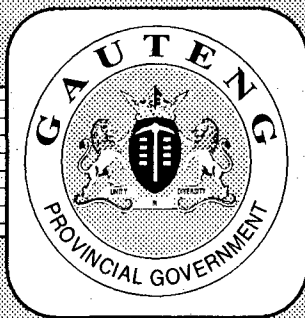


**THE PROVINCE OF  
GAUTENG**



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# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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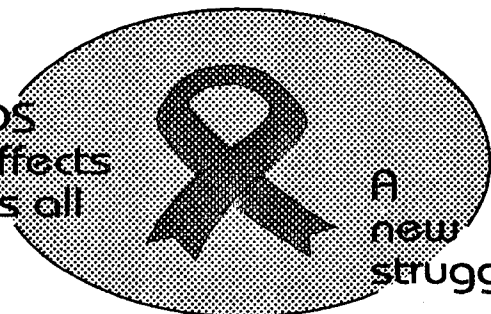
Vol. 11

PRETORIA, 15 FEBRUARY  
FEBRUARIE 2005

No. 58

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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 338

#### CITY OF TSHWANE METROPOLITAN MUNICIPALITY

#### PRETORIA AMENDMENT SCHEME 9489

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 Pretoriuspark Extension 15, being an amendment of the Pretoria Town-planning Scheme, 1974.

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 Pretoria Amendment Scheme 9489.

(K13/2/Pretoriuspark x15 (9489))  
 \_\_\_ January 2005

**Acting General Manager: Legal Services**  
 (Notice No 337/2005)

### PLAASLIKE BESTUURSKENNISGEWING 338

#### STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

#### PRETORIA WYSIGINGSKEMA 9489

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 Pretoriuspark Uitbreiding 15, synde 'n wysiging van die Pretoria-dorpsbeplanningskema, 1974, 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 Pretoria-wysigingskema 9489.

(K13/2/Pretoriuspark x15 (9489))  
 \_\_\_ Januarie 2005

**Waarnemende Hoofbestuurder: Regsdienste**  
 (Kennisgewing No 337/2005)

#### CITY OF TSHWANE METROPOLITAN MUNICIPALITY

#### DECLARATION OF PRETORIUSPARK EXTENSION 15 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 Pretoriuspark Extension 15 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(K13/2/Pretoriuspark x15 (9489))

#### SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY PJJ VAN VUUREN BELEGGINGS (PTY) LIMITED IN TERMS OF THE PROVISIONS OF CHAPTER III: PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 582 OF THE FARM GARSTFONTEIN 374JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

#### 1. CONDITIONS OF ESTABLISHMENT

##### 1.1 NAME

The name of the township shall be Pretoriuspark Extension 15.

##### 1.2 DESIGN

The township shall consist of erven, parks and streets as indicated on General Plan SG No 7202/2003.

### 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 conditions that do not affect the township;

Condition 2 in Deed of Transfer T121345/2003  
 Condition 3 in Deed of Transfer T121345/2003  
 Condition 4(a) and (c) in Deed of Transfer T121345/2003  
 Condition C i, ii and iii in Certificate of Consolidated Title 16165/2003  
 Condition D in Certificate of Consolidated Title 16165/2003  
 Condition E in Certificate of Consolidated Title 16165/2003  
 Condition F in Certificate of Consolidated Title 16165/2003

The servitude registered in favour of the Rand Water Board amending Notarial Deed of Servitude K7663/1995 as indicated on Diagrams SG No 913/2002, 914/2002, 915/2002 and 916/2002.

- b) the following condition that only affects Erf 1294 and Trumpeter's Loop:

"By virtue of Notarial Deed of Servitude K7074/2001S, the property is subject to a pipeline servitude, 5 metres wide, in favour of the City of Tshwane Metropolitan Municipality, whereof the south-western border is indicated by the line PQ on General Plan SG No 7202/2003."

