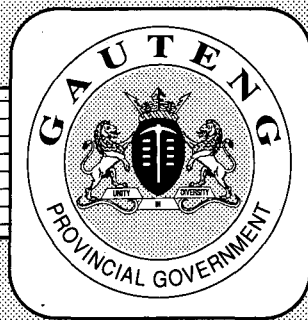


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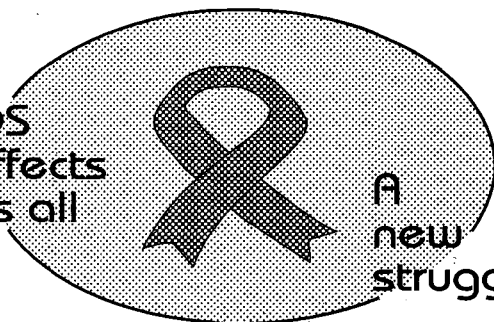
Vol. 8

PRETORIA, 18 JULY 2002
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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1028

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 44 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 NR. 1997/019751/06, 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 569 (A PORTION OF PORTION 540) 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 44.

(2) Design

The township shall consist of erven and streets as indicated on General Plan No. 7222/2001.

(3) 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:

D. The former remaining extent of portion 5 of the said farm, measuring 952,2540 hectares, portion whereof is hereby transferred, is by Notarial Deed of Servitude K5400/93S dated the 3rd of May 1993 subject to a water pipeline servitude –

(a) as indicated by the figure S2 S4 S5 S6 S7 S8 S3 S2 on diagram S.G. NO 5725/1998 annexed to Certificate of Registered Title T143932/99, and

(b) as indicated by the figure S9 S10 S11 S12 on diagram S.G. NO 5725/1998 annexed to the said Certificate of Title NO T143932/99,

in favour of the CITY COUNCIL OF CENTURION as will more fully appear from reference to the said Notarial Deed.

F. Die resterende gedeelte van Gedeelte 5 van die plaas DOORNKLOOF 391 Registrasie Afdeling J R provinsie van Gauteng, groot 939,0565 hektaar, (waarvan die eiendom hiermee getranspoteer 'n gedeelte uitmaak) is onderhewig aan Onteieningskennisgewing EX 347/98.

G. Kragtens Notariële Akte van Servituut K6038/99S is die resterende gedeelte van Gedeelte 5 van die plaas DOORNKLOOF 391 Registrasie Afdeling J R provinsie van Gauteng, groot 566,0068 hektaar ('n gedeelte waarvan hiermee getranspoteer word) onderhewig aan 'n ewigdurende servituut van kraglyn, 3 meter wyd, ten gunste van die STADSRAAD VAN CENTURION, welke servituut aangedui word deur die figuur A S1 S2 S3 op kaart no 3725/1997 geheg aan genoemde Sertifikaat van Geregistreerde Titel T143932/99.

(b) the following servitude which affect erven 1240 and 1252 in the Township only:

C. The former remaining extent of portion 5 of the said farm, measuring 953,9285 hectares, portion whereof is hereby transferred, is by Notarial Deed K2831/86S subject to a perpetual right to provide electricity by way of wires, etc. over the servitude area indicated by the line S13 S14 on diagram S.G. NO 5725/1998 annexed to Certificate of Registered Title T143932/99, in favour of the CITY COUNCIL OF CENTURION.

(c) the servitude in favour of the Home Owner's Association registered in terms of Notarial Deed of Servitude No. K 3759/02 S which affect erven 1118, 1132 to 1135, 1146, 1147, 1158, 1159, 1166, 1167, 1178, 1220, 1222, 1225 to 1230, 1241, 1243, 1244, 1246, 1247, 1240 and 1252.

(4) Land for Municipal Purposes

The following erven shall be transferred to the local authority by and at the expense of the township owner:

Park (Public open space): Erven 1153, 1172, 1173, 1210, 1219, 1220, 1221, 1240-1244, 1246-1249, 1251 and 1252.

