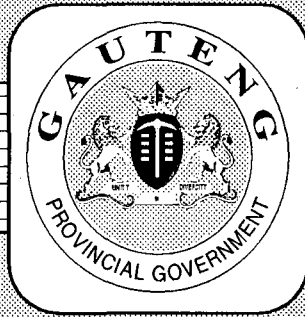


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

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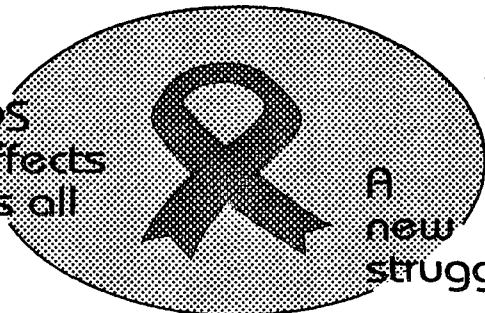
Vol. 11

PRETORIA, 17 FEBRUARY
FEBRUARIE 2005

No. 62

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



9771682452005

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 348 CITY OF TSHWANE METROPOLITAN MUNICIPALITY CENTURION AMENDMENT SCHEME 1371C

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 26, 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 1371C.

(K13/2/Rooihuiskraal Noord x26)
__ February 2005

Acting General Manager: Legal Services
(Notice No 367/2005)

PLAASLIKE BESTUURSKENNISGEWING 348 STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT CENTURION WYSIGINGSKEMA 1371C

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 26, 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 1371C.

(K13/2/Rooihuiskraal Noord x26)
__ Februarie 2005

Waarnemende Hoofbestuurder: Regsdienste
(Kennisgewing No 367/2005)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY DECLARATION OF ROOIHUISKRAAL NOORD EXTENSION 26 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 26 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(K13/2/Rooihuiskraal Noord x26)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY ABSA PROPERTY DEVELOPMENT (PTY) LTD 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 109 OF THE FARM BRAKFONTein 399JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Rooihuiskraal Noord Extension 26.

1.2 DESIGN

The township shall consist of erven, parks and streets as indicated on General Plan SG No 9543/2004.

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 that do not affect the township area:

(i) Condition A on page 4 of Deed of Transfer T743/86 that reads as follows:

The former Remaining Extent of the abovementioned farm BRAKFORTEIN 399, measuring as such 902,1251 hectares (a portion whereof is being transferred hereby) is subject to a Servitude of Way-Leave for the passage of electrical power and ancillary rights in favour of the CITY COUNCIL OF PRETORIA, as will more fully appear from Notarial Servitude of Way-Leave 739/56-S registered on the 6th July, 1956.

(ii) Endorsement on page 9 of Deed of Transfer T743/86 that reads as follows:

Kragtens Notariële Akte No K 779/88/S gedateer 26 Februarie 1988 is die hieringemelde eiendom onderhewig aan die ewigdurende reg om elektrisiteit te voorsien, serwitutgebied ABCd soos op die diagram LG No A 5034/86 het betrekking soos meer volledig sal blyk uit gemelde Notariële Akte waarvan 'n afskrif hieraan geheg is.

(iii) Endorsement on page 13 of Deed of Transfer T743/86 that reads as follows:

By Notarial Deed No K 4575/2001S dated 19/3/2001 the within mentioned property is subject to a servitude for municipal purposes and a right of way 7634 m² extent indicated by the figure ABCDEFGHJKLMNPQA on SG 7820/2000 ifo City of Tshwane with ancillary rights as will more fully appear from reference to the said Notarial Deed, a copy whereof is hereunto annexed.

(iv) Endorsement on page 16 of Deed of Transfer T743/86 that reads as follows:

By Notarial Deed No K 4829/02S dated 26 February 2002 the within mentioned property is subject to the servitude of a perpetual servitude for sewerage purposes, in extent 3,00 metres wide, the centre line of which servitude is indicated by the figure ABCDEFGHJKLMN diagram SG. 6105/2001 as will more fully appear from reference to the said Notarial Deed, a copy whereof is hereunto annexed.

(v) Endorsement on page 20 of Deed of Transfer T743/86 that reads as follows:

By virtue of Notarial deed of servitude K2706/03S dated 1/4/2003 is the withinmentioned property subjected to a pipeline servitude for municipal purposes 20,50m wide indicated by the lines AB, BC, DE, EF, FG, GH, HJ, JK, KL and LM on diagram SG A 712/2002 in favour of the City of Tshwane Metropolitan Municipality as will more fully appear from above mentioned notarial deed.

(vi) Endorsement on page 21 of Deed of Transfer T743/86 that reads as follows:

By virtue of Notarial Deed of Servitude K2706/03S dated 1/4/2003 is the withinmentioned property subjected to a servitude of right of way indicated by the figure A B C D E F G H J K L M N P Q R S T U V W X Y A on SG Diagram SG A 713/2002 in extent 2,2228ha in favour of City of Tshwane Metropolitan Municipality as will more fully appear from above mentioned notarial deed.

(vii) Endorsement on page 21 of Deed of Transfer T743/86 that reads as follows:

By virtue of Notarial deed of servitude K2706/03S dated 1/4/2003 is the withinmentioned property subjected to a pipeline servitude 6m wide indicated by the line A B C D E F G H J K L M N P Q R S T U V W X Y Z and 3m pipeline servitude indicated by the line N a b c d e f g h i j k l m on diagram SG A 201/1981 as will more fully appear from above mentioned notarial deed.

