbers "505 to 602" are replaced by "388 to 503".

7. Paragraph 4 (3) relating to the Section 125 Amendment Scheme is amended as follows:

(*) The numbers "603 and 604" are hereby replaced by "504".

- END -

MPUA 23 - p.13

TSHWANE REFERENCE NUMBER:	MPUA70
PROMULGATED ON:	29/10/2003
COMES INTO OPERATION ON:	29/10/2003

WILLOW ACRES EXT 11

CONDITIONS OF TOWNSHIP ESTABLISHMENT IN TERMS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

**(SEE PARAGRAPH 4 FOR LAND USE RIGHTS
IN TERMS OF
PERI-URBAN AREAS TOWN-PLANNING SCHEME, 1975)**

CONTENTS

No.		Page No.	Gazette No.
LOCAL AUTHORITY NOTICES			
2212	Town-planning and Townships Ordinance (15/1986): Kungwini Local Municipality: Peri Urban Amendment Scheme 390	3	483
2213	do.: do.: Declaration as an approved township: Willow Acres Extension 11	4	483

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MPUA 70-p.2

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2212

KUNGWINI LOCAL MUNICIPALITY

PERI URBAN AMENDMENT SCHEME 390

The Kungwini Local Municipality hereby in terms of the Provisions of section 125(1) (a) of the Town-planning and Townships Ordinance, No 15 of 1986, declares that it has adopted an amendment scheme being an amendment of the Peri Urban Town-planning Scheme, 1975, comprising the same land as including in the township of Willow Acres Extension 11.

Map 3, the annexures and the relevant scheme clauses of the amendment scheme are filed with:

Muniforum I
PO Box 40
BRONKHORSTSPRUIT
1020
DATE:
NOTICE NO:

T N MASINA
Acting MUNICIPAL MANAGER

48/2003

This amendment is known as the Peri Urban Amendment Scheme 390, and will come into operation on the date of publication of this declaration.

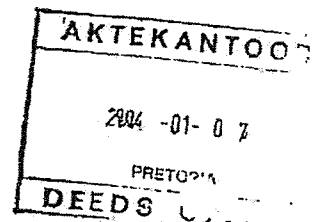
PLAASLIKE BESTUURSKENNISGEWING 2212

KUNGWINI PLAASLIKE MUNISIPALITEIT

BUITESTEDELIGEGBIEDE WYSIGINGSKEMA 390

Die Kungwini Plaaslike Munisipaliteit verklaar hierby ingevolge die bepalinge van artikel 125(1)(a) van die Ordonansie op Dorpsbeplanning en Dorpe No 15 van 1986, dat hy 'n wysigingskema, synde 'n wysiging van die Buitestedelikegebiede Dorpsbeplanningskema, 1975, wat uit dieselfde grond as dorp Willow Acres Uitbreiding 11 bestaan, aangeneem het.

Kaart 3, die aanhangsels daartoe en die relevante skemaklausules van die wysigingskema word in bewaring gehou deur:



MPUA 70 - p. 3

Muniforum I
Posbus 40
BRONKHORSTSPRUIT
1020

T N MASINA
WAARNEMENDE MUNISIPALE BESTUURDER

DATUM:

KENNISGEWING NR: 46/2003

Hierdie wysiging staan bekend as Buitestedelikegebiede Wysigingskema 390 en tree in werking op datum van publikasie van hierdie verklaring.

**LOCAL AUTHORITY NOTICE 2213
KUNGWINI LOCAL MUNICIPALITY**

DECLARATION AS APPROVED TOWNSHIP

In terms of the provisions of section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) the Kungwini Local Municipality hereby declares the Township Willow Acres Extension 11, to be an approved township, subject to the conditions set out in the Schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY TWOLINE TRADING 332 (PTY) LTD (HEREINAFTER REFERRED TO AS APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF PART C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 124 (A PORTION OF PORTION 12) OF THE FARM ZWARTKOPPIES 364 JR HAS BEEN GRANTED.

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP

(1) Mineral Rights

All rights to minerals shall be reserved to the applicant.

AKTEKANTOOR
2004 -01- 0 7
PRETORIA
BEEDS OFFICE

MPUA 70-P.4

(2) **General**

- (a) The applicant shall satisfy the local authority that the relevant amendment scheme is in order and can be published simultaneously with the declaration of the township as an approved township;
- (b) The applicant shall comply with the provisions of Section 72, 75 and 76 of the Town Planning and Townships Ordinance, 1986.

2. **CONDITIONS OF ESTABLISHMENT**

(1) **Name**

The name of the township shall be Willow Acres Extension 11.

(2) **Design**

The township shall consist of erven and streets as indicated on General Plan S.G. Number 8718/2002.

