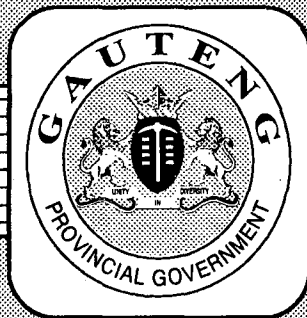


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**THE PROVINCE OF  
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**Provincial Gazette Extraordinary  
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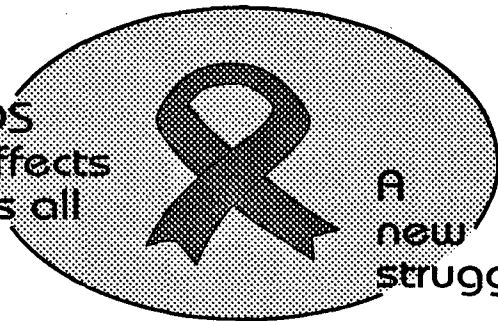
**Vol. 9**

**PRETORIA, 8 APRIL 2003**

**No. 124**

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

AIDS  
affects  
us all



A  
new  
struggle

**Prevention is the cure**

**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH



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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 609

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

#### DECLARATION OF HIGHVELD EXTENSION 38 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 Highveld Extension 38 as an approved township, subject to the conditions stipulated in the accompanying Schedule.

#### SCHEDULE

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION IS MADE BY CENTURUS (PROPRIETARY) LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 549 (PORTION OF PORTION 324) OF THE FARM DOORNKLOOF 391-J.R., GAUTENG HAS BEEN GRANTED**

#### 1. CONDITIONS OF ESTABLISHMENT

##### (1) NAME

The name of the township shall be Highveld Extension 38.

##### (2) DESIGN

The township shall consist of erven and streets as indicated on General Plan 2021/2001.

##### (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 servitude and condition which do not affect the township area:

"By Notarial Deed K511/66S dated the 27<sup>th</sup> September 1965 the former Remaining Extent of Portion called Irene, in extent 646,2647 hectares, a portion whereof is hereby transferred, is subject to a perpetual servitude to convey water by means of pipelines in favour of the RAND WATER BOARD, of which the western boundary is indicated by the line AD on the annexed diagram SG No. 5004/96, as will more fully appear from the said Notarial Deed."

##### (b) the following servitude which affects Erven 2616 and 2617 in the township only:

(i) "In terms of Notarial Deed of Servitude K1235/1957S the property hereby transferred is subject to a servitude whereof the line ab represents the centre line of an overhead electric power line servitude with underground electric cables vide Diagram S.G. No. 5004/1996 as will more fully appear from reference to the said Notarial Deed."

(ii) "Subject to the following condition imposed by the TOWN COUNCIL OF CENTURION on subdivision-

The transferee shall only be entitled to erect buildings on the property in an area geologically suitable for building purposes."

**(4) ACCEPTANCE AND DISPOSAL OF STORMWATER**

The township owner shall arrange for the drainage of the township to fit in with that of the Local Authority's existing systems where possible.

**(5) PRECAUTIONARY MEASURES**

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

- (i) 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
- (ii) 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.

**(6) CONSOLIDATION OF ERVEN**

The township owner shall at its own expense cause Erven 2616 and 2617 in the township to be consolidated.

**2. CONDITIONS OF TITLE**

The erven shall be subject to the following conditions as indicated imposed by the Local Authority in terms of the provisions of the Town-planning and Townships Ordinance, 1986.

- (1) The erf is subject to a servitude, 2m 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 2m 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 2m 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.
- (4) The erf is subject to a servitude for road purposes in favour of the local authority, as indicated on the general plan.

General Manager, Legal Services  
P O Box 14013, Centurion, 0140

Reference 16/3/1/818

**PLAASLIKE BESTUURSKENNISGEWING 609****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****VERKLARING VAN HIGHVELD UITBREIDING 38 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 Highveld Uitbreiding 38 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 CENTURUS (PROPRIETARY) LIMITED DEUR (HIERNA GENOEM DIE DORPSTIGTER/DORPSEIENAAR) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 549 ('N GEDEELTE VAN GEDEELTE 324) VAN DIE PLAAS DOORKLOOF 391 JR, GAUTENG, TOEGESTAAN IS

**1. STIGTINGSVOORWAARDES****(1) NAAM**

Die naam van die dorp is Highveld Uitbreiding 38.

**(2) ONTWERP**

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan 2021/2001.

**(3) BESIKKING 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 serwituut en voorwaarde wat nie die dorp raak nie:**

"By Notarial Deed K511/66S dated the 27<sup>th</sup> September 1965 the former Remaining Extent of Portion called Irene, in extent 646,2647 hectares, a portion whereof is hereby transferred, is subject to a perpetual servitude to convey water by means of pipelines in favour of the RAND WATER BOARD, of which the western boundary is indicated by the line AD on the annexed diagram SG No. 5004/96, as will more fully appear from the said Notarial Deed."

**(b) die volgende serwituut wat Erwe 2616 en 2617 in die dorp raak:**

(i) "In terms of Notarial Deed of Servitude K1235/1957S the property hereby transferred is subject to a servitude whereof the line ab represents the centre line of an overhead electric power line servitude with underground electric cables vide Diagram S.G. No. 5004/1996 as will more fully appear from reference to the said Notarial Deed."

(ii) "Subject to the following condition imposed by the TOWN COUNCIL OF CENTURION on subdivision-

The transferee shall only be entitled to erect buildings on the property in an area geologically suitable for building purposes."

**(4) ONTVANGS EN VERSORGING VAN STORMWATER**

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die plaaslike bestuur se bestaande stelsel waar moontlik.

**(5) VOORKOMENDE MAATREËLS**

Die dorpsreienaar moet op eie koste reëlings met die plaaslike bestuur tref om te verseker dat -

- (i) 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
- (ii) slote en uitgrawings vir fundamente, 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 verdigtingsgraad as wat die omliggende materiaal het, verkry is.

**(6) KONSOLIDASIE VAN ERWE**

Die dorpsreienaar moet op eie koste Erwe 2616 en 2617 in die dorp, laat konsolideer.

**2. TITELVOORWAARDES**

Die erwe is onderworpe aan die volgende voorwaardes 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.
- (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 rioolhoofpyleidings en ander werke wat hy volgens goeie doodnke 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 rioolhoofpyleidings en ander werke veroorsaak word.
- (4) Die erf is onderworpe aan 'n serwituut vir paddoeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

Algemene Bestuurder: Regsdienste  
Posbus 14013, Lyttelton, 0140

Verwysingsnommer: 16/3/1/818

**LOCAL AUTHORITY NOTICE 610**

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

**CENTURION AMENDMENT SCHEME 850**

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 38, being an amendment of the Centurion Town Planning Scheme, 1992.

This amendment is known as the Centurion Amendment Scheme 850.

General Manager, Legal Services

P O Box 14013, Centurion, 0140

Reference 16/3/1/818

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**PLAASLIKE BESTUURSKENNISGEWING 610**

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT

**CENTURION WYSIGINGSKEMA 850**

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 'n wysigingskema met betrekking tot die grond in die dorp Highveld Uitbreiding 38, synde 'n wysiging van die Centurion Dorpsbeplanningskema, 1992, goedgekeur het.

Hierdie wysiging staan bekend as Centurion Wysigingskema 850.

Algemene Bestuurder: Regsdienste

Posbus 14013, Lyttelton, 0140

(Verw 16/3/1/818)

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