### 1.4 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

Should it become necessary to move or replace any existing municipal services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

### 1.5 DEMOLITION OF BUILDINGS AND STRUCTURES

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

### 1.6 REMOVAL OF LITTER

The township owner shall at his 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 City of Tshwane Metropolitan Municipality.

### 1.7 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.

### 1.8 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 township owner.

### 1.9 LAND TO BE TRANSFERRED TO THE SECTION 21 COMPANY (HOME OWNERS ASSOCIATION)

The following erven shall be transferred to the Section 21 Company by and at the expense of the township owner:

Erven 1292 and up to and including 1296.

1.10 ENDOWMENT

No endowment is payable in accordance with the provisions of section 81 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), provided that Pretoriuspark Extension 17 be proclaimed before the proclamation of Pretoriuspark Extension 15.

2. CONDITIONS OF TITLE

2.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED, LAID DOWN BY THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986):

2.1.1 ALL ERVEN

2.1.1.1 The erf shall be subject to a servitude, 2 metre wide, for municipal services (water, sewerage, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the local authority, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 2 metre wide, 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.

2.1.1.2 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 2 metre from it.

2.1.1.3 The City of Tshwane Metropolitan Municipality 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 City of Tshwane Metropolitan Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the City of Tshwane Metropolitan Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

2.1.2 ERVEN 1193, 1197 AND 1209

2.1.2.1 The erf shall be subject to a servitude, 3 metres wide for municipal services (stormwater) in favour of the City of Tshwane Metropolitan Municipality, as indicated on the general plan.

2.1.2.2 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 2 metre there from.

2.1.2.3 The City of Tshwane Metropolitan Municipality 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 essential, and furthermore the City of Tshwane Metropolitan Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provisions that the City of Tshwane Metropolitan Municipality shall make good any damage caused during the laying, maintenance or removal of such main sewer pipelines and other works.

2.1.3 ERF 1294

2.1.3.1 The whole of Erf 1294 is subject to a servitude for municipal purposes as indicated on the General Plan.

2.1.4 ERVEN 1163 to and including 1291

A section 21 Company (home owners association) must be registered. The owners of all the abovementioned erven must be members of the Section 21 Company.

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

Transfer of the erf to a third party is allowed only with the consent of the Municipality and then only if the development of the dwelling-unit has been completed to the satisfaction of the Municipality in accordance with the approved site development plan.

## STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

### VERKLARING VAN PRETORIUSPARK UITBREIDING 15 TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No 15 van 1986), verklaar die Stad Tshwane Metropolitaanse Munisipaliteit hierby die dorp Pretoriuspark Uitbreiding 15 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(K13/2/Pretoriuspark x15 (9489))

#### BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR PJJ VAN VUUREN BELEGGINGS (PTY) LIMITED INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III: DEEL C VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 582 VAN DIE PLAAS GARSTFONTEIN 374JR, GAUTENG, TE STIG, TOEGESTAAN IS.

#### 1. STIGTINGSVOORWAARDES

##### 1.1 NAAM

Die naam van die dorp is Pretoriuspark Uitbreiding 15.

##### 1.2 ONTWERP

Die dorp bestaan uit erwe, parke en strate soos aangedui op Algemene Plan LG No. 7202/2003.

##### 1.3 BESKIKKING 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 voorwaarde wat nie die dorp raak nie:

Voorwaarde 2 in Akte van Transport T121345/2003  
 Voorwaarde 3 in Akte van Transport T121345/2003  
 Voorwaarde 4(a) en (c) in Akte van Transport T121345/2003  
 Voorwaarde C i, ii en iii in Sertifikaat van Gekonsolideerde Titel T16165/2003  
 Voorwaarde D in Sertifikaat van Gekonsolideerde Titel T16165/2003  
 Voorwaarde E in Sertifikaat van Gekonsolideerde Titel T16165/2003  
 Voorwaarde F in Sertifikaat van Gekonsolideerde Titel T16165/2003

Die serwituut wat geregistreer moet word ten gunste van die Rand Water Raad wysiging Notariële Akte van Serwituut K7663/1995 soos aangedui op Diagram LG No 913/2002, 914/2002, 915/2002 en 916/2002."