(3) **Disposal of Existing Conditions of Title**

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, but excluding the following servitudes in Deed of Transfer.

3.1 The following servitudes will not be passed on to the erven in the township.

- (a) The terms of an order of the Water Court for the district of Pretoria, a copy of which is annexed to Deed of Transfer No 16241/1939 dated 12th September 1939.
- (b) Specially entitled to the condition that the land hereby transferred is entitled to a reasonable right of way over the remaining extent of the south western portion of the

7
PAGE

MPUA 70 - p.5

aforesaid farm, measuring as such 927,2730 hectares, held as aforesaid, to the Donkerhoek main road.

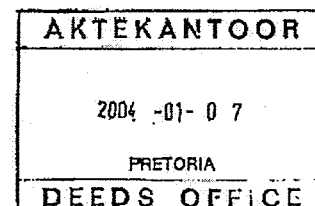
- (c) Die eiendom hiermee getranspoteer is onderhewig aan 'n Kraglyn serwituit, 31 meter wyd, soos aangebied deur die lyn ABC op Kaart LG No A3836/85 en gesedeer aan die Stadsraad van Pretoria, soos meer volledig sal blyk uit Notariele Akte No K2373/85.
- (a) Die eiendom is onderhewig aan 'n ewigdurende serwituit vir waterpyleiding ten gunste van die Randwaterraad, 15875 hektaar groot, soos voorgestel deur die figuur ABCDEF op Serwituitkaart SG No A74/93 soos meer volledig sal blyk uit Notariele Akte K1155/96-S.

3.1 The following servitudes only affect Erf 604 in the township.

- (a) Onderhewig aan 'n reg van weg ten gunste van Gedeelte 118 ('n Gedeelte van Gedeelte 91) van die Plaas Zwartkoppies No 364, Registrasie Afdeling JR Provinsie van Gauteng, 1060 vierkante meter, soos meer volledig sal blyk uit Notariele Akte K /2003S met Serwituit Kaart No 2456/2002 daarby aangeheg.
- (b) Subject to a servitude for sewer purposes as will more fully appear from notarial deed of servitude K 2003/S with diagram SG No 8161/2002 annexed thereto.

(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.



MPUA 70 - p.6.

(5) **Removal of Litter**

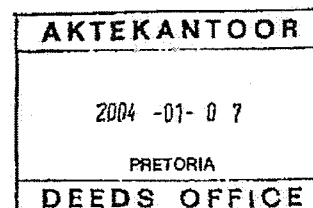
The township owner shall at its own expense cause all litter within the township area to be removed to the satisfaction of the local authority, when required by the local authority to do so.

3. **CONDITIONS OF TITLE**

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

(1) **All Erven**

- (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 large-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.



MPUA 70 - P-7

4. **CONDITIONS TO BE INCORPORATED IN THE TOWN PLANNING SCHEME
IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986, IN ADDITION TO
THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION.**

Peri-Urban Areas TPS, 1975.

(1) **General Conditions (applicable to all erven)**

- (a) Except with the written consent of the local authority, and subject to such conditions as it may impose, neither the owner nor any other person shall -
 - (i) save and except to prepare the erf for building purposes, excavate any material therefrom;
 - (ii) sink any wells or boreholes on the erf or abstract any subterranean water therefrom.

- (b) Where, in the opinion of the local authority, it is impracticable for stormwater to be drained from higher-lying erven direct to a public street, the owner of the lower-lying erf shall be obliged to accept or permit the passage over the erf of such stormwater: Provided that the owners of any higher-lying erven, the stormwater from which is discharged over any lower-lying erf, shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of such lower-lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf.

- (c) The siting of buildings, including outbuildings, on the erf and entrances to and exits from the erf to a public street system shall be to the satisfaction of the local authority and the Home Owners Association.

- (d) The main building, which shall be a completed building and not one which has been partly erected and is to be completed at a

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MPUA 70-p.8

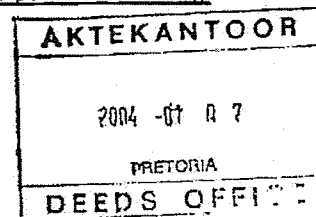
later date, shall be erected simultaneously with, or before, the outbuildings.

