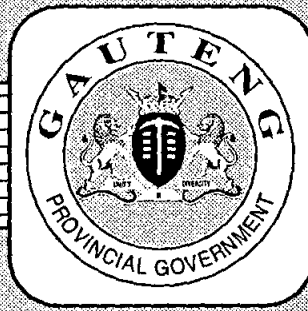


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

Selling price • Verkoopprijs: R2,50
Other countries • Buitelands: R3,25

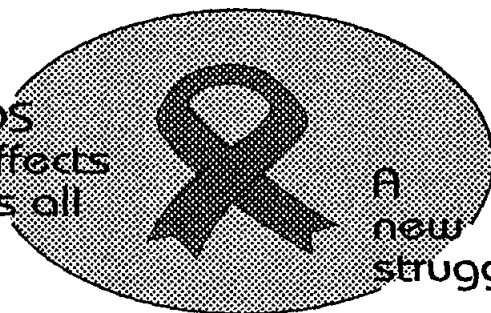
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PRETORIA, 17 FEBRUARY
FEBRUARIE 2006

No. 61

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
HELPUNE**

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DEPARTMENT OF HEALTH



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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 346

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

CENTURION AMENDMENT SCHEME 0852C

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 Highveld Extension 40, 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 0852C.

(13/2/Highveld x40 (0852C))
 __ February 2006

Acting General Manager: Legal Services
 (Notice No 401/2006)

PLAASLIKE BESTUURSKENNISGEWING 346

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

CENTURION WYSIGINGSKEMA 0852C

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 Highveld Uitbreiding 40, 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 0852C.

(13/2/Highveld x40 (0852C))
 __ Februarie 2006

Waarnemende Hoofbestuurder: Regsdienste
 (Kennisgewing No 401/2006)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF HIGHVELD EXTENSION 40 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 Highveld Extension 40 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Highveld x40 (0852C))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY CENTURUS (PROPRIETARY) LIMITED UNDER THE PROVISIONS OF CHAPTER C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON THE REMAINDER OF PORTION 324 (A PORTION OF PORTION 1) OF THE FARM DOORNKLOOF 391JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Highveld Extension 40.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 2023/2001.

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 servitude with affects Erven 2620 and 2621 in the township only

(i) "By Notarial Deed K511/66S dated the 27th September 1965 the former Remaining Extent of Portion called Irene in extent 646,2647 hectares, a portion whereof is hereby transferred, is subject to a perpetual servitude to convey water by means of pipelines in favour of the RAND WATER BOARD, of which the western boundary is indicated by the line AD on the annexed diagram SG No 5004/96, as will more fully appear from the said Notarial Deed."

(ii) "Subject to the following condition imposed by the TOWN COUNCIL OF CENTURION on subdivision -

The transferee shall only be entitled to erect buildings on the property in an area geologically suitable for building purposes."

b) the following servitude which does not affect the township area:

"In terms of Notarial Deed of Servitude K1235/1957S the property hereby transferred is subject to a servitude whereof the line ab represents the centre line of an overhead electric power line servitude with underground electric cables vide Diagram SG No 5004/1996 as will more fully appear from reference to the said Notarial Deed."

1.4 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of National Road N1 and the Gauteng Rapid Rail Railway Reserve, and for all storm-water running off or being diverted from the roads to be received and disposed of.

1.5 PRECAUTIONARY MEASURES

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

1.5.1 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

1.5.2 trenches and excavations for foundations, pipes cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 50mm, and compacted until the same grade of compaction as that of the surrounding material is obtained.

1.6 CONSOLIDATION OF ERVEN

The township owner shall at its own expense cause Erven 2620 and 2621 in the township to be consolidated and the City of Tshwane Metropolitan Municipality hereby grants consent to the consolidation in terms of Section 92(2).

2. CONDITIONS OF TITLE

2.1 THE ERVEN SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS AS LAID DOWN BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

2.1.1 ALL ERVEN

The erf is subject to a servitude, 2m wide, in favour of the Local Authority, 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 2m wide across the access portion of the erf, if and when required by the Local Authority: Provided that the Local Authority may dispense with any such servitude.

