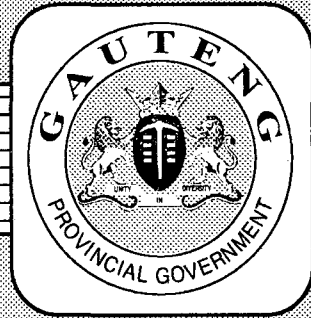


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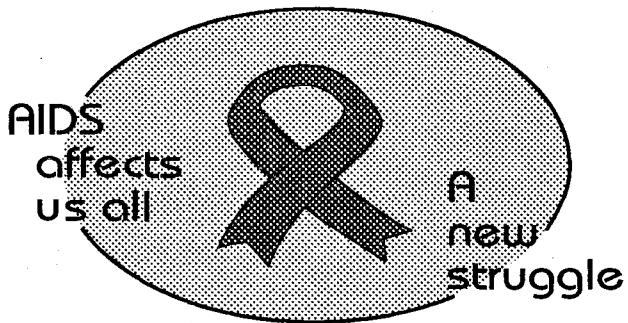
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Vol. 7

PRETORIA, 1 JUNE 2001
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No. 92

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GENERAL NOTICES • ALGEMENE KENNISGEWINGS

NOTICE 3170 OF 2001

LOCAL AUTHORITY NOTICE 61 OF 2001

CITY OF TSHWANE METROPOLITAN MUNICIPALITY CENTURION UNIT

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 (Centurion Unit): hereby declares the township of Eldoraigne Extension 42 as an approved township, subject to the conditions stipulated in the accompanying Schedule.

SCHEDULE

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY BONDEV ONTWIKKELINGS (PTY) LTD 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 581 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 42**.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No. 9248/2000.

(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 servitude which only affects Erven 4190, 4199 and 4200 in the township:

"By virtue of Notarial Deed of Servitude No K2870/1980S, registered on 31 October 1980, the Remaining Extent of Portion 121 (a portion of Portion 62) of the farm Zwartkop 356, Registration Division JR, Province Gauteng, in extent 171,3087 hectares, of which the property held hereunder forms a portion, is subject to an overhead electrical powerline servitude in favour of the Town Council of Centurion as indicated by the figures ABCx1FA and JKLMNzyJ on the annexed Diagram SG No 9247/2000, as will more fully appear from reference to the said Notarial Deed of Servitude."

- (b) the following servitude which only affects a street in the township:

"Kragtens Notariële Akte van Serwituut K1138/1999S gedateer 16 Februarie 1999 en geregistreer op 4 Maart 1999, is die Resterende Gedeelte van gedeelte 121 ('n gedeelte van Gedeelte 62) van die plaas Zwartkop 356, Registrasie Afdeling JR, Gauteng, groot 136,3384 hektaar, waarvan die eiendom hieronder gehou 'n deel uitmaak, onderhewig aan die volgende serwituut ten gunste van die Stadsraad van Centurion.

'n Ewigdurende Serwituut van Reg van Weg en ander munisipale doeleindes, groot 9960 vierkante meter, soos aangedui deur die figuur ABCDE-FGHJKL op Kaart SG No. 10999/1998."

- (c) the following servitude which will not be transferred to the erven in the township:

KENNISGEWING 3170 VAN 2001

PLAASLIKE BESTUURSKENNISGEWING 61 VAN 2001

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT CENTURION EENHEID

VERKLARING TOT 'N GOEDGEKEURDE DORP

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) verklaar die Stad van Tshwane Metropolitaanse Munisipaliteit (Centurion Eenheid) hierby die dorp Eldoraigne Uitbreiding 42 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK OM DORPSTIGTING GEDOEN WORD DEUR BONDEV ONTWIKKELINGS (EDMS) BPK INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 581 VAN DIE PLAAS ZWARTKOP 356 REGISTRASIE AFDELING JR, GAUTENG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp sal wees **Eldoraigne Uitbreiding 42**.

(2) UITLEG/ONTWERP

Die dorp sal bestaan uit erwe en strate soos aangedui op Algemene Plan SG No. 9248/2000.

(3) BESKIKKING OOR BESTAANDE TITELVOORWAARDES - AKTE VAN TRANSPORT T93270/95

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

- (a) die volgende serwituut wat slegs Erwe 4190, 4199 en 4200 in die dorp raak:

"By virtue of Notarial Deed of Servitude No K2870/1980S, registered on 31 October 1980, the Remaining Extent of Portion 121 (a portion of Portion 62) of the farm Zwartkop 356, Registration Division JR, Province Gauteng, in extent 171,3087 hectares, of which the property held hereunder forms a portion, is subject to an overhead electrical powerline servitude in favour of the Town Council of Centurion as indicated by the figures ABCx1FA and JKLMNzyJ on the annexed Diagram SG No 9247/2000, as will more fully appear from reference to the said Notarial Deed of Servitude."