- (e) The loading and off-loading of goods shall take place only within the boundaries of the erf to the satisfaction of the local authority, unless the local authority has provided loading facilities in the street reserve.
- (f) No material or goods of any nature whatsoever shall be dumped or placed within the building restriction area along any street, and such area shall be used for no other purpose than the laying of lawns, gardens, parking or access roads: Provided that if it is necessary for a screen wall to be erected on such boundary, this condition may be relaxed by the local authority subject to such conditions as may be determined by it.
- (g) A screen wall or walls shall be erected and maintained to the satisfaction of the local authority and the Home Owners Association as and when required by it.
- (h) If the erf is fenced, such fence and the maintenance thereof shall be to the satisfaction of the local authority.
- (i) The registered owner is responsible for the maintenance of the whole development on the erf. If the local authority is of the opinion that the erf or any portion of the development is not being satisfactorily maintained, the local authority and/or the Home Owners Association shall be entitled to undertake such maintenance at the cost of the registered owner.

(2) Residential 1 (Special Residential) Use Zone I: Residential 1.

(a) Erven 505 to 602 are subject to the following conditions:

- (i) The erf and the buildings erected thereon, or to be erected thereon, shall be used solely for the purposes of a dwelling.



MPUA 70-P.9

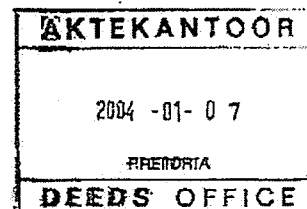
house with a density of "one dwelling per erf" and, with the special consent of the local authority, for places of public worship, social halls, institutions, places of instruction and special uses.

- (ii) The height of buildings shall not exceed 2 storeys.
- (iii) The total coverage of all buildings shall not exceed 50% of the area of the erf.
- (iv) Buildings, including outbuilding, hereafter erected on the erf, shall be located not less than 5m from any street boundary: Provided that the local authority may relax this restriction or any other building line restriction if such relaxation would in its opinion result in an improvement in the development of the erf.

(3) Private Open Space Reservation: Existing Private
Open Spaces.

(a) Erven 603 and 604

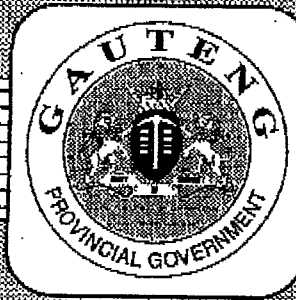
- END -



MPUA 70 - p.10

Willow Acres Ext. 12

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

Selling price - Verkoopprys: **R2,50**
Other countries - Buitelands: **R3,25**

Vol. 9

PRETORIA, 20 JUNE 2003
JUNIE 2003

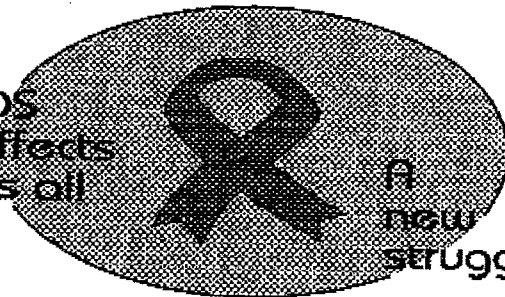
No. 236

2003 07-09

PRETORIA
POST OFFICE

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

COPY



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CONTENTS - INHOUD

No.

Page
No. Gazette
 No.

LOCAL AUTHORITY NOTICES

1159	Town-planning and Townships Ordinance (15/1988): Kungwini Local Municipality: Peri Urban Amendment Scheme 391	3	236
1160	do.: do.: Declaration as approved township: Willow Acres Extension 12.....	4	236

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1159

PERI URBAN AMENDMENT SCHEME 391

The Kungwini Local Municipality hereby in terms of the Provisions of section 125(1) (a) of the Town-planning and Townships Ordinance, No 15 of 1986, declares that it has adopted an amendment scheme being an amendment of the Peri Urban Town-planning Scheme, 1975, comprising the same land as including in the township of Willow Acres Extension 12.

Map 3, the annexures and the relevant scheme clauses of the amendment scheme are filed with:

Muniforum I
PO Box 40
BRONKHORSTSPRUIT
1020

T N MASINA
Acting MUNICIPAL MANAGER

DATE:

NOTICE NO:

24/2003

This amendment is known as the Peri Urban Amendment Scheme 391, and will come into operation on the date of publication of this declaration.

PLAASLIKE BESTUURSKENNISGEWING 1159

KUNGWINI PLAASLIKE MUNISIPALITEIT

BUITESTEDELIKEGEBIEDE WYSIGINGSKEMA 391

Die Kungwini Plaaslike Munisipaliteit verklaar hierby ingevolge die bepalinge van artikel 125(1)(a) van die Ordonansie op Dorpsbeplanning en Dorpe No 15 van 1986, dat hy 'n wysigingskema, synde 'n wysiging van die Buitestedelikegebiede Dorpsbeplanningskema, 1975, wat uit dieselfde grond as dorp Willow Acres Uitbreiding 12 bestaan, aangeneem het.

