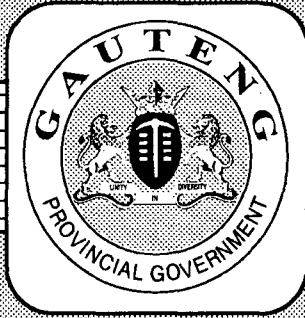


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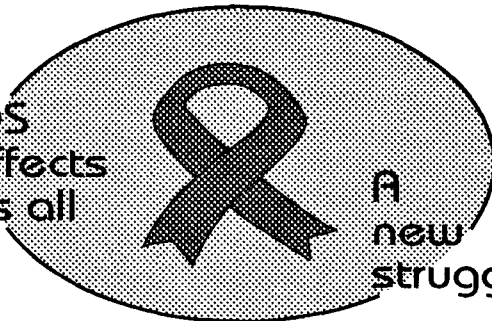
**Vol. 9**

**PRETORIA, 6 MARCH  
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**No. 79**

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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 378

#### 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 49 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 722 (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 49.

(2) **Design**

The township shall consist of erven and streets as indicated on General Plan S.G. No. 9193/2002.

(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 servitude which only affect a street in the township area:

“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 K.2931/86 S 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 SG. No. 5725/1998 annexed to Certificate of Registered Title T143932/99, in favour of the CITY COUNCIL OF CENTURION.”

(b) the following servitude that do not affect the township area:

“F. Die Resterende gedeelte van Gedeelte 5 van die Plaas DOORNKLOOF 391, Registrasie Afdeling J.R., Provinsie Gauteng, groot 939,0565 Hektaar. (waarvan die eiendom hierkragtens gehou 'n gedeelte uitmaak) is onderhewig aan Onteieningskennisgewing EX 347/98.”

(c) the following servitudes that do affect the township area:

“D. The former remaining extent of portion 5 of the said farm, measuring 953,2540 hectares, portion whereof is held hereunder, is by Notarial Deed of Servitude k.5400/93S dated the 3<sup>rd</sup> May 1993 subject to a water pipeline servitude –

(a) as indicated by the figure S1 S4 S5 S7 S8 S3 S2 on Diagram S.G. No. 5725/1998 annexed hereto, and

(b) as indicated by the figure S9 S10 S11 S12 on Diagram S.G. No. 5725/1998 annexed hereto,

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

"G. Kragtens Notariële Akte van Serwituut K6038/99S is die resterende gedeelte van Gedeelte 5 van die plaas DOORKLOOF 391 Registrasie Afdeling J R provinsie van Gauteng, groot 566,0068 hektaar (’n gedeelte waarvan hiermee getranspoteer word) onderhewig aan ’n ewigdurende serwituut van kraglyn, 3m 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."

**(4) Access**

Ingress from Pierre van Ryneveld Road to the township and egress to Pierre van Ryneveld Road are limited to the approved intersection on Pierre van Ryneveld Road.

**(5) 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.

**(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**

Erven 2456 to 2499 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 2 m or 3 m wide servitude. Should a sewerage or storm water servitude be needed, a 3 m 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 2051 to 2455.**

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 2057, 2058, 2061, 2062, 2065, 2066, 2069, 2077, 2094, 2107, 2109, 2118, 2119, 2123, 2127, 2130, 2132, 2135, 2137, 2140, 2145, 2147 – 2150, 2157 – 2161, 2167, 2168, 2170 – 2176, 2179, 2182, 2184, 2197, 2205, 2208, 2209, 2211, 2216, 2229, 2237, 2239 – 2242, 2245 – 2249, 2264 – 2278, 2281 – 2291, 2293, 2295, 2296, 2299, 2301, 2310 – 2326, 2331 – 2335, 2338, 2340 – 2347, 2354 – 2357, 2359, 2365, 2368, 2370 – 2380, 2387, 2388, 2390, 2395, 2401 – 2407, 2414, 2415, 2424, 2433 – 2441, 2446 – 2450, 2453 – 2455, 2458 – 2461, 2465, 2466, 2470, 2472 – 2475, 2480, 2483, 2485, 2489 – 2491, 2493 and 2497 – 2499.**

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

**(4) Erven 2293, 2295, 2296, 2321 and 2467 – 2470.**

The erf is subject to a 6m servitude for municipal services as indicated on the General Plan.

