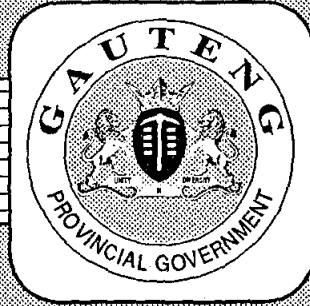


**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
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**Provincial Gazette Extraordinary  
Buitengewone Provinsiale Koerant**

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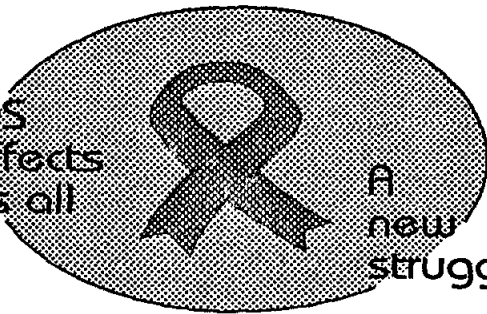
Vol. 10

PRETORIA, 10 SEPTEMBER 2004

No. 373

**We all have the power to prevent AIDS**

AIDS  
affects  
us all



A  
new  
struggle

**Prevention is the cure**

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HELPLINE**

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DEPARTMENT OF HEALTH



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**LOCAL AUTHORITY NOTICE**

**LOCAL AUTHORITY NOTICE 3036**

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

**CENTURION AMENDMENT SCHEME 0964**

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 Highveld Extension 35, being an amendment of the Centurion Town-planning Scheme, 1992.

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

This amendment is known as Centurion Amendment Scheme 0964.

(16/3/1/777)  
10 September 2004

**Acting General Manager: Legal Services**  
(Notice No 887/2004)

**PLAASLIKE BESTUURSKENNISGEWING 3036**

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**

**CENTURION WYSIGINGSKEMA 0964**

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 Highveld Uitbreiding 35, synde 'n wysiging van die Centurion-dorpsbeplanningskema, 1992, goedgekeur het.

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

Hierdie wysiging staan bekend as Centurion-wysigingskema 0964.

(16/3/1/777)  
10 September 2004

**Waarnemende Hoofbestuurder: Regsdienste**  
(Kennisgewing No 887/2004)

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

**DECLARATION OF HIGHVELD EXTENSION 35 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 Highveld Extension 35 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(16/3/1/777)

**SCHEDULE**

CONDITIONS UNDER WHICH THE APPLICATION MADE BY ASSOCIATED MOTOR HOLDINGS (PROPRIETARY) LIMITED IN TERMS OF THE PROVISIONS OF CHAPTER 3 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 541 (A PORTION OF PORTION 163) OF THE FARM DOORNKLOOF 391 JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

**1. CONDITIONS OF ESTABLISHMENT****1.1 NAME**

The name of the township shall be Highveld Extension 35.

**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 -

a) the following servitudes which affects Erven 2994 and 2995 in the township only:

“(C) By Notarial Deed No 511/1966S dated 27th September 1965 the property hereby transferred is subject to a perpetual servitude to convey water by means of pipelines in favour of the Rand Water Board as will more fully appear from the said Notarial Deed”.

b) the following servitudes which shall not be passed on to the erven in the township:

“(A) The former Remaining Extent of Portion 1 (Irene) of the farm Doornkloof aforesaid, measuring 637,0175 hectares (of which the within property forms a portion) is SUBJECT and ENTITLED to the following conditions, namely:

1. SUBJECT to Notarial Deed of Servitude No 125/1904 registered on the 13<sup>th</sup> of June 1904, in respect of certain dams water-furrows and water-rights.
2. SUBJECT to the terms of an Order of the Water Court true copy marked “B” of which is annexed to Deed of Transfer No 10851/1920.
3. SUBJECT to a servitude of aqueduct in favour of the Town Council of Pretoria, as will more fully appear from Notarial Deed No 798/192S.
4. ENTITLED to the terms of Notarial Deed No 210/1931S relating to the rights to water in the Hennops River above the eastern boundary of the farm Zwartkop No 476 district of Pretoria, as will more fully appear from the said Notarial Deed.

