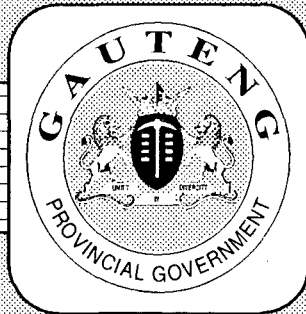


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
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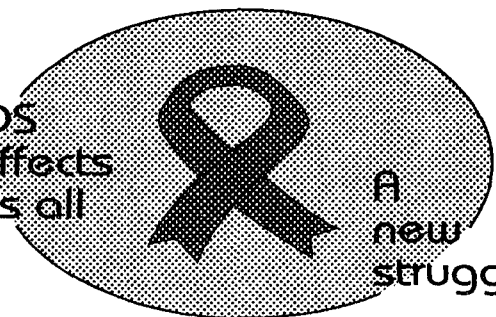
**PRETORIA, 7 MARCH
MAART**

2005

No. 93

We all have the power to prevent AIDS

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affects
us all



A
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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 455

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

CENTURION AMENDMENT SCHEME 1196

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 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 General Manager: Legal Services, and are open to inspection during normal office hours.

This amendment is known as Centurion Amendment Scheme 1196.

(16/3/1/1045)

___ March 2005

(Notice No 429/2005)

General Manager: Legal Services

PLAASLIKE BESTUURSKENNISGEWING 455

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

CENTURION WYSIGINGSKEMA 1196

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

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

Hierdie wysiging staan bekend as Centurion-wysigingskema 1196.

(16/3/1/1045)

___ Maart 2005

(Kennisgewing No 429/2005)

Hoofbestuurder: Regsdienste

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF PIERRE VAN RYNEVELD EXTENSION 28 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 28 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(16/3/1/1045)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY RADIUS PROJECTS (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 10 OF THE FARM KIRKNESS 622JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Pierre van Ryneveld Extension 28.

1.2 DESIGN

The township shall consist of erven, parks and streets as indicated on General Plan SG No 391/2004.

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 conditions which does not affect the erven in the township;
- i. The condition that all rights to water riparian or otherwise to which the said Portion 48 is entitled, are reserved to DAVID GEOFFREY VAN DER BYL (Born 31st January 1924) and JOHN HENRY VAN DER BYL (Born 19th December 1921) or their successors in title to the Remaining Extent of Portion B of the said farm DOORNKLOOF 449, aforesaid, measuring as such 1074,9148 hectares, held under Deed of Transfer T858/1950 dated 20th March 1951, Deed of Transfer T24793/1954 dated 23rd September 1954 and Certificate of Registered Title T24794/1954 dated the 23rd September 1954 or any reduced area thereof.
 - ii. By Notarial Deed No K484/1989 the said Portion 48 is subject to a servitude to convey electricity together with ancillary rights, which servitude is 3 meters wide and the Northern Boundary thereof is indicated by line JF on diagram SG No A 1059/1988 annexed hereto as will more fully appear from reference to the said Notarial Deed, in favour of the Town Council of Verwoerdburg, which diagram is annexed to Certificate of Consolidated Title T7941/1989.
 - iii. Die servitute soos geregistreer oor die Resterende Gedeelte van die plaas KIRKNESS 622, Registrasie Afdeling J.R., Provinsie van Gauteng, te wete:
 - By virtue of Notarial Deed K4435/2004S the within mentioned property is subject to a servitude for municipal services [sewerage], 2 (TWO) meters wide in favour of the City of Tshwane Metropolitan Municipality, the northern border whereof is indicated by the line A B, the north eastern border whereof is indicated by the line B C, the eastern border whereof is indicated by the line C D and the southern border whereof is indicated by the line D E on Servitude Diagram S G No 8543/2003, together with ancillary rights, as will more fully appear from the said Notarial Deed with Servitude Diagram annexed thereto.
 - By virtue of Notarial Deed K4436/2004S the within mentioned property is subject to a servitude for municipal services [electricity], 2 (TWO) meters wide in favour of the City of Tshwane Metropolitan Municipality, the northern border whereof is indicated by the line A B C D, the eastern border whereof is indicated by the line D E and the north eastern border whereof is indicated by the line E F on Servitude Diagram S G No 8544/2003, together with ancillary rights, as will more fully appear from the said Notarial Deed with Servitude Diagram annexed thereto.
 - By virtue of Notarial Deed K4437/2004S the within mentioned property is subject to a servitude for municipal services [water], 2 (TWO) meters wide in favour of the City of Tshwane Metropolitan Municipality, the southern border whereof is indicated by the lines A B and C D, the western border whereof is indicated by the line B C, the south western border whereof is indicated by the line D E and the northern border whereof is indicated by the line F G on Servitude Diagram S G No 8545/2003, together with ancillary rights, as will more fully appear from the said Notarial Deed with Servitude Diagram annexed thereto.
 - By virtue of Notarial Deed K4438/2004S the within mentioned property is subject to a servitude for municipal services [stormwater and sewerage], 3 (THREE) meters wide in favour of the City of Tshwane Metropolitan Municipality, the south western border whereof is indicated by the lines A B C and N P, the western border whereof is indicated by the lines D E, F G, H J, K L, M N and P Q, the southern border whereof is indicated by the lines E F and J K and the northern border whereof is indicated by the lines G H and L M on Servitude Diagram S G No 8546/2003, together with ancillary rights, as will more fully appear from the said Notarial Deed with Servitude Diagram annexed thereto.