2.1.2 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 2m thereof.

2.1.3 The local authority 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 local authority.

2.2 ERF 2620

The erf is subject to a 3m wide servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

2.3 ERVEN 2620 AND 2621

The erven is subject to a 3m wide servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

VERKLARING VAN HIGHVELD UITBREIDING 40 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 Highveld Uitbreiding 40 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(13/2/Highveld x40 (0852C))

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR CENTURUS (PROPRIETARY) LIMITED INGEVOLGE DIE BEPALINGS VAN HOOFSTUK C VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP DIE RESTANT VAN GEDEELTE 324 ('N GEDEELTE VAN GEDEELTE 1) VAN DIE PLAAS DOORNKLOOF 391JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Highveld Uitbreiding 40.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No 2023/2001.

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 serwituut wat slegs Erwe 2620 en 2621 in die dorp raak:

(i) "By Notarial Deed K511/66S dated the 27th September 1965 the former Remaining Extent of Portion called Irene in extent 646,2647 hectares, a portion whereof is hereby transferred, is subject to a perpetual servitude to convey water by means of pipelines in favour of the RAND WATER BOARD, of which the western boundary is indicated by the line AD on the annexed diagram SG No 5004/96, as will more fully appear from the said Notarial Deed."

(ii) "Subject to the following condition imposed by the TOWN COUNCIL OF CENTURION on subdivision -

The transferee shall only be entitled to erect buildings on the property in an area geologically suitable for building purposes."

b) die volgende serwituut wat nie die dorp raak nie:

"In terms of Notarial Deed of Servitude K1235/1957S the property hereby transferred is subject to a servitude whereof the line ab represents the centre line of an overhead electric power line servitude with underground electric cables vide Diagram SG No 5004/1996 as will more fully appear from reference to the said Notarial Deed."

1.4 ONTVANGS VAN EN WEGDOEN MET STORMWATER

Die dorpselenaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die Plaaslike Owerheid se bestaande sisteem waar moontlik.

1.5 VOORKOMENDE MAATREËLS

Die dorpselenaar moet op eie koste reëlings met die plaaslike bestuur tref om te verseker dat -

1.5.1 water nie opdam nie, dat die hele oppervlakte van die dolomiet areas behoorlik gedreineer word en dat die strate doeltreffend met teer, beton of butimen geseël word; en

1.5.2 slote en uitgrawings vir fondamente, pype kables of vir enige ander doeleindes behoorlik met klam grond in lae wat nie dikker as 150mm is nie, opgevul word en gekompakteer word totdat dieselfde verdigtingsgraad as wat die omliggende materiaal is, verkry is.

1.6 KONSOLIDASIE VAN ERWE

Die dorpselenaar moet op eie koste Erwe 2620 en 2621 in die dorp laat konsolideer. Die Stad Tshwane Metropolitaanse Munisipaliteit verleen hiermee ingevolge Artikel 92(2) van Ordonnansie 15 van 1986, toestemming tot die konsolidasie.

2. TITELVOORWAARDES

2.1 DIE ERWE HIERONDER GENOEM, IS ONDERWORPE AAN DIE VOORWAARDES SOOS AANGEDUI, OPGELÉ 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 rioerings- en ander munisipale dienste, langs enige 2 twee sygrense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 3 meter breed, oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.

2.1.1.2 Geen gebou of ander struktuur mag binne die voornoemde serwituut opgerig word nie en geen groot wortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 m daarvan geplant word nie.

2.1.1.3 Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke wat hy volgens goeë dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings wat sodanige rioolhoofpypleidings en ander werke veroorsaak.

2.1.2 ERF 2620

Die erf is onderworpe aan 'n 3m bree serwituut vir munisipale doeleindes ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit, soos op die Algemene Plan aangedui.

2.1.2 ERWE 2620 EN 2621

Die erwe is onderworpe aan 'n 3m bree serwituut vir munisipale doeleindes ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit, soos op die Algemene Plan aangedui.

