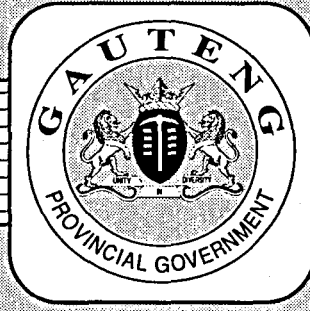


**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

**Provincial Gazette Extraordinary  
Buitengewone Provinsiale Koerant**

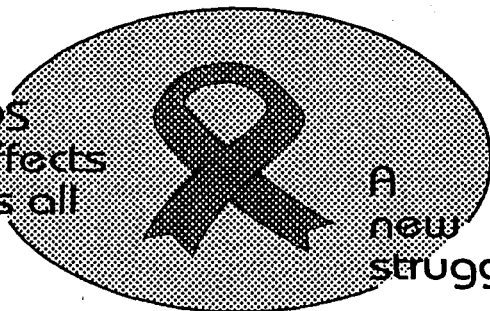
Vol. 12

PRETORIA, 26 OCTOBER 2006  
OKTOBER

No. 393

**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



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## LOCAL AUTHORITY NOTICE

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**IMPORTANT NOTICE**

**GPW wishes to apologise for any confusion created by our previous notice concerning the method of payment (*herewith the corrected version of the notice*):**

**ACCEPTABLE PAYMENT FOR SERVICES  
AND GOODS IN GOVERNMENT PRINTING  
WORKS**

**WITH IMMEDIATE EFFECT ALL  
PAYMENTS FOR SERVICES RENDERED AND GOODS DIS-  
PATCHED SHOULD BE BY MEANS OF CASH, ELECTRONIC  
TRANSFER OR BANK GUARANTEED CHEQUES**

**IMPLEMENTATION OF THIS  
CIRCULAR IS WITHOUT EXCEPTION**

**S. MBHELE  
EXECUTIVE DIRECTOR: MARKETING**

**Tel.: (012) 334-4764**

**Cell: 082 889 5059**

## LOCAL AUTHORITY NOTICE

### LOCAL AUTHORITY NOTICE 3011

#### CITY OF TSHWANE METROPOLITAN MUNICIPALITY

#### CENTURION AMENDMENT SCHEME 1493C

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 29, 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 Head: Legal and Secretarial Services, and are open to inspection during normal office hours.

This amendment is known as Centurion Amendment Scheme 1493C.

(13/2/Pierre van Ryneveld x29 (1493C))      **Acting Head: Legal and Secretarial Services**  
 \_\_ October 2006      (Notice No 1042/2006)

### PLAASLIKE BESTUURSKENNISGEWING 3011

#### STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

#### CENTURION WYSIGINGSKEMA 1493C

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

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

Hierdie wysiging staan bekend as Centurion-wysigingskema 1493C.

(13/2/Pierre van Ryneveld x29 (1493C)) **Waarnemende Hoof: Regs- en Sekretariële Dienste**  
 \_\_ Oktober 2006      (Kennisgewing No 1042/2006)

#### CITY OF TSHWANE METROPOLITAN MUNICIPALITY

#### DECLARATION OF PIERRE VAN RYNEVELD EXTENSION 29 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 Pierre van Ryneveld Extension 29 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Pierre van Ryneveld x29 (1493C))

#### SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY RADIUS PROJECTS (PTY) LTD 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 11 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 29.

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**1.2 DESIGN**

The township shall consist of erven, parks and streets as indicated on General Plan SG No 2709/06.

**1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven shall be made subject to existing conditions and servitudes, if any, but excluding –

**1.3.1 the following servitudes which do not affect 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 the 31<sup>st</sup> of January 1924) and JOHN HENRY VAN DER BYL (Born the 19<sup>th</sup> of 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 the 20<sup>th</sup> March 1950, Deed of Transfer T24793/1954 dated 23<sup>rd</sup> September 1954 and Certificate of Registered Title T24794/1954 dated the 23<sup>rd</sup> 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 metres wide and the northern boundary thereof is indicated by the line JF on diagram SG No A 1059/1988 as will more fully appear from reference to the said Notarial Deed, in favour of the City Council of Verwoerdburg, which diagram is annexed to Certificate of Consolidated Title T7941/1989.
- iii** By Notarial Deed No K 2668/1986 S dated the 10<sup>th</sup> 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 is subject to a servitude to convey electricity over the said portion 48, the servitude area being 3,1674 hectares as indicated by the figure wFGxw on diagram S G No A1059/1988 annexed to Certificate of Consolidated Title T7941/1989 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.
- iv** By virtue of Notarial Deed K 4436/2004 S the within mentioned property is subject to a servitude for municipal services [electricity], 2 (TWO) metres 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 SG No 8544/2003, together with ancillary rights, as will more fully appear from the said Notarial Deed with Servitude Diagram annexed thereto.
- v** By virtue of Notarial Deed K 4438/2004 S the within mentioned property is subject to a servitude for municipal services [stormwater and sewerage], 3 (THREE) metres 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.

1.3.2 the following servitudes which do affect the township;

i Erven 3136 to 3138 & Erven 3181 and 3191

By virtue of Notarial Deed of Servitude K 4435/2004S the within mentioned property is subject to a servitude for municipal services (sewerage), 2 (TWO) metres 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 the Diagram S G No 2707/2006 annexed hereto, together with ancillary rights, as will more fully appear from the said Notarial Deed of Servitude.

ii Erven 3169, 3170, 3174 and 3191

By virtue of Notarial Deed K 4437/2006 S the within mentioned property is subject to a servitude for municipal services [water], 2 (TWO) metres wide in favour of the CITY OF TSHWANE METROPOLITAN MUNICIPALITY, the southern border whereof is indicated by the lines m n and p q, the western border whereof is indicated by the line n p, the south western border whereof is indicated by the line q r and the northern border whereof is indicated by the line s t on Diagram S G No 2707/2006 annexed hereto, together with ancillary rights, as will more fully appear from the said Notarial Deed with Servitude Diagram annexed thereto.