**(5) Erf 2466**

The erf is subject to a 6m servitude for municipal services as indicated on the General Plan.

**(6) Erf 2456**

The entire erf is subject to a servitude of Right of Way and for municipal services as indicated on the General Plan.

General Manager: Legal Services  
 Municipal Offices  
 C/o Basden Avenue and Rabie Street  
 P.O. Box 14013  
 LYTTLETON  
 0140

Ref: 16/3/1/954

**PLAASLIKE BESTUURSKENNISGEWING 378****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 49 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 722 ('N GEDEELTE VAN GEDEELTE 540) VAN DIE PLAAS DOORNKLOOF 391 J.R. GAUTENG TOEGESTAAN IS**

**1. STIGTINGSVOORWAARDES****(1) Naam**

Die naam van die dorp is Irene Uitbreiding 49.

**(2) Ontwerp**

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 9193/2002.

**(3) Beskikking oor bestaande Titelloosvoorraades**

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 serwituut wat slegs 'n straat 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 K.2931/86 S 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 SG. No. 5725/1998 annexed to Certificate of Registered Title T143932/99, in favour of the CITY COUNCIL OF CENTURION."

(b) die volgende serwituut wat nie die dorp raak nie:

"F. Die Resterende gedeelte van Gedeelte 5 van die Plaas DOORNKLOOF 391, Registrasie Afdeling J.R., Provinsie Gauteng, groot 939,0565 Hektaar. (waarvan die eiendom hierkragtens gehou 'n gedeelte uitmaak) is onderhewig aan Onteieningskennisgewing EX 347/98."

(c) die volgende serwitute wat wel die dorp raak:

"D. The former remaining extent of portion 5 of the said farm, measuring 953,2540 hectares, portion whereof is held hereunder, is by Notarial Deed of Servitude k.5400/93S dated the 3<sup>rd</sup> May 1993 subject to a water pipeline servitude –

(a) as indicated by the figure S1 S4 S5 S7 S8 S3 S2 on Diagram S.G. No. 5725/1998 annexed hereto, and

(b) as indicated by the figure S9 S10 S11 S12 on Diagram S.G. No. 5725/1998 annexed hereto,

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

"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 getranspoteer word) onderhewig aan 'n ewigdurende serwituut van kraglyn, 3m 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 Geregistreeerde Titel T143932/99.

**(4) Toegang**

Toegang tot die dorp na en vanaf Pierre van Ryneveld Rylaan is beperk tot die goedgekeurde ingang op Pierre van Ryneveld Rylaan.

**(5) Voorkomende Maatreëls**

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

- (a) 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
- (b) slote en uitgrawings vir fundamente, 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 dorpseienaar gedra word.

**(7) Oordrag van Erwe**

Erwe 2456 tot 2499 sal oorgedra word aan 'n maatskappy geregistreer in terme van Artikel 21 van die Maatskappy 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 hoofrioolpyleidings 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 hoofrioolpyleidings en ander werke veroorsaak is.

**(2) Erwe 2051 tot 2455**

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 tot dat 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 2057, 2058, 2061, 2062, 2065, 2066, 2069, 2077, 2094, 2107, 2109, 2118, 2119, 2123, 2127, 2130, 2132, 2135, 2137, 2140, 2145, 2147 – 2150, 2157 – 2161, 2167, 2168, 2170 – 2176, 2179, 2182, 2184, 2197, 2205, 2208, 2209, 2211, 2216, 2229, 2237, 2239 – 2242, 2245 – 2249, 2264 – 2278, 2281 – 2291, 2293, 2295, 2296, 2299, 2301, 2310 – 2326, 2331 – 2335, 2338, 2340 – 2347, 2354 – 2357, 2359, 2365, 2368, 2370 – 2380, 2387, 2388, 2390, 2395, 2401 – 2407, 2414, 2415, 2424, 2433 – 2441, 2446 – 2450, 2453 – 2455, 2458 – 2461, 2465, 2466, 2470, 2472 – 2475, 2480, 2483, 2485, 2489 – 2491, 2493 en 2497 – 2499.**