(B) BY virtue of Notarial Deed No 1235/57S, the right has been granted to the CITY COUNCIL OF PRETORIA to convey electricity over the property hereby transferred, together with ancillary rights and such other conditions, as will more fully appear from the said Notarial Deed, registered on the 10<sup>th</sup> December 1957, which servitude as far as the property hereby transferred is concerned is shown on the annexed diagram by the line a JH.

(D) THE property hereby transferred shall not be entitled to any rights to water including subterranean water relating to the property hereby transferred whatsoever, including such rights to water referred to in Clauses A 1, 2 and 4 and the rights referred to in the order of the Supreme Court of South Africa (Transvaal Provincial Division) dated the 3<sup>rd</sup> July 1979 registered under BC 9566/83 and is hereby specially deprived of all such rights, which rights to water are reserved in favour of the Remaining Extent of Portion 1 (Irene) of the farm Doornkloof 391, Registration Division JR, Province of Gauteng, as it may exist from time to time.

(E) THE property hereby transferred is subject to a servitude of aqueduct in favour of the Remaining Extent of Portion 1 (Irene) of the farm DOORNKLOOF 391, Registration Division JR, Province of Gauteng, measuring 548,2760 hectares, held under Deed of Transfer T 27198/67 the route of which servitude to be determined by the parties.

(3) the servitude in favour of Eskom registered in terms of Notarial Deed of Servitude No. 1235/1957S Which affects Erven 2994 and 2995 in the township only.

#### 1.4 PRECAUTIONARY MEASURES

The township owner shall at its own expense, make arrangements with the local authority, in order to ensure that:

- (a) water will not dam up, that the entire surface of the dolomite area/s is drained properly and that streets are sealed effectively with tar, cement or bitumen; and
- (b) trenches and excavations for foundations, pipes and cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150 mm, and compacted until the same grade of compaction as that of the surrounding material is obtained.

#### 1.5 CONSOLIDATION OF ERVEN

The township owner shall at its own expense cause Erven 2994 and 2995 in the township to be consolidated.

#### 1.6 REMOVAL OR REPLACEMENT OF MUNICIPAL STRUCTURES

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 owner.

### 2. CONDITIONS OF TITLE

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):

- (1) The erf shall be subject to a servitude, 2 metre wide, for municipal services (water, sewerage, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the local authority, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 2 metre wide, over the entrance portion of the erf, if and when required by the local authority: Provided that the local authority may waive any such servitude.
- (2) No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2 metre from it.
- (3) The City of Tshwane Metropolitan Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary, and furthermore the City of Tshwane Metropolitan Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the City of Tshwane Metropolitan Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

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### STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

#### VERKLARING VAN HIGHVELD UITBREIDING 35 TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No 15 van 1986), 35 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(16/31/777)

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR ASSOCIATED MOTOR HOLDINGS (PROPRIETARY) LIMITED INGEVOLGE DIE BEPALINGS VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 541 ('N GEDEELTE VAN GEDEELTE 163) VAN DIE PLAAS DOORKLOOF 391 JR, GAUTENG, TE STIG, TOEGESTAAN IS.

## 1. STIGTINGSVOORWAARDES

### 1.1 NAAM

Die naam van die dorp is Highveld Uitbreiding 35.

### 1.2 ONTWERP

Die dorp bestaan uit twee erwe soos aangedui op Algemene Plan LG No 11466/2003.

### 1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd -

(a) die volgende serwitute wat slegs Erwe 2994 and 2995 in die dorp raak:

“(C) By Notarial Deed No 511/1966S dated 27th September 1965 the property hereby transferred is subject to a perpetual servitude to convey water by means of pipelines in favour of the Rand Water Board as will more fully appear from the said Notarial Deed”.