(5) Precautionary Measures

The township owner shall at his own expense make arrangements with the local authority in order to ensure that-

(b) 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;

(c) 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.

(6) 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.

(7) Transfer of Erven

Erf 1239, shall be transferred to a company registered in terms of Section 21 of the Companies Act, 1973.

2. CONDITIONS OF TITLE

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

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

(1) All erven

- (a) The erf is subject to a Servitude 2 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 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 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) Erven 1111 to 1152, 1154 to 1171, 1174 -1209, 1211 to 1218, 1222 to 1238, 1245 and 1250

Upon transfer, the owner of the portion must automatically become a member of the Section 21 company and remain a member until he or she ceases to be a registered owner of that erf, which condition must be included in the title deed of the portion.

(3) Erven 1119 to 1121, 1126, 1141 to 1145, 1153 to 1157, 1163 to 1165, 1170, 1173 to 1177, 1187 to 1189, 1194 to 1197, 1204 to 1206, 1210 to 1214, 1221 to 1224, 1229 and 1236.

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

(4) Erven 1229

The erf is subject to a 4m wide Servitude for municipal purposes as indicated on the General Plan.

(5) Erven 1228 to 1230

The erf is subject to a 6m wide Servitude for municipal purposes as indicated on the General Plan.

(6) Erven 1239

The entire erf is subject to a Servitude of right of way and for municipal purposes as indicated on the General Plan.

(7) Erf 1135, 1136 and 1240

The erf is subject to a Servitude of Right of Way in favour of the Local Authority as indicated on the General Plan.

PLAASLIKE BESTUURSKENNISGEWING 1028**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT****VERKLARING TOT 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 Irene Uitbreiding 44 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR IRENE LAND CORPORATION LIMITED NR. 1997/019751/06, (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 DORP TE STIG OP GEDEELTE 569 ('N GEDEELTE VAN GEDEELTE 540) VAN DIE PLAAS DOORKLOOF 391 J.R. GAUTENG TOEGESTAAN IS

1. STIGTINGSVOORWAARDES**(1) Naam**

Die naam van die dorp is Irene Uitbreiding 44.

(2) Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan No. 7222/2001.

(3) Beskikking oor bestaande Titelloosvoorwaardes

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

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

D. The former remaining extent of portion 5 of the said farm, measuring 952,2540 hectares, portion whereof is hereby transferred, is by Notarial Deed of Servitude K5400/93S dated the 3rd of May 1993 subject to a water pipeline servitude –

(a) as indicated by the figure S2 S4 S5 S6 S7 S8 S3 S2 on diagram S.G. NO 5725/1998 annexed to Certificate of Registered Title T143932/99, and

(b) as indicated by the figure S9 S10 S11 S12 on diagram S.G. NO 5725/1998 annexed to the said Certificate of Title NO T143932/99,

in favour of the CITY COUNCIL OF CENTURION as will more fully appear from reference to the said Notarial Deed.

F. Die resterende gedeelte van Gedeelte 5 van die plaas DOORKLOOF 391 Registrasie Afdeling J R provinsie van Gauteng, groot 939,0565 hektaar, (waarvan die eiendom hiermee getranspoteer 'n gedeelte uitmaak) is onderhewig aan Onteieningskennisgewing EX 347/98.

G. Kragtens Notariële Akte van Serwituut K6038/99S is die resterende gedeelte van Gedeelte 5 van die plaas DOORNKLOOF 391 Registrasie Afdeling J R provinsie van Gauteng, groot 566,0068 hektaar ('n gedeelte waarvan hiermee getransporeer word) onderhewig aan 'n ewigdurende serwituut van kraglyn, 3 meter wyd, ten gunste van die STADSRAAD VAN CENTURION, welke serwituut aangedui word deur die figuur A S1 S2 S3 op kaart no 3725/1997 geheg aan genoemde Sertifikaat van Geregistreerde Titel T143932/99.

