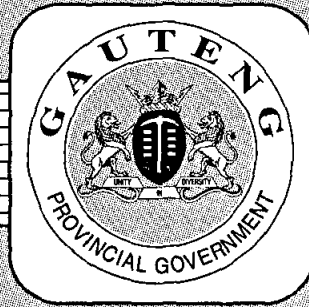


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
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**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

Selling price • Verkoopprys: **R2,50**
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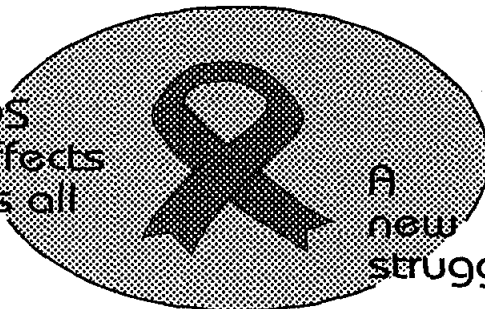
Vol. 11

PRETORIA, 20 DECEMBER 2005
DESEMBER

No. 542

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

**AIDS
HELPLINE**

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DEPARTMENT OF HEALTH

Prevention is the cure



9771682452005

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 3247

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

CENTURION AMENDMENT SCHEME 1426C

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 Rooihuiskraal Noord Extension 28, being an amendment of the Centurion Town-planning Scheme, 1992.

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

This amendment is known as Centurion Amendment Scheme 1426C.

(16/3/1/1060)

. 2005

Head: Legal and Secretarial Services
(Notice No/2005)

PLAASLIKE BESTUURSKENNISGEWING 3247

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

CENTURION WYSIGINGSKEMA 1426C

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 Rooihuiskraal Noord Uitbreiding 28, synde 'n wysiging van die Centurion-dorpsbeplanningskema, 1992, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Hoof: Regs- en Sekretariële Dienste, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Centurion-wysigingskema 1426.

(16/3/1/1060)

..... 2005

Hoof: Regs- en Sekretariële Dienste
(Kennisgewing No/2005)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF ROOIHUISKRAAL NOORD EXTENSION 28 AS APPROVED TOWNSHIP

In terms of section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), the City of Tshwane Metropolitan Municipality hereby declares the Township of Rooihuiskraal Noord Extension 28 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(16/3/1/1060)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY LEZMIN 1066 CC IN TERMS OF THE PROVISIONS OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 134 OF THE FARM BRAKFRONTEIN 399-J.R., PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Rooihuiskraal Noord Extension 28.

1.2 DESIGN

The township shall consist of erven and a street as indicated on General Plan S.G. No. 3920/2005.

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 rights to minerals, but excluding the following servitudes which do not affect the township area:

1.3.1 "Kragtens Notariële Akte K476/1981S is die hierinvermelde eiendom onderhewig aan 'n ewigdurende reg om elektrisiteit te voorsien met bykomende regte, langs die roete soos omskryf word in figuur A, B, C, D, E, F op diagram LG Nr S349/78 ten gunste van die Stadsraad van Verwoerdburg soos meer volledig sal blyk uit gemelde Notariële Akte."

1.3.2 "Kragtens Notariële Akte K4716/93S is die hierinvermelde eiendom onderhewig aan 'n ewigdurende riool en waterleiding servituut van 3 meter wyd waarvan die middellyn aangedui word deur lyn A, B, C, D, E, F, G, H op Kaart LG No A203/81 ten gunste van die Stadsraad van Verwoerdburg soos meer volledig sal blyk uit gemelde Notariële Akte."

1.3.3 "By Notarial Deed K577/2003S the withinmentioned property is subject to a perpetual Servitude for municipal purposes and a right of way 2258 square metres in extent indicated by the figure A B C D E F A on diagram SG 5090/2002 with ancillary rights as will more fully appear from reference to the said Notarial Deed."

1.4 ENDOWMENT

The township owner shall pay to the City of Tshwane Metropolitan Municipality as endowment a total amount of R490 000,00 which amount shall be used by the City of Tshwane Metropolitan Municipality for the acquisition of land for park and/or public open space purposes.

The said endowment amount shall be payable in accordance with the provisions of section 81 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

1.5 PRECAUTIONARY MEASURES

The township owner shall with respect to the dolomite areas and its own expense, make arrangements with the Municipality in order to ensure that:

1.5.1 water will not dam up, that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, concrete or bitumen; and

1.5.2 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.

1.6 OBLIGATIONS WITH REGARD TO THE CONSTRUCTION AND AESTHETICAL TREATMENT OF KRAALNABOOM STREET

1.6.1 Provision shall be made for pedestrian movement along the western side of Kraalnaboom Street to the satisfaction of the City of Tshwane Metropolitan Municipality.

1.6.2 The sidewalk and entrances along Kraalnaboom Street shall be landscaped and planted with trees to the satisfaction of the City of Tshwane Metropolitan Municipality.

1.7 REMOVAL OR REPLACEMENT OF MUNICIPAL AND/OR TELKOM SERVICES

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal and/or Telkom services, the cost thereof shall be borne by the township owner.

1.8 DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the City of Tshwane Metropolitan Municipality to do so, the township owner shall at its own expense cause to be demolished to the satisfaction of the Municipality all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures.

1.9 REMOVAL OF LITTER

The township owner shall at its own expense have all litter within the township area removed to the satisfaction of the City of Tshwane Metropolitan Municipality, when required to do so by the Municipality.

1.10 REMOVAL AND/OR REPLACEMENT OF ESKOM POWER LINES

Should it become necessary to remove and/or replace any existing power lines of Eskom as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.11 COMPLIANCE WITH CONDITIONS IMPOSED BY GDACEL

The township owner shall at its own expense comply with all the conditions imposed by or by which the Gauteng Department of Agriculture, Conservation, Environment and Land Affairs has granted the applicant authorization in terms of regulations No 1182 and 1183 promulgated in terms of sections 21, 22 and 26 of the Environmental Conservation Act, for the development of this township.

2. CONDITIONS OF TITLE

The erven are subject to the conditions as indicated, imposed by the Municipality in terms of the provisions of the Town Planning and Townships Ordinance, 1986:

2.1 All erven

- (a) The erven are subject to a servitude, 3 metres wide, in favour of the Municipality 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 3 metres wide across the access portion of the erf, if and when required by the Municipality: Provided that the Municipality may dispense with any such servitude.
- (b) No building or other structure shall be erected within the aforesaid area and no large-rooted trees shall be planted within the area of such servitude or within 2 (two) metres thereof.
- (c) The Municipality shall be entitled to deposit temporarily on the land adjoining the aforesaid servitudes such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other work 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 Municipality.*

2.2 Erf 3651

The erf shall be subject to a servitude (3.m wide) for municipal services (water) in favour of the City of Tshwane Metropolitan Municipality, as indicated on L.G diagram 6421/2005.

2.3 Erf 3652

The erf shall be subject to a servitude (3,01.m wide) for municipal services (water) in favour of the City of Tshwane Metropolitan Municipality, as indicated on L.G diagram 6423/2005.

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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 Pretoria

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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)

