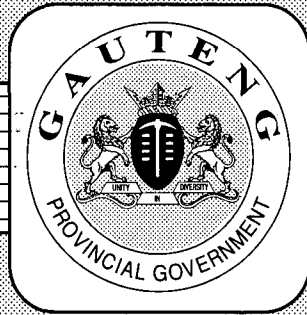


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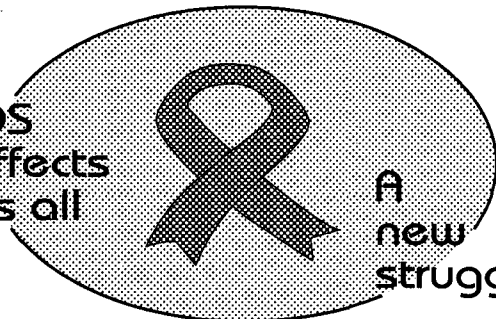
Vol. 7

PRETORIA, 11 SEPTEMBER 2001

No. 180

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GENERAL NOTICES • ALGEMENE KENNISGEWINGS

NOTICE 5398 OF 2001

LOCAL AUTHORITY NOTICE OF 2001

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF ELDORAIGNE EXTENSION 47 AS APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Tshwane Metropolitan Municipality hereby declares the township of **Eldoraigne Extension 47** as an approved township, subject to the conditions stipulated in the accompanying Schedule:

SCHEDULE

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY P J J VAN VUUREN-BELEGINGS (PTY) LIMITED IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 575 (A PORTION OF PORTION 510) OF THE FARM ZWARTKOP 356 REGISTRATION DIVISION JR, GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be **Eldoraigne Extension 47**.

(2) DESIGN

The township shall consist of erven as indicated on plan General Plan SG NO 608/2001.

(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—

(a) the following servitudes which do not affect the township area:

"A PORTION A of the Middle Portion of the farm Zwartkop No. 356, Registration Division J.R. (formerly No. 476) district Pretoria, (of which the property hereby transferred forms a portion) is subject to the following:

1. The Owners of the said Portion A of the Middle Portion of the said farm are ENTITLED to use of water from the Hennops River and especially subject to a similar right and to certain right of way in favour of the owners of Portion B of the Middle Portion of the said farm measuring 577,7309 hectares, held under Deed of Transfer No. 4387/1905, all which will more fully appear from Notarial Deed No. 495/1922-S.
2. The owners of the said Portion A of the Middle Portion of the said farm together with the owners of Portion B of the Middle Portion of the said farm, measuring 577,7309 hectares, and the owners of the Remaining Extent of Portion D of the same farm, measuring as such 145,931 hectares, transferred respectively under Deeds of Transfer No's. 4387/1905, 7338/1922 and 7347/1922 dated respectively the 5th June 1905, and 26th July 1922, are ENTITLED to certain rights of water and furrow over Portion 1 and 2 of Portion D of the Middle Portion of the farm, measuring respectively 271,6791 hectares and 204,3343 hectares, held respectively under Certificates of Partition Title No's, 7340/1922 and 7341/1922, and all of which are more fully set out in the said Certificate of Partition Title.

KENNISGEWING 5398 VAN 2001

PLAASLIKE BESTUURSKENNISGEWING VAN 2001

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

VERKLARING VAN ELDORAIGNE UITBREIDING 47 TOT 'N GOEDGEKEURDE DORP

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad Tshwane Metropolitaanse Munisipaliteit hierby die dorp **Eldoraigne Uitbreiding 47** tot 'n goedgekeurde dorp, onderworpe an die voorwaardes soos uiteengesit in die bygaande Bylae.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK OM DORPSTIGTING GEDOEN WORD DEUR P J J VAN VUUREN-BELEGINGS (EIENDOMS) BEPERK INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 575 ('N GEDEELTE VAN GEDEELTE 510) VAN DIE PLAAS ZWARTKOP 356 REGISTRASIE AFDELING JR, GAUTENG TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is **Eldoraigne Uitbreiding 47**.

(2) ONTWERP

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG No. 608/2001.

(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 nie die dorp raak nie:

"A PORTION A of the Middle Portion of the farm Zwartkop No. 356, Registration Division J.R. (formerly No. 476) district Pretoria, (of which the property hereby transferred forms a portion) is subject to the following:

1. The Owners of the said Portion A of the Middle Portion of the said farm are ENTITLED to use of water from the Hennops River and especially subject to a similar right and to certain right of way in favour of the owners of Portion B of the Middle Portion of the said farm measuring 577,7309 hectares, held under Deed of Transfer No. 4387/1905, all which will more fully appear from Notarial Deed No. 495/1922-S.
2. The owners of the said Portion A of the Middle Portion of the said farm together with the owners of Portion B of the Middle Portion of the said farm, measuring 577,7309 hectares, and the owners of the Remaining Extent of Portion D of the same farm, measuring as such 145,931 hectares, transferred respectively under Deeds of Transfer No's. 4387/1905, 7338/1922 and 7347/1922 dated respectively the 5th June 1905, and 26th July 1922, are ENTITLED to certain rights of water and furrow over Portion 1 and 2 of Portion D of the Middle Portion of the farm, measuring respectively 271,6791 hectares and 204,3343 hectares, held respectively under Certificates of Partition Title No's, 7340/1922 and 7341/1922, and all of which are more fully set out in the said Certificate of Partition Title.