- (b) die volgende serwituut wat slegs 'n straat in die dorp raak:

"Kragtens Notariële Akte van Serwituut K1138/1999S gedateer 16 Februarie 1999 en geregistreer op 4 Maart 1999, is die Resterende Gedeelte van gedeelte 121 ('n gedeelte van Gedeelte 62) van die plaas Zwartkop 356, Registrasie Afdeling JR, Gauteng, groot 136,3384 hektaar, waarvan die eiendom hieronder gehou 'n deel uitmaak, onderhewig aan die volgende serwituut ten gunste van die Stadsraad van Centurion.

'n Ewigdurende Serwituut van Reg van Weg en ander munisipale doeleindes, groot 9960 vierkante meter, soos aangedui deur die figuur ABCDE-FGHJKL op Kaart SG No. 10999/1998."

- (c) die volgende serwituut wat nie aan die erwe in die dorp oorgedra moet word nie:

"Subject to a Right of Way-leave over it in favour of the City Council of Pretoria for the purpose of conveying electricity by means of high or low tension or other underground cables or overhead transmission line etc., with certain ancillary rights and subject to certain conditions, as will more fully appear from Notarial Deed No. 664/1934S."

- (d) the following servitudes which do not affect the township:

"Portion 121 (a portion of Portion 62) of the said fam Zwartkop 356, Registration Division JR, Province Gauteng, of which the property held hereunder, forms a portion, is subject to:

- (i) Notarial Deed of Servitude No. 1027/1952S, registered on 29 November 1952.
- (ii) Notarial Deed of Servitude No. 1189/1970S, registered on 18 December 1970.

whereby the right has been granted to the City Council of Pretoria to convey electricity over the property together with ancillary rights and subject to conditions.

(4) ACCESS

No ingress from Provincial Road K103 to the township and no egress to Provincial Road K103 from the township is allowed.

(5) RECEIPT AND DISPOSAL OF STORMWATER

The township owner shall cause of the storm water drainage of the township to fit in with that of Road K103 and must receive and dispose of storm water draining from the road.

(6) PRECAUTIONARY MEASURES

The township owner shall, with respect to the dolomite area and at own expense, make arrangements with the Local Authority in order to ensure that—

- (a) water shall 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, cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150mm and compacted until the same grade of compaction as that of the surrounding material is obtained.

(7) TRANSFER OF ERVEN

Erven 4199, 4227 and 4232 must be transferred to a company registered in terms of Section 21 of the Companies Act, 1973, or to a similar legal entity at the expense of the township owner, which company or legal entity shall be administered by a members association.

2. CONDITIONS OF TITLE

The erven mentioned below are subject to conditions as indicated, imposed by the Local Authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986):

(1) ALL ERVEN

- (a) The erf is subject to a servitude, 3m wide, for sewerage and other municipal purposes in favour of the Local Authority along any two boundaries other than a street boundary and in case of a panhandle erf, and additional servitude for municipal purposes, 3m wide across the access portion of the erf, if and when required by the Local Authority: Provided that the Local Authority may give up any aforesaid servitude.

"Subject to a Right of Way-leave over it in favour of the City Council of Pretoria for the purpose of conveying electricity by means of high or low tension or other underground cables or overhead transmission line etc., with certain ancillary rights and subject to certain conditions, as will more fully appear from Notarial Deed No. 664/1934S."

- (d) die volgende voorwaardes wat nie die dorp raak nie:

"Portion 121 (a portion of Portion 62) of the said fam Zwartkop 356, Registration Division JR, Province Gauteng, of which the property held hereunder, forms a portion, is subject to:

- (i) Notarial Deed of Servitude No. 1027/1952S, registered on 29 November 1952.
- (ii) Notarial Deed of Servitude No. 1189/1970S, registered on 18 December 1970.

whereby the right has been granted to the City Council of Pretoria to convey electricity over the property together with ancillary rights and subject to conditions.

(4) TOEGANG

Geen ingang van Pad K103 tot die dorp en geen uitgang tot Pad K103 uit die dorp word toegelaat nie.

(5) ONTVANG EN VERSORGING VAN STORMWATER

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reel dat dit inpas by die van Pad K103 en moet die stormwater wat van die pad afloop of afgelei word, ontvang en versorg.