##### b) die volgende voorwaarde wat slegs Erf 1294 en Trumpeter's Loop raak:

"Kragtens Notariële Akte van Serwituut K7074/2001S is die eiendom onderhewig aan 'n pyplynserwituut, 5 meter breed, ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit, waarvan die suidwestelike grens aangedui word deur lyn PQ op Algemene Plan LG No 7202/2003."

**1.4 VERSKUIWING EN/OF VERWYDERING VAN MUNISIPALE DIENSTE**

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale dienste te verskuif of te vervang, moet die koste daarvan deur die dorps-eienaar gedra word.

**1.5 SLOPING VAN GEBOUE EN STRUKTURE**

Die dorps-eienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes en kantruimtes of oor gemeenskaplike grense gelê is, of bouvallige strukture laat sloop tot tevredeheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis.

**1.6 VERWYDERING VAN ROMMEL**

Die dorps-eienaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot tevredeheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis.

**1.7 VERSKUIWING EN/OF VERWYDERING VAN ESKOM KRAGLYNE**

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande kraglyne van Eskom te verskuif, moet die koste daarvan deur die dorps-eienaar gedra word.

**1.8 VERSKUIWING EN/OF VERWYDERING VAN TELKOM DIENSTE**

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande dienste van TELKOM te verskuif en/of te verwyder, moet die koste daarvan deur die dorps-eienaar gedra word.

**1.9 ERWE OM OORGEDRA TE WORD NA DIE ARTIKEL 21 MAATSKAPPY (HUISEIENAARSVERENIGING)**

Erwe 1292 tot en met en insluitend Erf 1296 moet in die naam van 'n Artikel 21 Maatskappy geregistreer word en moet die koste daarvan deur die dorps-eienaar gedra word.

**1.10 BEGIFTIGING**

Geen begiftiging in terme van artikel 81 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) is betaalbaar, mits Pretoriuspark Uitbreiding 17 voor Pretoriuspark 15 geproklameer word, nie.

**2. TITELVOORWAARDES****2.1 DIE ERWE HIERONDER GENOEM, IS ONDERWORPE AAN DIE VOORWAARDES SOOS AANGEDUI, OPGELÊ DEUR DIE STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986):****2.1.1 ALLE ERWE**

**2.1.1.1** Die erf is onderworpe aan 'n serwituut, 2 meter breed, vir munisipale dienste (water, riool, elektrisiteit, stormwater) (hierna "die dienste" genoem), ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 2 meter breed, oor die toegangsgedeelte van die erf, indien en wanneer die plaaslike bestuur dit verlang. Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.

**2.1.1.2** 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 2 meter daarvan geplant word nie.

2.1.1.3 Die Stad Tshwane Metropolitaanse Munisipaliteit is daarop geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige dienste en ander werke wat hy na goeë dunde noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die Stad Tshwane Metropolitaanse Munisipaliteit geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Stad Tshwane Metropolitaanse Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.

2.1.2 ERWE 1193, 1197 EN 1209

2.1.2.1 Die erf is onderworpe aan 'n serwituut, 3 meter breed, vir munisipale dienste (stormwater) ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit, soos op die algemene plan aangedui.

2.1.2.2 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.

2.1.2.3 Die Stad Tshwane Metropolitaanse Munisipaliteit is daarop geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van munisipale dienste en ander werke wat hy na goeë dunde noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die Stad Tshwane Metropolitaanse Munisipaliteit geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Stad Tshwane Metropolitaanse Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige munisipale dienste en ander werke veroorsaak word.