- (b) The following conditions which affects Erven 3130 and 3131 in the township only:

By Notarial Deed No K2668/1986S dated the 10th of July 1986, the former portion 48 (a portion of portion 5) of the farm DOORNKLOOF 391, Registration Division J.R., Province of Gauteng, measuring as such 37,5787 hectares, a portion whereof is hereby transferred, is subject to a servitude to convey electricity over the said property as indicated by the figure mDEFGHnp on the Subdivisional diagram S.G. No 390/2004 annexed to Certificate of Registered Title about to be registered, in favour of the City of Tshwane Metropolitan Municipality, the successors in title of the Town Council of Verwoerdburg, as will more fully appear from reference to the said Notarial Deed.

1.4 PRECAUTIONARY MEASURES

The township owner shall at its 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 streets are sealed effectively with tar, cement or bitumen; and
- (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.

1.5 REMOVAL OR REPLACEMENT OF MUNICIPAL AND TELKOM SERVICES

Should it become necessary to move or replace any existing municipal or Telkom services as a result of the establishment of the township, the cost thereof shall be borne by the township owner, except where existing Municipal services are not protected within servitudes.

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 TRANSFER OF ERF 3130

The erf is subject to the condition that the erf shall be transferred to the homeowners' association.

2. CONDITIONS OF TITLE

THE ERVEN MENTIONED HEREUNDER SHALL BE SUBJECT TO THE CONDITION AS INDICATED, IMPOSED 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 The erf shall be subject to a servitude, 3m wide, for services (water, sewer, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the City of Tshwane Metropolitan Municipality, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for services, 2m 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.

- 2.1.2 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 2m from it.
- 2.1.3 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 section City of Tshwane Metropolitan Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

VERKLARING VAN PIERRE VAN RYNEVELD UITBREIDING 28 TOT GOEDGEKEURDE DORP

Ingevolge artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No 15 van 1986), verklaar die Stad Tshwane Metropolitaanse Munisipaliteit hierby die dorp Pierre van Ryneveld Uitbreiding 28 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(16/3/1/1045)

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR RADIUS PROJECTS (PTY) LTD INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DEEL C VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 10 VAN DIE PLAAS KIRKNESS 622 JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Pierre van Ryneveld Uitbreiding 28.

1.2 ONTWERP

Die dorp bestaan uit erwe, parke en strate soos aangedui op Algemene Plan LG No. 391/2004.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd -

a) die volgende voorwaardes wat nie die erwe in die dorp raak nie:

- i. "The condition that all rights to water riparian or otherwise to which the said Portion 48 is entitled, are reserved to DAVID GEOFFREY VAN DER BYL (Born 31st January 1924) and JOHN HENRY VAN DER BYL (Born 19th December 1921) or their successors in title to the Remaining Extent of Portion B of the said farm DOORNKLOOF 449, aforesaid, measuring as such 1074,9148 hectares, held under Deed of Transfer T858/1950 dated 20th March 1951, Deed of Transfer T24793/1954 dated 23rd September 1954 and Certificate of Registered Title T24794/1954 dated the 23rd September 1954 or any reduced area thereof."
- ii. "By Notarial Deed No K484/1989 the said Portion 48 is subject to a servitude to convey electricity together with ancillary rights, which servitude is 3 meters wide and the Northern Boundary thereof is indicated by line JF on diagram SG No A 1059/1988 annexed hereto as will more fully appear from reference to the said Notarial Deed, in favour of the Town Council of Verwoerdburg, which diagram is annexed to Certificate of Consolidated Title T7941/1989."

iii. Die servitute soos geregistreer oor die Resterende Gedeelte van die plaas KIRKNESS 622, Registrasie Afdeling J.R., Provinsie van Gauteng, te wete:

- By virtue of Notarial Deed K4435/2004S the within mentioned property is subject to a servitude for municipal services [sewerage], 2 (TWO) meters wide in favour of the City of Tshwane Metropolitan Municipality, the northern border whereof is indicated by the line A B, the north eastern border whereof is indicated by the line B C, the eastern border whereof is indicated by the line C D and the southern border whereof is indicated by the line D E on Servitude Diagram S G No 8543/2003, together with ancillary rights, as will more fully appear from the said Notarial Deed with Servitude Diagram annexed thereto.