Kaart 3, die aanhangsels daartoe en die relevante skemaklausules van die wysigingskema word in bewaring gehou deur:

Muniforum I
Posbus 40
BRONKHORSTSPRUIT
1020

T N MASINA
WAARNEMENDE MUNISIPALE BESTUURDER

DATUM:

KENNISGEWING NR:

24/2003

Hierdie wysiging staan bekend as Buitestedelikegebiede Wysigingskema 391 en tree in werking op datum van publikasie van hierdie verklaring.

2. CONDITIONS OF ESTABLISHMENT

(1) Name

The name of the township shall be Willow Acres Extension 12.

(2) Design

The township shall consist of erven and streets as indicated on General Plan S.G. Number 8719/2002.

(3) Disposal of Existing Conditions of Title

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, but excluding the following servitudes in Deed of Transfer.

3.1 The following servitudes will not be passed on to the erven in the township.

- (a) The terms of an order of the Water Court for the district of Pretoria, a copy of which is annexed to Deed of Transfer No 16241/1939 dated 12th September 1939.
- (b) Specially entitled to the condition that the land hereby transferred is entitled to a reasonable right of way over the remaining extent of the south western portion of the aforesaid farm, measuring as such 927,2730 hectares, held as aforesaid, to the Donkerhoek main road.
- (c) Die eiendom hiermee getranspoteer is onderhewig aan 'n Kraglyn serwituut, 31 meter wyd, soos aanbgedui deur die lyn ABC op Kaart LG No A3836/85 en gesedeer aan die Stadsraad van Pretoria, soos meer volledig sal blyk uit Norariele Akte No K2373/85.

3. CONDITIONS OF TITLE

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

(1) All Erven

- (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 large-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.

Local Municipality Notice Number 24/2003

*+ Mineral Rights
+ Home owned*

4. CONDITIONS TO BE INCORPORATED IN THE TOWN PLANNING SCHEME IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986, IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION.

(1) General Conditions (applicable to all erven)

- (a) Except with the written consent of the local authority, and subject to such conditions as it may impose, neither the owner nor any other person shall –
 - (i) save and except to prepare the erf for building purposes, excavate any material therefrom;
 - (ii) sink any wells or boreholes on the erf or abstract any subterranean water therefrom.

- (b) Where, in the opinion of the local authority, it is impracticable for stormwater to be drained from higher-lying erven direct to a public street, the owner of the lower-lying erf shall be obliged to accept or permit the passage over the erf of such stormwater. Provided that the owners of any higher-lying erven, the stormwater from which is discharged over any lower-lying erf, shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of such lower-lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf.
- (c) The siting of buildings, including outbuildings, on the erf and entrances to and exits from the erf to a public street system shall be to the satisfaction of the local authority and the Home Owners Association.
- (d) The main building, which shall be a completed building and not one which has been partly erected and is to be completed at a later date, shall be erected simultaneously with, or before, the outbuildings.
- (e) The loading and off-loading of goods shall take place only within the boundaries of the erf to the satisfaction of the local authority, unless the local authority has provided loading facilities in the street reserve.
- (f) No material or goods of any nature whatsoever shall be dumped or placed within the building restriction area along any street, and such area shall be used for no other purpose than the laying of lawns, gardens, parking or access roads: Provided that if it is necessary for a screen wall to be erected on such boundary, this condition may be relaxed by the local authority subject to such conditions as may be determined by it.
- (g) A screen wall or walls shall be erected and maintained to the satisfaction of the local authority and the Home Owners Association as and when required by it.

- (h) If the erf is fenced, such fence and the maintenance thereof shall be to the satisfaction of the local authority.
- (i) The registered owner is responsible for the maintenance of the whole development on the erf. If the local authority is of the opinion that the erf or any portion of the development is not being satisfactorily maintained, the local authority and/or the Home Owners Association shall be entitled to undertake such maintenance at the cost of the registered owner.

(2) Residential 1 (Special Residential)

- (a) Erven 605 to 673 are subject to the following conditions:
 - (i) The erf and the buildings erected thereon, or to be erected thereon, shall be used solely for the purposes of a dwelling house with a density of "one dwelling per erf" and, with the special consent of the local authority, for places of public worship, social halls, institutions, places of instruction and special uses.
 - (ii) The height of buildings shall not exceed 2 storeys.
 - (iii) The total coverage of all buildings shall not exceed 50% of the area of the erf.
 - (iv) Buildings, including outbuilding, hereafter erected on the erf, shall be located nor less than 5m from any street boundary: Provided that the local authority may relax this restriction or any other building line restriction if such relaxation would in its opinion result in an improvement in the development of the erf.

(3) Private Open Space

- (a) Erven 674 to 676