(b) die volgende serwitute wat nie aan die erwe in die dorp oorgedra moet word nie:

“(A) The former Remaining Extent of Portion 1 (Irene) of the farm Doornkloof aforesaid, measuring 637,0175 hectares (of which the within property forms a portion) is SUBJECT and ENTITLED to the following conditions, namely:

1. SUBJECT to Notarial Deed of Servitude No 125/1904 registered on the 13<sup>th</sup> of June 1904, in respect of certain dams water-furrows and water-rights.
2. SUBJECT to the terms of an Order of the Water Court true copy marked “B” of which is annexed to Deed of Transfer No 10851/1920.
3. SUBJECT to a servitude of aqueduct in favour of the Town Council of Pretoria, as will more fully appear from Notarial Deed No 798/192S.
4. ENTITLED to the terms of Notarial Deed No 210/1931S relating to the rights to water in the Hennops River above the eastern boundary of the farm Zwartkop No 476 district of Pretoria, as will more fully appear from the said Notarial Deed.

(B) BY virtue of Notarial Deed No 1235/57S, the right has been granted to the CITY COUNCIL OF PRETORIA to convey electricity over the property hereby transferred, together with ancillary rights and such other conditions, as will more fully appear from the said Notarial Deed, registered on the 10<sup>th</sup> December 1957, which servitude as far as the property hereby transferred is concerned is shown on the annexed diagram by the line a JH.

(D) THE property hereby transferred shall not be entitled to any rights to water including subterranean water relating to the property hereby transferred whatsoever, including such rights to water referred to in Clauses A 1, 2 and 4 and the rights referred to in the order of the Supreme Court of South Africa (Transvaal Provincial Division) dated the 3<sup>rd</sup> July 1979 registered under BC 9566/83 and is hereby specially deprived of all such rights, which rights to water are reserved in favour of the Remaining Extent of Portion 1 (Irene) of the farm Doornkloof 391, Registration Division JR, Province of Gauteng, as it may exist from time to time.

(E) THE property hereby transferred is subject to a servitude of aqueduct in favour of the Remaining Extent of Portion 1 (Irene) of the farm DOORN-KLOOF 391, Registration Division JR, Province of Gauteng, measuring 548,2760 hectares, held under Deed of Transfer T 27198/67 the route of which servitude to be determined by the parties.

(3) the servitude in favour of Eskom registered in terms of Notarial Deed of Servitude No 1235/1957S Which affects Erven 2994 and 2995 in the township only.

#### 1.4 VOORKOMENDE MAATREËLS

Die dorpseienaar moet op eie koste reëlings met die plaaslike bestuur tref om te verseker dat –

- (a) water nie opdam nie, dat die hele oppervlakte van die dolomiet areas behoorlik gedreineer word en dat die strate doeltreffend met teer, beton of bitumen geseël word; en
- (b) sote en uitgrawings vir fondamente, pype kables of vir enige ander doeleindes behoorlik met klam grond in lae wat nie dikker as 150mm is nie, opgevul word en gekompakteer word totdat dieselfde verdigingsgraad as wat die omliggende materiaal is, verkry is.

#### 1.5 KONSOLIDASIE VAN ERWE

Die dorpseienaar moet op eie koste Erwe 2994 en 2995 in die dorp laat konsolideer.

#### 1.6 VERSKUIWING OF DIE VERVANGING VAN MUNISIPALE DIENSTE

Indien, as gevolg van die stigting van die dorp, dit mag nodig word om enige bestaande munisipale of Telkom dienste te verskuif, verwyder of te vervang, sal die koste daarvan deur die dorpseienaar gedra word.

## 2. TITELVOORWAARDES

Die erwe hieronder genoem, is onderworpe aan die voorwaardes soos aangedui, opgelê deur die Stad Tshwane Metropolitaanse Munisipaliteit ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986):

- (1) Die erf is onderworpe aan 'n serwituut, 3 meter breed, vir munisipale dienste (water, riool, elektrisiteit, stormwater) (hierna "die dienste" genoem), ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 3 meter breed, oor die toegangsgedeelte van die erf, indien en wanneer die plaaslike bestuur dit verlang: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (2) Geen geboue of ander strukture mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 meter daarvan geplant word nie.
- (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 grond vir die voornoemde doel, onderworpe daaraan dat die Stad Tshwane Metropolitaanse Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.

