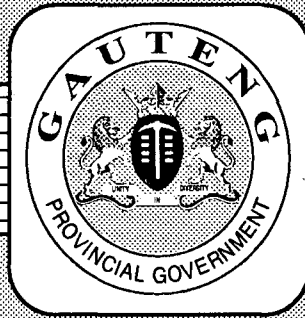


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

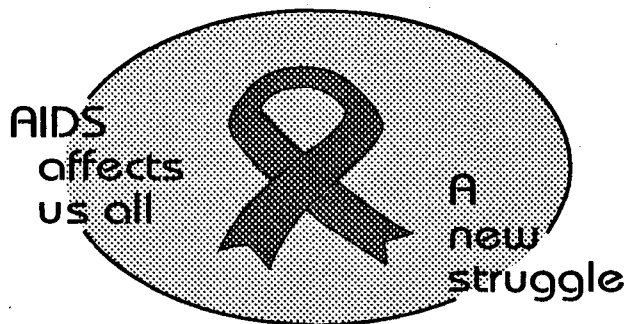
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Vol. 7

PRETORIA, 21 MARCH
MAART 2001

No. 41

We all have the power to prevent AIDS



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HELPLINE**

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DEPARTMENT OF HEALTH

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GENERAL NOTICES

NOTICE 1816 OF 2001

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION 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 Irene Extension 31 Township to be an approved township subject to the conditions set out in the schedule hereto.

ANNEXURE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY IRENE LAND CORPORATION LIMITED (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER 3 (PART C) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 552 OF THE FARM DOORNKLOOF 391 J.R. GAUTENG HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

(1) Name

The name of the township is Irene Extension 31.

(2) Design

The township shall consist of erven and streets as indicated on S.G. Plan No. 9303/2000.

(3) Disposal of Existing Conditions of Title

All erven shall be made subject to the existing conditions and servitudes, if any, including the reservation of the rights to minerals, but excluding –

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

- A3. Subject to a right of way leave for the conveyance of electricity and a site 9,45 x 9,45 metres for the use as an electrical substation in favour of the TOWN COUNCIL OF PRETORIA, as will more fully appear from Notarial Deed No. K478/1931S.

- B. The former remaining extent of portion 5 of the said farm DOORNKLOOF, measuring 1112,4934 hectares, is subject to a servitude of pipeline for the conveyance and transmission of water along a strip of ground 15,74 metres wide, in favour of the RAND WATER BOARD as will more fully appear from Notarial Deed No. K803/58S and diagram annexed hereto, registered on the 30th of July 1958.

By virtue of Notarial Deed K2704/76S registered on the 15th September 1976, Servitude No. K803/58S has been partially cancelled in so far as the portion indicated on diagram S.G. No. 111/75 thereto annexed is concerned and a new servitude of pipeline as indicated on diagram S.G. 112/75 thereto annexed, with ancillary rights, registered in favour of the RAND WATER BOARD as will more fully appear from the said Notarial Deed.

- F. By virtue of Deed of Cession No. K1299/75S registered on the 19th of May 1975, a pipeline servitude and a servitude area have been ceded to the REPUBLIC OF SOUTH AFRICA in it's RAILWAYS AND HARBOURS ADMINISTRATION, all as will more fully appear from the said Cession.

- G. By virtue of Deed of Cession K2765/83S the property is subject to a pipeline, reservoir and road servitude in favour of the CITY COUNCIL OF VERWOERDBURG, as will more fully appear from reference to the said Notarial Deed.

- (b) The following conditions and servitudes which shall not be passed on to the erven in the township:

- C. The property hereby transferred is subject to the following condition which shall be in favour of the remaining extent of portion 5 of the farm DOORNKLOOF, aforesaid measuring 1045,7783 hectares or any reduced area thereof namely –

The property hereby transferred shall have no claim to any rights to water including riparian rights to which the remaining extent of portion 5 of the farm DOORNKLOOF 391 JR aforesaid, measuring 1045,7783 hectares (of which the property hereby transferred is a portion) may be entitled. Such rights shall vest in the remaining extent aforesaid or any reduced area thereof.