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

**(4) Erf 2293, 2295, 2296, 2321 en 2467 – 2470.**

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

**(5) Erf 2466**

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

**(6) Erf 2456**

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

Algemene Bestuurder: Regsdienste  
Munisipale Kantore  
H/v Basden Laan en Rabie Straat  
Posbus 14013  
LYTTLETON  
0140

Verw: 16/3/1/954



**LOCAL AUTHORITY NOTICE 379**

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

**CENTURION AMENDMENT SCHEME 1063**

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 49.

This amendment is known as the Centurion Amendment Scheme 1063 and will be effective as from date of this publication.

**GENERAL MANAGER: LEGAL SERVICES**

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

**PLAASLIKE BESTUURSKENNISGEWING 379**

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT**

**CENTURION WYSIGINGSKEMA 1063**

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 49 bestaan, goedgekeur het.

Hierdie wysiging staan bekend as die Centurion Wysigingskema 1063 en sal van krag wees vanaf datum van hierdie kennisgewing.

**ALGEMENE BESTUURDER: REGSDIENSTE**

Munisipale Kantore  
H/v Basden en Rabie Strate  
Posbus 14013  
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**HENNIE MALAN**

Director: Financial Management  
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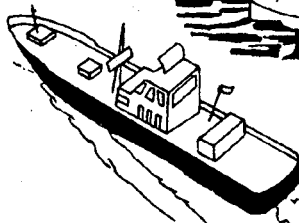
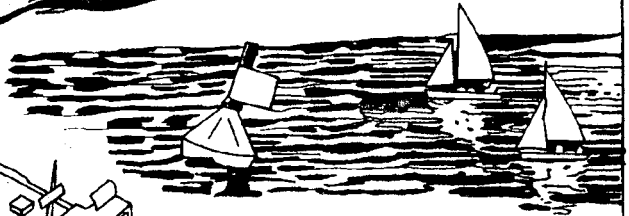
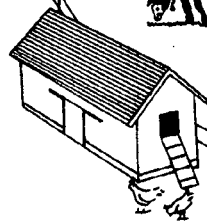
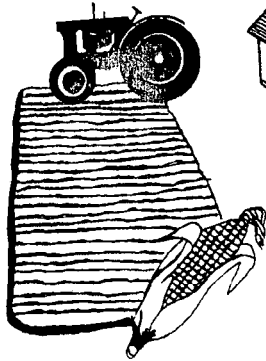
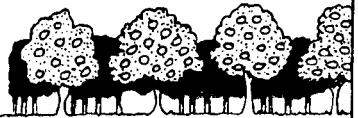
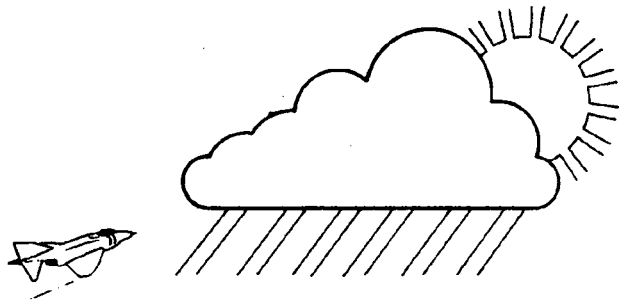
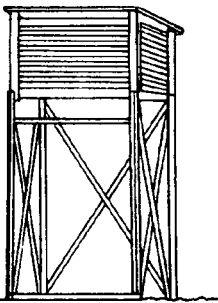
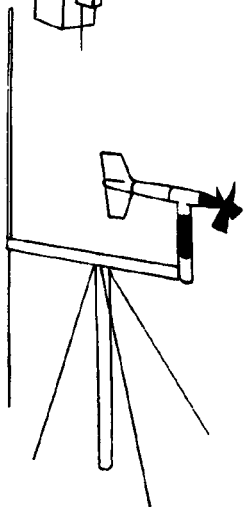
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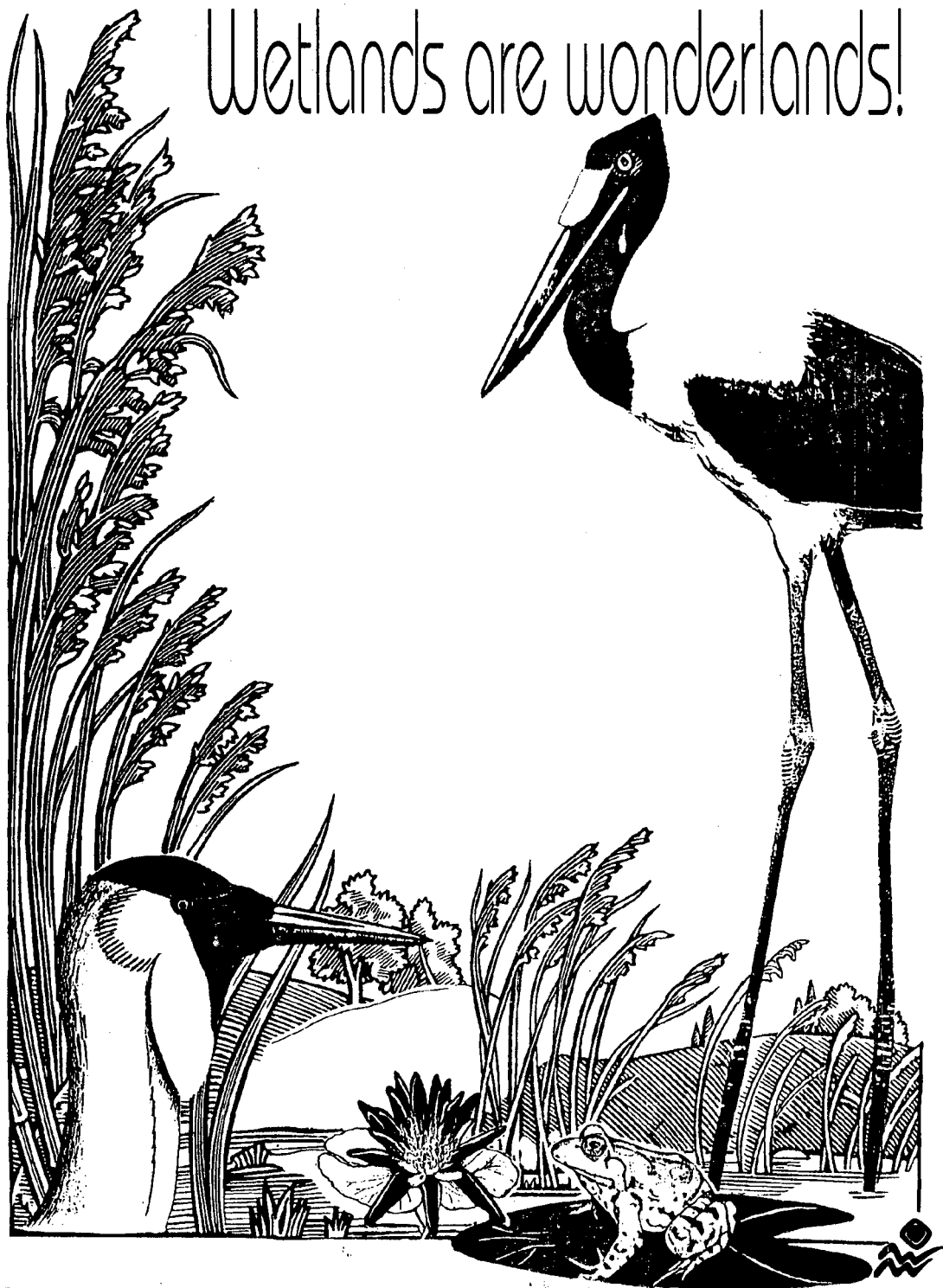
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