3. The Owners of Portion A of the Middle Portion of the said farm are ENTITLED to One half share in the profits derived from the sale of a township on Portion 121 of Portion B of the Middle Portion of the said farm, held under Deed of Partition Transfer No. 18804/1939.
4. The Remaining Extent of Portion A of the Middle Portion of the said farm, measuring as such 158,7297 hectares, held under Deed of Transfer No. 4386/1905, and Deed of Transfer No. 38604,1948, (of which the property hereby transferred forms a portion) is

ENTITLED together with other properties to a right of way 18,89 metres wide over Portion 182 (a Portion of Portion A of the Middle Portion) of the said farm, held under Deed of Transfer No. 3063/1950, dated 22nd February, 1950, which servitude extends along the southern Boundary as shown on Diagram A.3648/48 annexed to Deed of Transfer No. 3064/1950.

5. PORTION 186 of the said farm, measuring 163,9796 hectares, held under Deed of Transfer No. 6417/1952 dated 21st March 1952 and under Deed of Transfer No. 3066/1950 dated 22nd February 1950 (of which the property hereby transferred forms a portion) is—

(a) ENTITLED to a right of way 18,89 metres wide along the Southern Boundary of the Remaining Extent of Portion 190 (a portion of Portion 2 of Portion D of the Middle Portion) of the said farm, measuring 4,2633 hectares as held under Deed of Transfer No. 3060/1950, as will more fully appear from Notarial Deed of Servitude No. 114/1950-S, dated 11th August 1950.

(b) SUBJECT to a right of way 12,59 metres wide in favour of the Remaining Extent of Portion B of the Middle Portion of the said farm, measuring 270,6641 hectares, and ENTITLED to a right of way 12,59 metres wide over the said Remaining Extent of the said Portion B of the Middle Portion of the said farm measuring 271,4831 hectares, as will more fully appear from Notarial Deed of Servitude No. 552/51S.

- B. The said PORTION 202 (a portion of Portion 201) of the said farm (of which the property hereby transferred forms a portion) is—

ENTITLED to a right of way 7,56 metres wide over the Remaining Extent of Portion 201 of the said farm, measuring 109,4849 hectares, as held under Deed of Transfer No. 6420/1952 dated 21st March 1952, along the whole of the Southern Boundary of the said Remaining Extent as will more fully appear from Diagram A No. 721/51 annexed to Deed of Partition Transfer No. 6419/1952 dated 21st March 1952.

- C. By Notarial Deed No. K3389/1984S dated 12 September 1984 the within mentioned property (of which the property hereby transferred forms a portion) is subject to a servitude of right of way 1,8012 hectares in extent as indicated by the figure ABCDEFGHJKLM on diagram SG No. A2217/84 in favour of the Town Council of Centurion as will more fully appear from reference to the said Notarial Deed."

- (b) the servitude of right of way and for the provision of water in favour of the Remainder of Portion 510 of the farm Zwartkop 356 JR to be registered which effects Erf 4234 in the township only.

3. The Owners of Portion A of the Middle Portion of the said farm are ENTITLED to One half share in the profits derived from the sale of a township on Portion 121 of Portion B of the Middle Portion of the said farm, held under Deed of Partition Transfer No. 18804/1939.

4. The Remaining Extent of Portion A of the Middle Portion of the said farm, measuring as such 158,7297 hectares, held under Deed of Transfer No. 4386/1905, and Deed of Transfer No. 38604,1948, (of which the property hereby transferred forms a portion) is

ENTITLED together with other properties to a right of way 18,89 metres wide over Portion 182 (a Portion of Portion A of the Middle Portion) of the said farm, held under Deed of Transfer No. 3063/1950, dated 22nd February, 1950, which servitude extends along the southern Boundary as shown on Diagram A.3648/48 annexed to Deed of Transfer No. 3064/1950.