- (c) Expropriation Notice EX 355/98 for water purposes in favour of the Greater Pretoria Metropolitan Council measuring 1,0139 hectares as will more fully appear in Certificate of Registered Title T 29114/98.
- (d) The servitude in favour of the Home Owners Association registered in terms of Notarial Deed of Servitude No.K1079/2001S which affects Erven 1010 to 1013 in the township only.

(4) Access

- (a) Ingress from road P122-1 to the township and egress to road P122-1 out of the township are limited to the connection of Viceroy Road with such a road.
- (b) The township owner shall at his own expense, submit a geometric design layout (scale 1:500) of the ingress and egress points referred to in (a) above and specifications for the construction of the accesses, to the Director General, Gauteng Department of Roads for approval. The township owner shall after approval of the layout and specifications, construct the said ingress and egress points at his own expense to the satisfaction of the Director General, Gautrans.

(5) Erection of a Fence or other Physical Barrier

The township owner shall at his own expense, erect a fence or other physical barrier to the satisfaction of the Director, Transport and Public Works, as and when required by him to do so and the township owner shall maintain such fence or physical barrier in good order and repair until such time as it is taken over by the relevant Property Owners Association.

(6) Precautionary Measures

The township owner shall at his 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 the streets are sealed with tar, cement or bitumen;

- (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.

(7) Acceptance and Disposal of Storm Water

- (a) The storm water plan for this township be integrated with the greater storm water plan for the total development.
- (b) The low point in roads and the accumulation of storm water in crescents and cul-de-sacs must be drained to the satisfaction of the Town Engineer.

(8) Removal and Replacement of Telkom or Municipal Services

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

(9) Miscellaneous

Erf 1014 shall be transferred to a company registered in terms of Section 21 of the Companies Act, 1973 or to a similar legal entity which company or entity shall be administered by a member's association.

(10) Notarial Tie of Erven

The township owner shall at his own expense cause Erf 1014 in the township and portion 22 of Erf 1008 in Irene X30 to be notorially tied.

2. CONDITIONS OF TITLE

CONDITIONS IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

The erven mentioned below shall be subject to the conditions as indicated:

(1) All erven

- (a) The erf is subject to a Servitude 3 m wide in favour of the local authority for 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 3 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 servitude. Where the erf is actually affected by a municipal waterline and/or sewer line, then the said service must respectively be protected by a 2m or 3m wide servitude. Should a sewerage or storm water servitude be needed, a 3m servitude should be registered.
- (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 construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

(2) Erf 1010 up to and including 1014

The erf is subject to an 8m wide servitude for future road widening adjacent to the eastern boundary of the erf and inside the building line as indicated on the General Plan.

(3) Erven 1038, 1039 and 1051

The erf is subject to a 3m wide servitud for municipal purposes as indicated on the General Plan.

(4) Erf 1042 up to and including 1045

The erf is subject to a 3m wide servitude for municipal purposes as indicated on the General Plan.

(5) Erf 1020 up to and including 1026

The erf is subject to a 3m wide servitude for municipal purposes as indicated on the General Plan.

(6) Erven 1016 and 1017

The erf is subject to a 3m wide servitude for municipal purposes as indicated on the General Plan.

(7) Erf 1014

The entire erf is subject to a servitude for municipal purposes as indicated on the General Plan.

**S W W NKOSI
ACTING MUNICIPAL MANAGER**

Municipal Offices
c/o Basden Ave and Rabie Street
CENTURION
0157
P.O. Box 14013
LYTTELTON
0140

Notice Number: 31/2001
Reference Number: 16/3/1/791

KENNISGEWING 1816 VAN 2001**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), vrklaar die Stad Tshwane Metropolitaanse Munisipaliteit hierby die dorp Irene Uitbreiding 31 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR IRENE LAND CORPORATION LIMITED (HIERNA DIE DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN DEEL C VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 552 VAN DIE PLAAS DOORKLOOF 391 JR GAUTENG TOEGESTAAN IS

1. STIGTINGSVOORWAARDES**(1) Naam**

Die naam van die dorp is Irene Uitbreiding 31

(2) Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No. 9303/2000

(3) Beskikking oor bestaande Titellovoorwaardes

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

(a) die volgende serwitute wat nie die dorp raak nie:

- A3. Subject to a right of way leave for the conveyance of electricity and a site 9,45 x 9,45 metres for the use as an electrical substation in favour of the TOWN COUNCIL OF PRETORIA, as will more fully appear from Notarial Deed No. K478/1931S.