1.4 ENDOWMENT

Payable to the City of Tshwane Metropolitan Municipality.

The township owner shall pay endowment for an area of 1 392m<sup>2</sup> in terms of Regulation 44(1) of the Town-planning and Townships Regulations, to the City of Tshwane Metropolitan Municipality. The amount of this area 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

1.5.1 The township owner shall appoint a competent person(s) to:-

- (i) compile a complete RISK MANAGEMENT PLAN and WET SERVICES PLAN;
- (ii) conduct and compile a construction report to ensure that the conditions on site and the positioning of structures and wet services are accordingly certified.

1.5.2 The township owner is responsible to facilitate the procedure to transfer the responsibility for the management of the Risk Management plan legally to a representative Body Corporate or similar entity, as applicable.

1.5.3 The township owner shall at its own expense, make arrangements with the Municipality, in order to ensure that-

- 1.5.3.1 water will not accumulate to the effect that the entire surface of the dolomite area/s is drained properly and that streets are sealed effectively with tar, cement or bitumen; and
- 1.5.3.2 trenches and excavations for foundations, pipes and 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.



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**1.6 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.

**1.7 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.

**1.8 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.

**1.9 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.

**1.10 COMPLIANCE TO CONDITIONS IMPOSED BY GDACEL**

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Agricultural, Conservation, Environment and Land Affairs has granted the applicant exemption from compliance with regulations No 1182 and 1183 promulgated in terms of section 21, 22 and 26 of the Environmental Conservation Act, 1989 (Act 73 of 1989) for the development of this township.

**1.11 LAND TO BE TRANSFERRED TO THE SECTION 21 COMPANY (HOMEOWNERS' ASSOCIATION)**

Erven 3191 and 3192 shall be transferred to the Section 21 Company (homeowners' association) within a period of 6 months after proclamation of the township or when the first erven in the township becomes transferable whichever ever the sooner, by and at the expense of the township owner.

**1.12 RESTRICTION ON THE ALIENATION OF LAND**

Regardless of the issuing of a certificate as contemplated in section 82(1)(b)(ii)(cc) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), no erf in the township may be transferred or be dealt with otherwise until the City of Tshwane Metropolitan Municipality certifies that the developer has complied with the provisions of condition 1.13.

**1.13 THE DEVELOPER'S OBLIGATIONS****1.13.1 ASSOCIATION AND STATUTES**

The developer must register a Section 21 Company (homeowners' association) in terms of the provisions of the Companies Act, 1973 (Act 61 of 1973). All the owners of units in the township must become members of the Section 21 Company. A copy of the registered Deed of Association (CM4) and the Company's Statutes must be submitted to the City of Tshwane Metropolitan Municipality.

The Association and Statutes must clearly state that the main objective of the homeowners' association is the maintenance of the internal engineering services of the development (ie water, sewerage, electricity, and the road and stormwater sewers). The developer is deemed to be a member of the Section 21 Company, with all the rights and obligations of an ordinary member, until the last erf has been transferred.

### 1.13.2 PROVISION OF ENGINEERING DRAWINGS

The developer must submit to the City of Tshwane Metropolitan Municipality complete engineering drawings in respect of internal sewers and sewer connection points and complete engineering drawings in respect of the internal road and stormwater sewers as well as water and electricity services, prior to the commencement of the construction of the said services.

### 1.13.3 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

Before any erf is transferred, the City of Tshwane Metropolitan Municipality must be provided with a certificate by a Professional Engineer for water, sewerage, electricity, and the internal road and stormwater sewers, in which it is certified that the internal engineering services have been completed and that the engineers accept liability for the services. The City of Tshwane Metropolitan Municipality may at its own discretion allow an exception in respect of the internal road and stormwater sewers. If this is the case, the developer must give the City of Tshwane Metropolitan Municipality an undertaking that the developer will complete this service on or before a certain date and must provide the City of Tshwane Metropolitan Municipality with a guarantee issued by a recognized financial institution.

No building plans will be approved before the services are completed and (if applicable) taken over by the divisions of the Service Delivery Department.

### 1.13.4 MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months commences when the last of the internal engineering services (ie water, sewerage, electricity, and the road and stormwater sewers) have been completed. The developer must furnish the Section 21 Company with a maintenance guarantee, issued by a recognized financial institution, in respect of poor workmanship and/or materials with regard to the civil engineering services and the electricity services, which guarantee must be for an amount that is equal to 5% of the contract cost of the civil services and 10% of the contract cost of the electrical services, and proof of this must be submitted to the Municipality.

### 1.14 ERVEN 3132 TO 3190

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.

## 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, 3m wide, for municipal services (water, sewer, electricity and storm water) (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, 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.

2.1.1.2 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.

2.1.1.3 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.

2.1.1.4 The owner of each erf must be aware of the risk involved in developing on dolomite. The developer may make use of literature at the disposal of the investigator, together with a list of precautionary measures and monitoring schedules in order to ensure that the home owner understands how to manage dolomite stability risk responsibility.

2.1.2 ERVEN 3132 - 3134, 3136 - 3139, 3142 - 3144, 3146 - 3158, 3161 - 3172, 3174 - 3182, 3185 - 3186 & 3188 - 3191

The erf is subject to a servitude for municipal purposes in favour of the Municipality, as indicated on the General Plan 2709/2006.

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