(b) die volgende serwitute wat slegs Erwe 1240 and 1252 in die dorp raak:

C. The former remaining extent of portion 5 of the said farm, measuring 953,9285 hectares, portion whereof is hereby transferred, is by Notarial Deed K2831/86S subject to a perpetual right to provide electricity by way of wires, etc. over the servitude area indicated by the line S13 S14 on diagram S.G. NO 5725/1998 annexed to Certificate of Registered Title T143932/99, in favour of the CITY COUNCIL OF CENTURION.

(c) die serwituut ten gunste van die Huiseienaars Vereniging geregistreer in terme van Notariële Akte van Serwituut No. K 3759/02 S wat erwe 1118, 1132 to 1135; 1146, 1147, 1158, 1159, 1166, 1167, 1178, 1220, 1222, 1225 to 1230, 1241, 1243, 1244, 1246, 1247, 1240 en 1252 in die dorp raak.

(4) Grond vir Munisipale Doeleindes

Die volgende erwe sal oorgedra word aan die plaaslike owerheid deur, en vir die rekening van die dorpsenaar:

Park (Publieke Oopruimte): Erwe 1153, 1172, 1173, 1210, 1219, 1220, 1221, 1240-1244, 1246-1249, 1251 en 1252.

(5) Voorkomende Maatreëls

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

(b) 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

(c) slote en uitgrawings vir fondamente, pype, kables of enige ander doeleindes behoorlik met klam grond in lae wat nie dikker as 150mm is nie, opgevol en gekompakteer word totdat dieselfde digtheidsgraad as wat die omliggende materiaal het, verkry is.

(6) 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 dorpsenaar gedra word.

(7) Oordrag van Erwe

Erf 1239, sal oorgedra word aan 'n maatskappy geregistreer in terme van Artikel 21 van die Maatskappye Wet, 1973.

2. TITELVOORWAARDES

TITELVOORWAARDES OPGELÊ 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 2m 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 2m 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 goeë dunnke 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 hoofrioolpypleidings en ander werke veroorsaak is.

(2) Erwe 1111 tot 1152, 1154 tot 1171, 1174 –1209, 1211 tot 1218, 1222 tot 1238, 1245 en 1250

Die eienaar van 'n erf moet, met oordrag van die erf, automaties 'n lid word van die Artikel 21 Maatskappy en 'n lid daarvan bly totdat hy/sy nie meer 'n geregistreerde eienaar van daardie erf is nie en 'n voorwaarde tot dien effek moet in die titelakte van daardie erf opgeneem word.

(3) Erwe 1119 tot 1121, 1126, 1141 tot 1145, 1153 tot 1157, 1163 tot 1165, 1170, 1173 tot 1177, 1187 tot 1189, 1194 tot 1197, 1204 tot 1206, 1210 tot 1214, 1221 tot 1224, 1229 en 1236.

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

(4) Erf 1229

Die erf is onderhewig aan 'n 4m wye serwituut vir munisipale doeleindes soos aangetoon op die Algemene Plan.

(5) Erwe 1228 tot 1230

Die erf is onderhewig aan 'n 6m wye serwituut vir munisipale doeleindes soos aangetoon op die Algemene Plan.

(6) Erf 1239

Die hele erf is onderhewig aan 'n serwituut van reg-van-weg en vir munisipale doeleindes soos aangetoon op die Algemene Plan.

(7) Erwe 1135, 1136 en 1240

Die erf is onderhewig aan 'n serwituut van reg-van-weg ten gunste van die Plaaslike Owerheid soos aangetoon op die Algemene Plan.

LOCAL AUTHORITY NOTICE 1029

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

CENTURION AMENDMENT SCHEME 965

The City of Tshwane Metropolitan Municipality hereby declares that in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance, (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 44.

This amendment is known as the Centurion Amendment Scheme 965 and will be effective as from date of this publication.