2.1.3 ERF 1294

2.1.3.1 Die erf is onderworpe aan 'n serwituut vir munisipale dienste soos op die algemene plan aangedui.

2.1.4 ERWE 1163 TOT EN MET EN INSLUITEND ERF 1291

By oordrag moet die eienaar van elke erf outomaties 'n lid van die artikel 21-maatskappy word en 'n lid bly totdat hy of sy nie meer die geregistreerde eienaar van daardie erf is nie, en hierdie voorwaarde moet in die titelakte van die gedeelte ingesluit word.

Oordrag van die erf aan 'n derde party word slegs met die Munisipaliteit se toestemming toegelaat en dan slegs indien die ontwikkeling van die wooneenheid tot die Munisipaliteit se tevredenheid ooreenkomstig die goedgekeurde terreinontwikkelingsplan voltooi is.



**LOCAL AUTHORITY NOTICE 339****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE OF RECTIFICATION****CENTURION AMENDMENT SCHEME 1396C**

It is hereby notified in terms of the provisions of section 80 of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), that Local Authority Notice 2165 in the Gauteng Provincial Gazette Extraordinary No 433, dated 12 October 2004, hereby rectify the proclamation of the township Pierre van Ryneveld Extension 24 as an approved township, is hereby rectified as follows in the English text:

Substitute the expression: "Centurion Amendment Scheme 0917"

with the expression: "Centurion Amendment Scheme 1396C"

(16/3/1/533)  
\_\_\_ February 2005

**Acting General Manager: Legal Services**  
(Notice No 391/2005)

**PLAASLIKE BESTUURSKENNISGEWING 339****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****REGSTELLINGSKENNISGEWING****CENTURION WYSIGINGSKEMA 1396C**

Hiermee word ingevolge die bepalings van artikel 80 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No 15 van 1986), bekend gemaak dat Plaaslike Bestuurskennisgewing 2165, in die Gauteng Buitengewone Provinsiale Koerant No 433, gedateer 12 Oktober 2004, hiermee 'n regstelling van die proklamasiekennisgewing van die dorp Pierre van Ryneveld Uitbreiding 24 tot 'n goedgekeurde dorp, hiermee reggestel word in die Afrikaanse teks soos volg:

Vervang die uitdrukking: "Centurion Wysigingskema 0917"

met die uitdrukking: "Centurion Wysigingskema 1396C"

(16/3/1/533)  
\_\_\_ Februarie 2005

**Waarnemende Hoofbestuurder: Regsdienste**  
(Kennisgewing No 391/2005)

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**HENNIE MALAN**

Director: Financial Management  
Office of the Premier (Gauteng)