(b) The following servitudes that only affect Erf 3366 in the township area:

(i) Endorsement on page 11 of Deed of Transfer T743/86 that reads as follows:

Kragtens Notariële Akte No K 5010/97S gedateer 7-4-97 is die hierinvermelde eiendom onderhewig aan 'n pyp- en werke serwituut 6 meter wyd soos aangedui word deur figuur A B C D E F G H J K L M N P Q R S op die aan-gehegde kaart LG No 11866/96, ten gunste van GASKOR met bykomende regte soos meer volledig sal blyk uit die gemelde Notariële Akte waarvan 'n afskrif hieraan geheg is.

(ii) Endorsement on page 18 of Deed of Transfer T743/86 that reads as follows:

By Notarial Deed No K4831/02S dated 26 February 2002 the within mentioned property is subject to the servitude of a perpetual servitude for municipal purposes in extent 30 metres as indicated by the figure A B C D A on SG. 6107/2001 as will more fully appear from reference to the said Notarial Deed, a copy whereof is hereunto annexed.

(iii) Endorsement on page 17 of Deed of Transfer T743/86 that reads as follows:

By Notarial Deed No K4830/02S dated 26 February 2002 the within mentioned property is subject to the servitude of a perpetual servitude for municipal purposes in extent 10 metres wide as indicated by the figure A B C D E A on SG 6106/2001 as will more fully appear from reference to the said Notarial Deed, a copy whereof is hereunto annexed.

(c) The following servitude that only affects Erven 3365 and 3366 and Fouriesburg Street in the township area:

(i) Endorsement on page 19 of Deed of Transfer T743/86 that reads as follows:

By Notarial Deed No K4832/02S dated 26 February 2002 the within mentioned property is subject to the servitude of a perpetual servitude for municipal purposes in extent 2,7660 Hectares, as indicated by the figure ABCDEFGHJKLMNPQRSTUVWXYZ A1 B1 C1 D1 E1 F1 G1 H1 J1 K1 L1 M1 N1 P1 Q1 R1 S1 T1 U1 V1 W1 X1 Y1 Z1 A2 B2 C2 D2 E2 F2 G2 H2 J2 K2 L2 M2 N2 P2 Q2 R2 S2 T2 U2 V2 W2 Y2 Z2 A3 B3 C3 D3 E3 F3 G3 H3 J3 K3 L3 M3 N3 P3 Q3 S3 U3 V3 W3 X3 Y3 Z3 A on diagram SG No 6118/2001 as will more fully appear from reference to the said Notarial Deed, a copy whereof is hereunto annexed.

(d) The following servitude that only affects Fouriesburg Street (a public road) in the township area:

(i) Endorsement on page 15 of Deed of Transfer T743/86 that reads as follows:

By Notarial Deed No K4828/02S dated 26/02/02 the withinmentioned property is subject to the servitude of a perpetual servitude for municipal purposes, in extent 242 m² as indicated by the figure A B C D A on diagram SG. 6104/2001 in favour of City of Tshwane Metropolitan Municipality as will more fully appear from reference to the said Notarial Deed, a copy whereof is hereunto annexed.

1.4 ENDOWMENT

Payable to the City of Tshwane Metropolitan Municipality.

The township owner shall pay to the City of Tshwane Metropolitan Municipality as endowment a total amount of R876 000 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 Ordinance 15 of 1986.

1.5 LAND FOR MUNICIPAL PURPOSES

Erf 3367 shall be transferred to the City of Tshwane Metropolitan Municipality by and at the expense of the township owner for the purposes of a reservoir.

1.6 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.

1.7 OBLIGATIONS WITH REGARD TO THE CONSTRUCTION AND AESTHETICAL TREATMENT OF LENCHEN AVENUE

- (i) Provision shall be made for pedestrian movement along Lenchen Avenue to the satisfaction of the City of Tshwane Metropolitan Municipality.
- (ii) The sidewalks and/or entrances along Lenchen Avenue, Fouriesburg Street and Barn Owl Street shall be landscaped and planted with trees to the satisfaction of the City of Tshwane Metropolitan Municipality.

1.8 COMPLIANCE WITH CONDITIONS IMPOSED BY GAUTENG DEPARTMENT OF AGRICULTURE, CONSERVATION AND ENVIRONMENT

The township owner shall at his 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 authorisation in terms of Regulations No R1182 and R1183 (as amended) promulgated in terms of sections 21, 22 and 26 of the Environmental Conservation Act, for the development of this township.

1.9 COMPLIANCE WITH CONDITIONS IMPOSED BY SOUTH AFRICAN HERITAGE RESOURCES AGENCY (SAHRA)

The township owner shall at his own expense comply with the provisions of the National Heritage Resources Act, 25 of 1999 and comply to any further conditions imposed by SAHRA, that may affect the township.

2. CONDITIONS OF TITLE

CONDITIONS IMPOSED BY THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 15 OF 1986

2.1 ALL ERVEN

The erven with the exception of the erven mentioned in clause 2(4) shall be subject to the following conditions imposed by the Administrator in terms of the provisions of the Town-planning and Townships Ordinance, 1986.

- (i) The erf is subject to a servitude, 3 m wide, in favour of the City of Tshwane Metropolitan 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 2 m wide across the access portion of the erf, if and when required by the City of Tshwane Metropolitan Municipality: Provided that the City of Tshwane Metropolitan Municipality may dispense with any such servitude.
- (ii) 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 2 m thereof.
- (iii) The City of Tshwane Metropolitan Municipality 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 City of Tshwane Metropolitan Municipality.

2.2 ERF 3365

The erf is subject to a servitude 5 meters wide for municipal purposes (stormwater and sewer) in favour of the City of Tshwane Metropolitan Municipality as indicated on the General Plan.

IMPORTANT NOTICE

The
Gauteng Provincial Gazette Function
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 as from 2nd January 2002

NEW PARTICULARS ARE AS FOLLOWS:

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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)