COORDINATOR: CITY PLANNING

Municipal Offices
C/o Basden Avenue and Rabie Street
CENTURION
0157
P O Box 14013
LYTTLETON
0140

PLAASLIKE BESTUURSKENNISGEWING 1029

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT

CENTURION WYSIGINGSKEMA 965

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 44 bestaan, goedgekeur het.

Hierdie wysiging staan bekend as die Centurion Wysigingskema 965 en sal van krag wees vanaf datum van hierdie kennisgewing.

KOÖRDINEERDER: STADSBEPLANNING

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Fax number: (012) 323-8805

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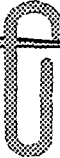
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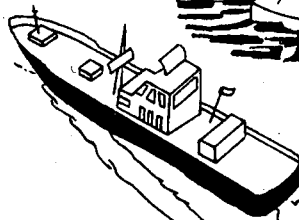
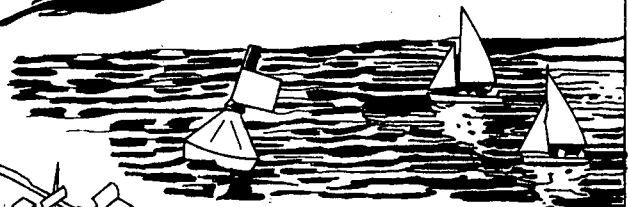
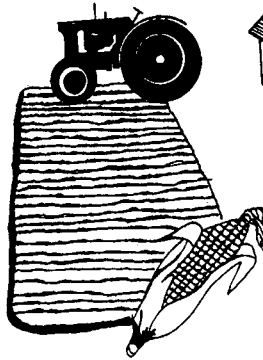
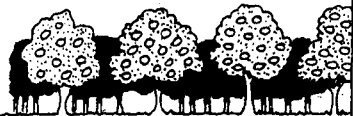
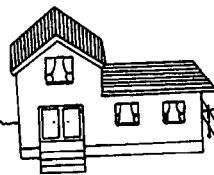
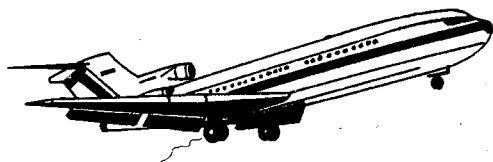
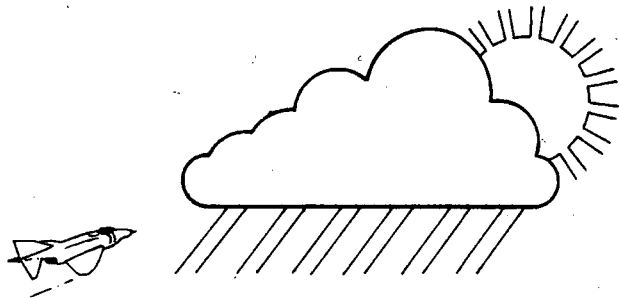
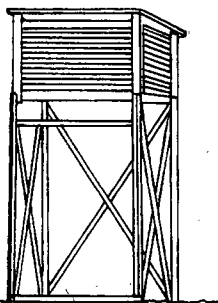
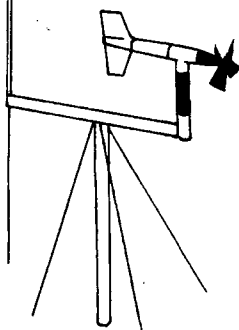
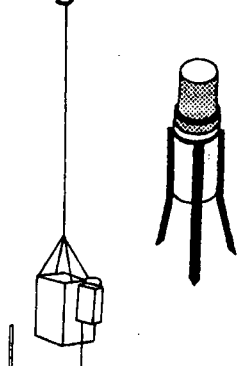
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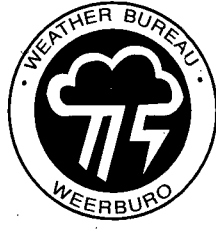
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