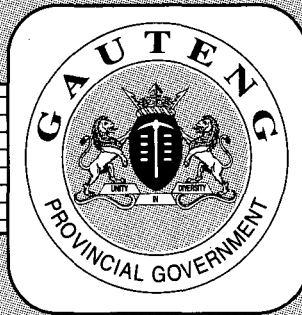


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

Selling price • Verkoopprijs: **R2,50**
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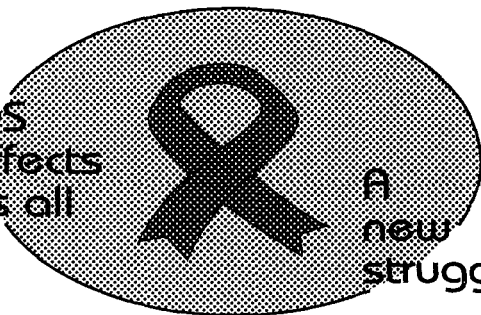
Vol. 10

PRETORIA, 12 OCTOBER 2004
OKTOBER

No. 433

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
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DEPARTMENT OF HEALTH



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LOCAL AUTHORITY NOTICE

**LOCAL AUTHORITY NOTICE 2165
CITY OF TSHWANE METROPOLITAN MUNICIPALITY
CENTURION AMENDMENT SCHEME 0917**

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 Pierre van Ryneveld Extension 24, being an amendment of the Centurion Town-planning Scheme, 1992.

Map 3 and the scheme clauses of this amendment scheme are filed with the Acting General Manager: Legal Services, and are open to inspection during normal office hours.

This amendment is known as Centurion Amendment Scheme 0917.

(16/3/1/533)
___ July 2004

Acting General Manager: Legal Services
(Notice No 618/2004)

**PLAASLIKE BESTUURSKENNISGEWING 2165
STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
CENTURION WYSIGINGSKEMA 0917**

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 Tshwane Metropolitaanse Munisipaliteit 'n wysigingskema met betrekking tot die grond in die dorp Pierre van Ryneveld Uitbreiding 24, synde 'n wysiging van die Centurion dorpsbeplanningskema, 1992, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Waarnemende Hoofbestuurder: Regsdienste, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Centurion Wysigingskema 0917.

(16/3/1/533)
___ July 2004

Waarnemende Hoofbestuurder: Regsdienste
(Kennisgewing No 618/2004)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF PIERRE VAN RYNEVELD EXTENSION 24 AS APPROVED TOWNSHIP

In terms of section 103(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), the City of Tshwane Metropolitan Municipality hereby declares the Township of Pierre van Ryneveld Extension 24 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(16/3/1/533)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY PJJ VAN VUUREN BELEGGINGS (PROPRIETARY) LIMITED IN TERMS OF THE PROVISIONS OF PART C OF CHAPTER 3 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 125 AND PORTION 126 OF THE FARM WATERKLOOF 378JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Pierre van Ryneveld Extension 24.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 8575/2003.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to 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;

(i) "B The former Remaining extent of portion 3 of the said farm WATERKLOOF NO 378 Registration Division JR Transvaal (formerly known as the Remaining Extent of Portion C of Portion of the said farm WATERKLOOF) measuring as such 345,3060 hectares (whereof that portion of the property held hereunder represented by the figure SrNOPQRS on the aforesaid Diagram SG No A951/73 forms a portion is:

(b) 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 RAND WATER BOARD as will more fully appear from the Notarial Deed No 803/1958S dated 3rd July 1958, and the diagram annexed thereto"

(ii) "F The former Remaining Extent of Portion 3 of the said farm WATERKLOOF 378 Registration Division JR Transvaal, measuring as such 272,2360 hectares (whereof that portion of the property held hereunder represented by the figure Sr NOPQRS on the said Diagram SG No A951/73 forms a portion) is subject to a pipeline servitude ceded to the REPUBLIC OF SOUTH AFRICA by Deed of Cession No 1603/1973S dated 7th November 1973 and registered on 7th November 1973."

(b) the following right and servitudes which affect Erf 3124 in the township only:

(i) a 4 metre municipal servitude in favour of the City of Tshwane Metropolitan Municipality registered in terms of Notarial Deed of Servitude No. to be registered whereof the line ABCDEFGHJKLM, as shown on Diagram SG No 5896/2003, forms the centre line.

(ii) a 3 metre municipal servitude for sewer purposes in favour of the City of Tshwane Metropolitan Municipality in terms of Notarial Deed of Servitude to be registered, whereof the lines ABCDEF and EG on Diagram S.G. no 11579/2003 form the respective centre lines.

(c) the following servitude which affects Erven 3125 and 3126 in the township only:

"G. Portion 67 of the farm WATERKLOOF 378, Registration Division JR Transvaal, measuring 411,0020 hectares (whereof the property held hereunder forms a portion) is subject to a servitude 15 metres wide in respect of pipelines already laid and which may hereafter be laid in favour of the RAND WATER BOARD as will more fully appear from Notarial Deed of Servitude No K1069/1976S registered this day, which servitude is represented by the figure abcdefa on the said Diagram SG No A951/73."

(d) the following rights and servitudes which do affect the township area, but which do not affect or should not be transferred to any erven in the township.