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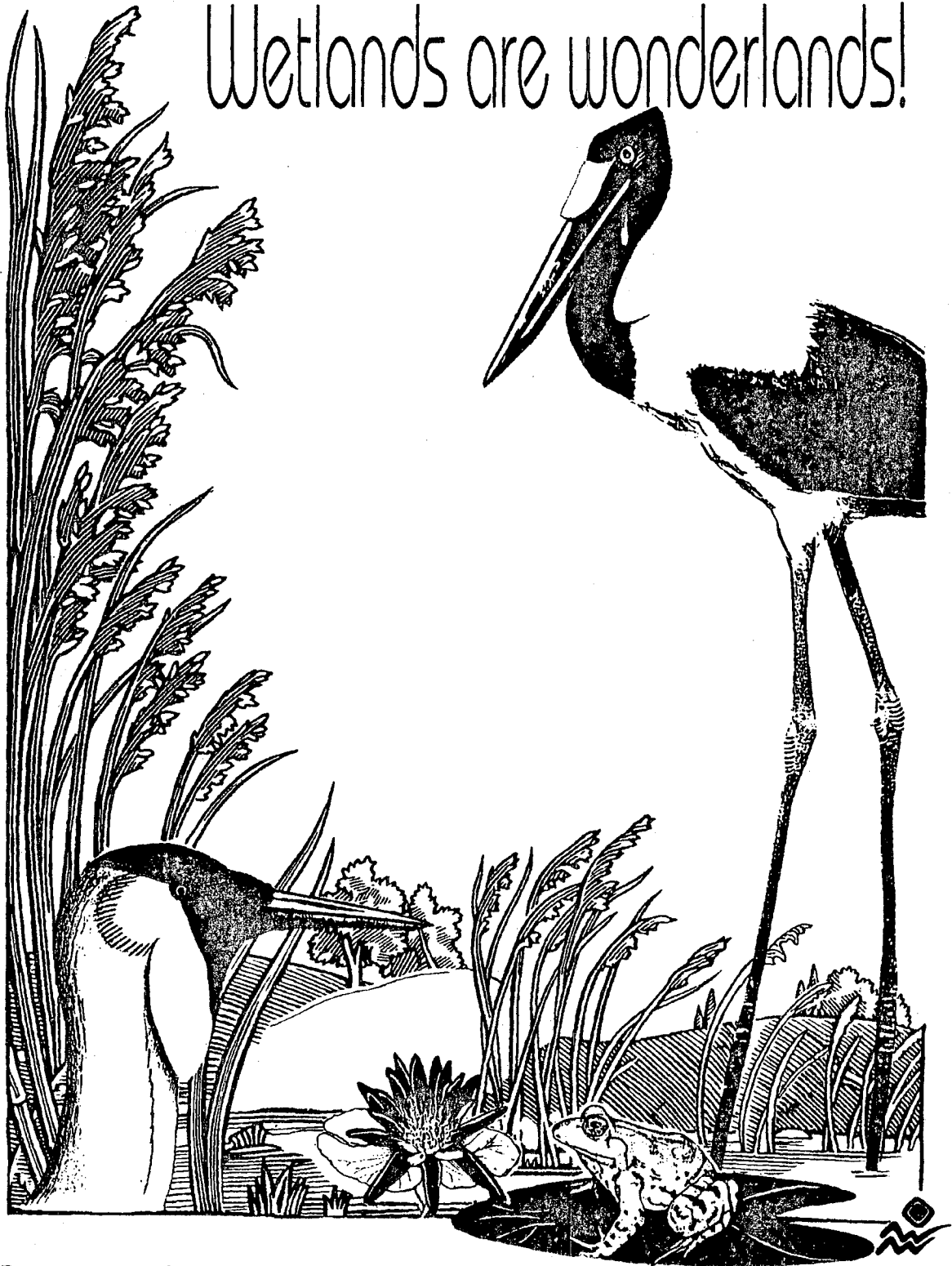
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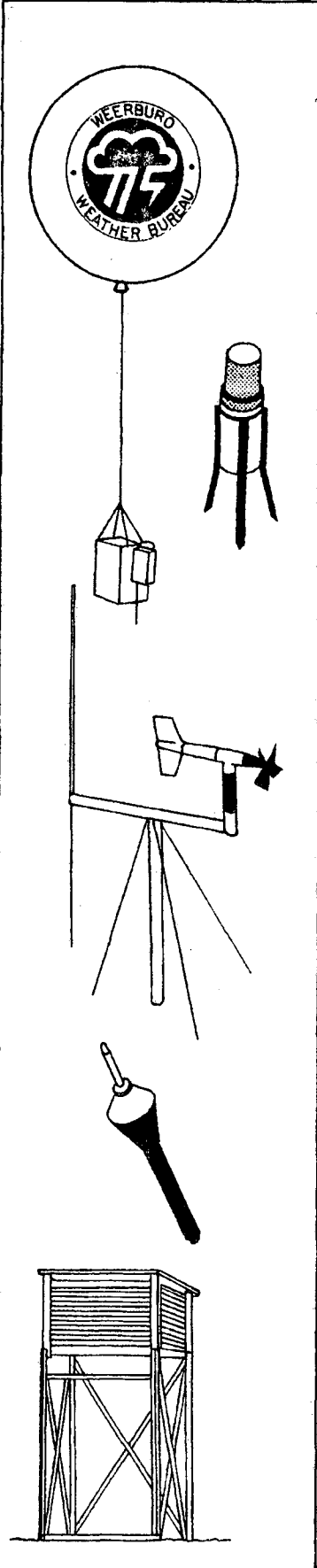