- By virtue of Notarial Deed K4436/2004S the within mentioned property is subject to a servitude for municipal services [electricity], 2 (TWO) meters wide in favour of the City of Tshwane Metropolitan Municipality, the northern border whereof is indicated by the line A B C D, the eastern border whereof is indicated by the line D E and the north eastern border whereof is indicated by the line E F on Servitude Diagram S G No 8544/2003, together with ancillary rights, as will more fully appear from the said Notarial Deed with Servitude Diagram annexed thereto.

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- By virtue of Notarial Deed K4438/2004S the within mentioned property is subject to a servitude for municipal services [stormwater and sewerage], 3 (THREE) meters wide in favour of the City of Tshwane Metropolitan Municipality, the south western border whereof is indicated by the lines A B C and N P, the western border whereof is indicated by the lines D E, F G, H J, K L, M N and P Q, the southern border whereof is indicated by the lines E F and J K and the northern border whereof is indicated by the lines G H and L M on Servitude Diagram S G No 8546/2003, together with ancillary rights, as will more fully appear from the said Notarial Deed with Servitude Diagram annexed thereto.

(b) Die volgende voorwaarde wat slegs Erwe 3130 en 3131 in die dorp raak:

"By Notarial Deed No K2668/1986S dated the 10th of July 1986, the former portion 48 (a portion of portion 5) of the farm DOORNKLOOF 391, Registration Division J.R., Province of Gauteng, measuring as such 37,5787 hectares, a portion whereof is hereby transferred, is subject to a servitude to convey electricity over the said property as indicated by the figure mDEFGHnp on the Subdivisional diagram S.G. No 390/2004 annexed to Certificate of Registered Title about to be registered, in favour of the City of Tshwane Metropolitan Municipality, the successors in title of the Town Council of Verwoerdburg, as will more fully appear from reference to the said Notarial Deed."

1.4 VOORKOMENDE MAATREëLS

Die dorpsieenaar moet op eie koste reëlings met die plaaslike bestuur tref om te verseker dat:

(a) water die opdam nie, dat die hele oppervlakte van die dorpsgebied behoorlik gedreineer word en dat strate doeltreffend met teer, beton of bitumen geseël word; en

- (b) slote en uitgrawings vir fundamente, pype, kables of vir enige ander doeleindes behoorlik met klam grond in lae wat nie dikker as 150mm is nie, opgevol word en gekompakteer word totdat dieselfde verdigtingsgraad as wat die omliggende materiaal het, verkry is.

1.5 VERSKUIWING EN/OF VERWYDERING VAN MUNISIPALE EN TELKOM DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale en Telkom dienste te verskuif of te vervang, moet die koste daarvan deur die dorpseienaar gedra word, behalwe as bestaande munisipale dienste nie in serwitute beskerm is nie.

1.6 VERWYDERING VAN ROMMEL

Die dorpseienaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot tevredeheid van die Stad van Tshwane Metropolitaanse Munisipaliteit wanneer die Stad van Tshwane 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 dorpseienaar gedra word.

1.8 OORDRAG VAN ERF 3130

Die erf is onderhewig aan die voorwaarde dat die erf geregistreer word in die naam van die beheerliggaam en sal nie oorgedra word aan enige persoon anders as die beheerliggaam nie.

2. TITELVOORWAARDES:

DIE ERWE IS ONDERWORPE AAN DIE VOLGENDE VOORWAARDE SOOS AANGEDUI, OPGELê DEUR DIE STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986, (ORDONNANSIE 15 VAN 1986).

- 2.1.1 Die erf is onderworpe aan 'n serwituut, 3 meter breed, vir munisipale dienste (water/riool/elektrisiteit/stormwater) (hierna "die dienste" genoem), ten gunste van die Stad van 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.
- 2.1.2 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.
- 2.1.3 Die Stad van 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 goeëdoel noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die Stad van Tshwane Metropolitaanse Munisipaliteit geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Stad van Tshwane Metropolitaanse Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.