5. PORTION 186 of the said farm, measuring 163,9796 hectares, held under Deed of Transfer No. 6417/1952 dated 21st March 1952 and under Deed of Transfer No. 3066/1950 dated 22nd February 1950 (of which the property hereby transferred forms a portion) is—

(a) ENTITLED to a right of way 18,89 metres wide along the Southern Boundary of the Remaining Extent of Portion 190 (a portion of Portion 2 of Portion D of the Middle Portion) of the said farm, measuring 4,2633 hectares as held under Deed of Transfer No. 3060/1950, as will more fully appear from Notarial Deed of Servitude No. 114/1950-S, dated 11th August 1950.

(b) SUBJECT to a right of way 12,59 metres wide in favour of the Remaining Extent of Portion B of the Middle Portion of the said farm, measuring 270,6641 hectares, and ENTITLED to a right of way 12,59 metres wide over the said Remaining Extent of the said Portion B of the Middle Portion of the said farm measuring 271,4831 hectares, as will more fully appear from Notarial Deed of Servitude No. 552/51S.

- B. The said PORTION 202 (a portion of Portion 201) of the said farm (of which the property hereby transferred forms a portion) is—

ENTITLED to a right of way 7,56 metres wide over the Remaining Extent of Portion 201 of the said farm, measuring 109,4849 hectares, as held under Deed of Transfer No. 6420/1952 dated 21st March 1952, along the whole of the Southern Boundary of the said Remaining Extent as will more fully appear from Diagram A No. 721/51 annexed to Deed of Partition Transfer No. 6419/1952 dated 21st March 1952.

- C. By Notarial Deed No. K3389/1984S dated 12 September 1984 the within mentioned property (of which the property hereby transferred forms a portion) is subject to a servitude of right of way 1,8012 hectares in extent as indicated by the figure ABCDEFGHJKLM on diagram SG No. A2217/84 in favour of the Town Council of Centurion as will more fully appear from reference to the said Notarial Deed."

- (b) die serwituu van reg van weg en vir die voorsiening van water ten gunste van die Restant van Gedeelte 510 van die plaas Zwartkop 356 JR wat geregistreer staan te word wat slegs Erf 4234 in die dorp raak.

(4) PRECAUTIONARY MEASURES

The township owner shall at 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 township area is drained properly and that streets are sealed effectively with tar, cement or bitumen; and
- (b) trenches and excavations for foundations, pipes, 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.

(5) REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES AND TELKOM SERVICES

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

2. CONDITIONS OF TITLE

The erven are subject to the conditions as imposed by the Local Authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986):

- (1) The erf is subject to a servitude, 2 m 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 2 m 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.
- (2) 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 2 m thereof.
- (3) 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.

Dr T E THOHLANE, City Manager

P O Box 14013, Lyttelton, 0140

(Reference Number 16/3/1/837)

NOTICE 5399 OF 2001

LOCAL AUTHORITY NOTICE OF 2001

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

CENTURION AMENDMENT SCHEME 909

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 Eldoraigne Extension 47, being an amendment of the Centurion Town Planning Scheme, 1992.

This amendment is known as the Centurion Amendment Scheme 909.

(16/3/1/837)

DR T E THOHLANE: City Manager

P O Box 14013, Lyttelton, 0140.

(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 dorpsgebied behoorlik gedreineer word en dat strate doeltreffend met teer, beton of bitumen geseël word; en
- (b) slote en uitgrawings vir fondamente, pype, kables of vir enige ander doeleindes behoorlik met klam grond in lae wat nie dikker as 150 mm is nie, opgevul word en gekompakteer word totdat dieselfde verdigtingsraad as wat die omliggende materiaal het verkry is.

(5) VERSKUIWING OF DIE VERVANGING VAN MUNISIPALE EN TELKOM DIENSTE

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

2. TITELVOORWAARDES

Die erwe is onderworpe aan die voorwaardes soos opgelê deur die Plaaslike Bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

- (1) Die erf is onderworpe aan 'n serwituut 2 m breed, vir riolerings- en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, 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 toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur. Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien. Indien die erf werklik deur 'n rioollyn geraak word moet dit deur 'n 3 m serwituut beskerm word.
- (2) Geen gebou of ander struktuur 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.
- (3) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke wat hy volgens goëddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

Dr T E THOHLANE, Stadsbestuurder

Posbus 14013, Lyttelton, 0140

(Verwysingsnommer 16/3/1/837)

KENNISGEWING 5399 VAN 2001

PLAASLIKE BESTUURSKENNISGEWING VAN 2001

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

CENTURION WYSIGINGSKEMA 909

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 Eldoraigne Uitbreiding 47, synde wysiging van die Centurion Dorpsbeplanningskema, 1992, goedgekeur het.

Hierdie wysiging staan bekend as Centurion Wysigingskema 909.

DR T E THOHLANE: Stadsbestuurder

Posbus 14013, Lyttelton, 0140.

(Verwysingsnommer: 16/3/1/837)

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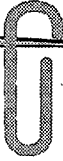
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