(i) B(a) Entitled to a servitude of right of way 15,74 metres wide over Portion 77 (a portion of portion C of portion) of the said farm, transferred under Deed of Transfer No 7343/1955 dated the 22nd March 1955, as indicated by the figure defC on Diagram SG No A340/54 annexed to the said Deeds, as will more fully appear from Notarial Deed no 1193/1956S dated the 9th November 1956;

(ii) C(b) Entitled to a servitude of right of way 15,74 metres wide, over the aforesaid Portion 79 (a portion of portion C of Portion) of the said farm, along the north western boundary thereof as indicated by the figure ABLKA on the diagram SG No A2721/57 annexed to Deed of Transfer T19297/1958.

(c) It is a condition connected with the said rights of way that the said rights of way may be converted into a right of way in favour of the General Public

should the owners, of the dominant and servient tenements agree accordingly.

- (d) The owners of their successors in title to the Remaining Extent of Portion C of Portion of the said farm WATERKLOOF 378, Registration Division JR aforesaid measuring as such 297,2314 hectares or any reduced area thereof, shall be entitled to a pre-emptive right at the price offered should JOHN J KIRKNESS LIMITED decide to sell Portion 79 (a portion of portion C of Portion) of the aforesaid farm WATERKLOOF.
- (iii) D By virtue of Deed of Transfer No 35113/1965 dated the 22nd September 1965, the trading rights over Portion 103 (a portion of portion C of portion) of the aforesaid farm WATERKLOOF 378, Registration Division JR measuring 24,9954 hectares, have been reserved to JOHN HENRY VAN DER BYL (born on 19th December 1921) and DAVID GEOFFREY VAN DER BYL (born on 31st January 1924) as owners of the Remaining Extent of Portion 3 of the said farm WATERKLOOF 378, Registration Division JR measuring as such 272,2360 hectares (whereof that portion of the property held hereunder represented by the figure SrNOPQRS on the said diagram SG No A951/73 forms a portion) as will more fully appear from the said Deed of Transfer.

1.4 ACCESS

- (a) No ingress from Provincial Road P57-1 (R21) to the township and no egress to Provincial Road P57-1 (R21) from the township shall be allowed.
- (b) No ingress from National N1-21 to the township and no egress to National Road N1-R21 from the township shall be allowed.

1.5 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of Roads P57-1 and N1-21 and for all stormwater running off or being diverted from the road to be received and disposed of.

1.6 PRECAUTIONARY MEASURES

The applicant shall at his own cost, make arrangements with the local authority in order to ensure that –

- (i) the 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 of bitumen; and
- (ii) trenches and excavations for foundations, pipes, cables or for any other purposes, are properly refilled with damp soil layers not thicker than 150mm, and compacted until the same grade of compaction as the surrounding material is obtained.

1.7 REMOVAL AND / OR REPLACEMENT OF TELKOM SERVICES

Should it become necessary to remove and / or replace any existing TELKOM services as a result of the establishment of the township, the cost thereof shall be borne by the applicant.

1.8 TRANSFER OF ERF

Erf 3126 must be transferred by and at cost of the applicant to a Section 21 Company, registered in terms of the Companies Act, 1973.

2. CONDITIONS OF TITLE

2.1 CONDITIONS IMPOSED BY THE NATIONAL TRANSPORT COMMISSION IN TERMS OF THE NATIONAL ROADS ACT NO. 54 OF 1971

The undermentioned erven shall be subject to the conditions as indicated.

2.1.1 ALL ERVEN

- (i) Except for any essential stormwater drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected, laid or established without the written approval of the South African National Roads Agency within a distance of 20 metres measured from the boundary of Road N1-21.
- (ii) Ingress to and egress from the erf shall not be permitted along the boundary of the erf abutting on Road N1-21.

2.2 CONDITIONS IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 15 OF 1986

The erven mentioned below shall be subject to the condition as indicated, laid down by the local authority in terms of the provisions of the Town-Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

2.2.1 ALL ERVEN

- (i) The erf shall be subject to a servitude, 3m wide, for sewerage and other municipal services (hereinafter referred to as "the services"), in favour of the local authority, along any two boundaries, except a street or road in the case of a panhandle erf, an additional servitude of 3m wide, for municipal purposes, over the entrance portion of the erf, if and when required by the local authority: Provided that the local authority may waive any such servitude.
 - (ii) No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 3m from it.
 - (iii) The local authority shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary, and furthermore the local authority shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the local authority shall make good any damage caused during the laying, maintenance or removal of such services and other works.
-

IMPORTANT NOTICE

The
Gauteng Provincial Gazette Function
will be transferred to the
Government Printer in Pretoria
as from 2nd January 2002

NEW PARTICULARS ARE AS FOLLOWS:

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Mrs J. Wehmeyer Tel.: (012) 334-4753
Fax.: (012) 323-9574

This phase-in period is to commence from **November 2001** (suggest date of advert) and notice comes into operation as from **2 January 2002**.

Subscribers and all other stakeholders are advised to send their advertisements directly to the **Government Printing Works**, two weeks before the 2nd January 2002.

*In future, adverts have to be paid in advance
before being published in the Gazette.*

HENNIE MALAN

Director: Financial Management
Office of the Premier (Gauteng)