(6) VOORKOMENDE MAATREËLS

Die dorpsdigter moet met betrekking tot die dolomietgebiede en op eie koste reëlings met die plaaslike bestuur tref om te verseker dat—

- (a) water nie opdam nie, dat die hele oppervlakte van die dolomietgebied/e behoorlik gedreineer word en dat strate doeltreffend met teer, beton of bitumen geseel word; en
- (b) slote en uitgrawings vir fondamente, pype, kabels of vir enige ander doeleindes behoorlik met kiam grond in lae wat nie dikker as 150 mm is nie, opgevolg word en gekompakteer word totdat dieselfde verdigtingsgraad as wat die omliggende materiaal het, verkry is.

(7) OORDRAG VAN ERWE

Erwe 4199, 4227 en 4232 moet deur en op koste van die dorpseienaar oorgedra word na 'n maatskappy geregistreer ingevolge Artikel 21 van die Maatskappy Wet, 1973, of na 'n soortgelyke wetlike entiteit, welke maatskappy of entiteit geadmistreer sal word deur 'n ledevereniging.

2. TITELVOORWAARDES

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui, opgelê deur die Plaaslike Bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).

(1) ALLE ERWE

- (a) Die erf is onderworpe aan 'n serwituu, 3 meter 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 serwituu vir munisipale doeleindes, 3 meter 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 serwituu mag afsien.

- (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 a distance of 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 purposes, 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.
- (d) The owner of each erf in the township shall become a member of the members association upon transfer of the erf.

(2) ERF 4190

The erf is subject to a 5m wide servitude for stormwater purposes, as indicated on General Plan SG No. 9248/2000.

(3) ERVEN 4229 AND 4230

The erf is subject to a servitude for road purposes in favour of the local authority as indicated on the general plan. This servitude will lapse upon submission of a certificate by the local authority with the Registrar of Deeds stating that this servitude is no longer required.

(4) ERF 4199

The erf is subject to a servitude for municipal purposes 4 meter wide, as indicated on General Plan SG No. 9248/2000.

(5) ERVEN 4232 AND 4277

The erf is subject to a servitude for municipal purposes its entirety.

- (b) Geen geboue of ander strukture mag binne die voornoemde servituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige servituut of binne 'n afstand van 2 meter 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 rioolhoofpypleidings en ander werke wat hy volgens goeëdoelke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde servituut 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 verwydering van sodanige rioolhoofpypleidings en ander werke veroorsaak word.
- (d) Die eienaar van elke erf in die dorp sal tydens die oordrag van daardie erf 'n lid word van die ledevereniging.

(2) ERF 4190

Die erf is onderworpe aan 'n 5 meter wye servituut vir stormwaterdoeleindes, soos aangetoon op Algemene Plan S G No. 9248/2000.

(3) ERWE 4229 EN 4230

Die erf is onderworpe aan 'n servituut vir paddoeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui. By die indiening van 'n sertifikaat deur die plaaslike bestuur aan die Registrateur van Aktes waarin vermeld word dat sodanige servituut nie meer benodig word nie, verval die voorwaarde.

(4) ERF 4199

Die erf is onderworpe aan 'n munisipale servituut, 4 meter wyd, soos aangetoon op Algemene Plan SG No. 9248/2000.

(5) ERWE 4232 EN 4277

Die erf is in sy totaliteit onderhewig aan 'n munisipale servituut.

NOTICE 3171 OF 2001

LOCAL AUTHORITY NOTICE 62 OF 2001

**CENTURION ADMINISTRATION TSHWANE
METROPOLITAN MUNICIPALITY**

CENTURION AMENDMENT SCHEME 844

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 (Centurion Unit has approved an amendment scheme with regard to the land in the Township of Eldoraigine Extension 42, being on amendment of the Centurion Town Planning Scheme, 1992.

This amendment is known as the Centurion Amendment Scheme 844.

DR TE THOHLANE, Municipal Manager

Municipal Offices, Administrative Unit: Centurion cor Basden Avenue and Rabie Street, Lyttelton, 0157.

(Reference 16/3/1/761)

KENNISGEWING 3171 VAN 2001

PLAASLIKE BESTUURSKENNISGEWING 62 VAN 2001

**CENTURION ADMINISTRASIE TSHWANE
METROPOLITAANSE MUNISIPALITEIT**

CENTURION WYSIGINGSKEMA 844

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 van Tshwane Metropolitaanse Munisipaliteit (Centurion Eenheid) 'n wysigingskema met betrekking tot die grond in die dorp Eldoraigine Uitbreiding 42 synde 'n wysiging van die Centurion dorpsbeplanningskema, 1992 goedgekeur het.

Hierdie wysiging staan bekend as Centurion Wysigingskema 844.

DR TE THOHLANE, Munisipale Bestuurder

Munisipale Kantore, Administratiewe Eenheid: h/v Basdenlaan en Rabiestraat, Lyttelton, 0157.

(Verwysing: 16/3/1/761)

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