- B. The former remaining extent of portion 5 of the said farm DOORNKLOOF, measuring 1112,4934 hectares, is subject to a servitude of pipeline for the conveyance and transmission of water along a strip of ground 15,74 metres wide, in favour of the RAND WATER BOARD as will more fully appear from Notarial Deed No. K803/58S and diagram annexed hereto, registered on the 30th of July 1958.

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- F. By virtue of Deed of Cession No. K1299/75S registered on the 19th of May 1975, a pipeline servitude and a servitude area have been ceded to the REPUBLIC OF SOUTH AFRICA in it's RAILWAYS AND HARBOURS ADMINISTRATION, all as will more fully appear from the said Cession.
- G. By virtue of Deed of Cession K2765/83S the property is subject to pipeline, reservoir and road servitude in favour of the CITY COUNCIL OF VERWOERDBURG, as will more fully appear from reference to the said Notarial Deed.

- (b) die volgende voorwaardes en serwitute wat nie aan die erwe in die dorp oorgedra word nie:

- C. The property hereby transferred is subject to the following condition which shall be in favour of the remaining extent of portion 5 of the farm DOORNKLOOF, aforesaid measuring 1045,7783 hectares or any reduced area thereof namely –

The property hereby transferred shall have no claim to any rights to water including riparian rights to which the remaining extent of portion 5 of the farm DOORNKLOOF 391 JR aforesaid, measuring 1045,7783 hectares (of which the property hereby transferred is a portion) may be entitled. Such rights shall vest in the remaining extent aforesaid or any reduced area thereof.

- (c) Expropriation Notice EX 355/98 for water purposes in favour of the Greater Pretoria Metropolitan Council measuring 1,0139 hectares as will more fully appear in Certificate of Registered Title T 29114/98.
- (d) The servitude in favour of the Home Owners Association registered in terms of Notarial Deed of Servitude No.K1079/2001S which affects Erven 1010 to 1013 in the township only.

(4) Toegang

- (a) Ingang van Pad P122 – 1 tot die dorp en uitgang tot Pad P122 - 1 is beperk tot die skakeling van Viceroyweg met sodanige pad.
- (b) Die dorpseienaar moet op eie koste 'n meetkundige uitlegontwerp (skaal 1:500) van die in-en uitgangspunte genoem in (a) hierbo en spesifikasies vir die bou van die aansluitings laat opstel en aan die Direkteur, Gauteng Openbare Paaie en Vervoer vir goedkeuring voorlê. Die dorpseienaar moet, nadat die ontwerp en spesifikasies goedgekeur is, die toegange op eie koste bou tot bevrediging van die Direkteur, Gauteng Openbare Paaie en Vervoer.

(5) Oprigting van Heining of Ander Fisiese Versperring

Die dorpseienaar sal op eie koste 'n heining of ander fisiese versperring oprig tot bevrediging van die Direkteur, Gauteng Openbare Paaie en Vervoer soos en wanneer verlang om dit te doen, en die dorpseienaar sal sodanige heining of fisiese versperring in 'n goeie toestand hou tot tyd en wyl hierdie verantwoordelikheid deur die Huiseienaarsvereniging oorgeneem word.

(6) Voorkomende Maatreëls

Die dorpseienaar moet op eie koste reëlings met die plaaslike owerheid tref om te verseker dat:

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

(7) Ontvangs en Versorging van Stormwater

- (a) Die stormwaterplan moet met die oorhoofse stormwaterplan van die hele ontwikkeling geïntegreer word.
- (c) Stormwatersameling by laagtepunte in strate en in singels en cul-de-sacs moet tot die bevrediging van die Stadsingenieur dreineer word.

(8) Verskuiwing en Vervanging van Telkom of Munisipale Dienste

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

(9) Algemeen

Erf 1014 moet oorgedra word aan 'n maatskappy wat ingevolge Artikel 21 van die Wet op Maatskappye, 1973 geregistreer is, of aan 'n soortgelyke entiteit, waar sodanige maatskappy of entiteit deur 'n eienaarsvereniging bedryf word.