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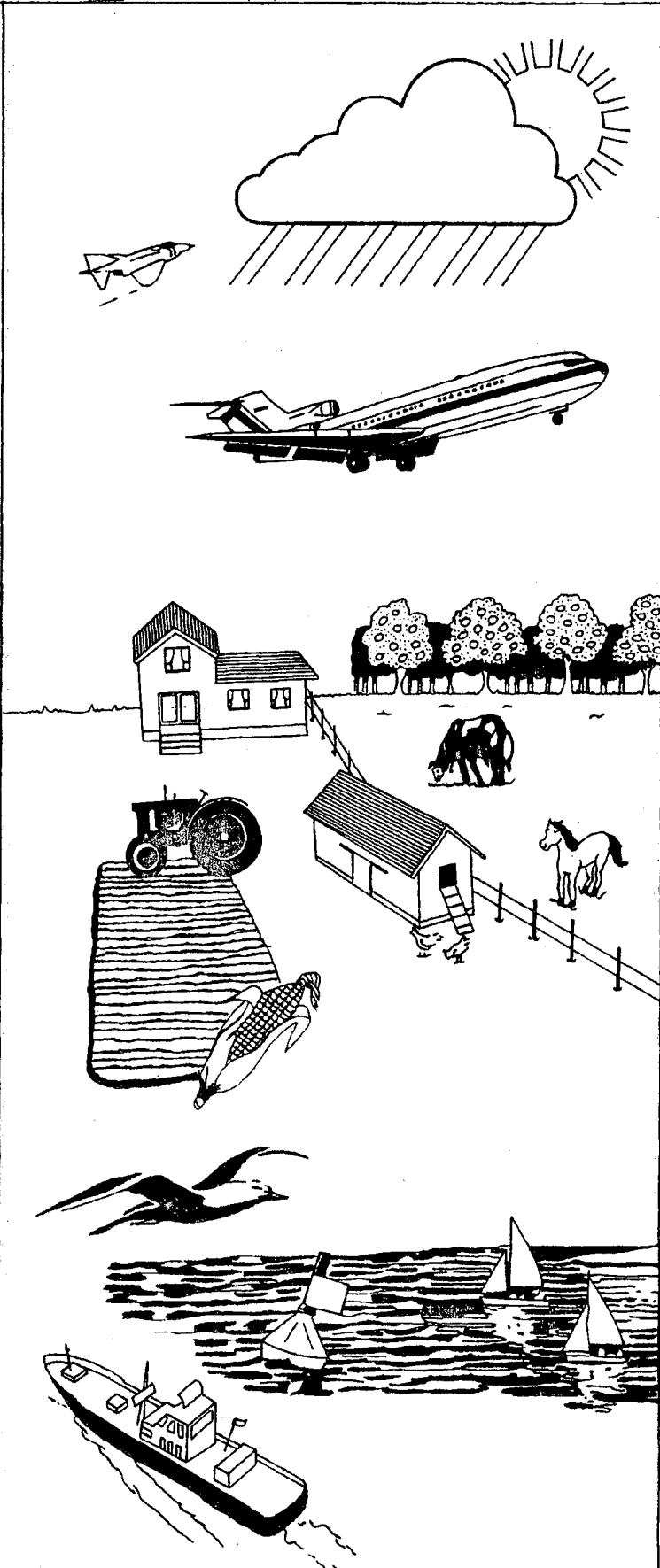


Department of Environmental Affairs and Tourism

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