(10) Notariële Verbinding van Erwe

Die dorpseienaar sal op sy eie koste toesien dat Erf 1014 in die dorp en gedeelte 22 van Erf 1008 in Irene Uitbreiding 30 notarieël verbind word.

2. TITELVOORWAARDES

TITELVOORWAARDES OPGELEË DEUR DIE PLAASLIKE BESTUUR Kragtens die BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986:

Die erwe soos hieronder aangedui is onderworpe aan die volgende voorwaardes:

(1) Alle erwe

- (a) Die erf is onderworpe aan 'n serwituut 3m breed vir munisipale doeleindes ten gunste van die plaaslike bestuur langs enige twee erfgrense, uitgesonderd 'n straatgrens, en in die geval van 'n pypsteel erf 'n addisionele serwituut 3m breed oor die toegangsgedeelte van die erf met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien. Waar 'n erf werklik geraak word deur 'n munisipale water- of rioollyn, moet sodanige diens met 'n 2m en 3m serwituut onderskeidelik beskerm word. Sou 'n riool- of stormwater serwituut benodig word, moet 'n 3m serwituut geregistreer word.
- (b) 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 2m daarvan geplant word nie.
- (c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige hoofrioolpypleidings en ander werke wat hy volgens goeiddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenome serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voorgenome doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

(2) Erf 1010 tot en insluitend Erf 1014

Die erf is onderhewig aan 'n 8m wye serwituut vir toekomstige padverbredings aangrensend aan die oostelike erfgrens en binne die boulyn soos aangedui op die Algemene Plan.

(3) Erwe 1038, 1039 en 1051

Die erf is onderhewig aan 'n 3m wye serwituut vir munisipale doeleindes soos aangetoon op die Algemene Plan.

(4) Erf 1042 tot en insluitend Erf 1045

Die erf is onderhewig aan 'n 3m wye serwituut vir munisipale doeleindes soos aangetoon op die Algemene Plan.

(5) Erf 1020 tot en insluitend Erf 1026

Die erf is onderhewig aan 'n 3m wye serwituut vir munisipale doeleindes soos aangetoon op die Algemene Plan.

(6) Erwe 1016 en 1017

Die erf is onderhewig aan 'n 3m wye serwituut vir munisipale doeleindes soos aangetoon op die Algemene Plan.

(7) Erf 1014

Die totale erf is onderhewig aan 'n serwituut vir munisipale doeleindes soos aangetoon op die Algemene Plan.

**S W W NKOSI
WAARNEMENDE MUNISIPALE BESTUURDER**

Munisipale Kantore
h/v Basdenlaan en Rabiestrade
CENTURION
0157
Posbus 14013
LYTTELTON
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Kennisgewingnommer: 31/2001
Verwysingnommer 16/3/1/791

NOTICE 1817 OF 2001

LOCAL AUTHORITY NOTICE 31/2001

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

CENTURION AMENDMENT SCHEME 845

The City of Tshwane Metropolitan Municipality hereby declares that in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) that it has approved an amendment scheme, being an amendment of the Centurion Town Planning Scheme, 1992, comprising of the same land as included in the township Irene Extension 31.

This amendment is known as the Centurion Amendment Scheme 845 and will be effective as from the date of this publication.

S W W NKOSI
ACTING MUNICIPAL MANAGER

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KENNISGEWING 1817 VAN 2001**PLAASLIKE BESTUURSKENNISGEWING 31/2001****STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****CENTURION WYSIGINGSKEMA 845**

Hiermee word ooreenkomstig die bepalings van Artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe 1986 (Ordonnansie 15 van 1986), bekend gemaak dat die Stad van Tshwane Metropolitaanse Munisipaliteit, 'n wysigingskema, synde 'n wysiging van die Centurion Dorpsbeplanningskema, 1992, wat uit dieselfde grond as die dorp Irene Uitbreiding 31 bestaan, goedgekeur het.

Hierdie wysiging staan bekend as die Centurion Wysigingskema 845 en sal van krag wees vanaf datum van hierdie kennisgewing.

S S W NKOSI
WAARNEMENDE MUNISIPALE BESTUURDER

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