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CONTENTS • INHOUD

| <i>No.</i> | <i>Page No.</i> | <i>Gazette No.</i> |
|---|---------------------|------------------------|
| LOCAL AUTHORITY NOTICE | | |
| 782 Town-planning and Townships Ordinance (15/1986): City of Tshwane Metropolitan Municipality: Centurion Amendment Scheme 1541C..... | 3 | 71 |

LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 782

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

CENTURION AMENDMENT SCHEME 1541C

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 30, being an amendment of the Centurion Town-planning Scheme, 1992.

Map 3 and the scheme clauses of this amendment scheme are filed with the Executive Director: Legal Services, and are open to inspection during normal office hours.

This amendment is known as Centurion Amendment Scheme 1541C.

(13/2/Pierre van Ryneveld x30 (1541C))
 ___ March 2008

Executive Director: Legal Services
 (Notice No 398/2008)

PLAASLIKE BESTUURSKENNISGEWING 782
STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

CENTURION WYSIGINGSKEMA 1541C

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

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

Hierdie wysiging staan bekend as Centurion-wysigingskema 1541C.

(13/2/Pierre van Ryneveld x30 (1541C))
 ___ Maart 2008

Uitvoerende Direkteur: Regsdienste
 (Kennisgewing No 398/2008)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF PIERRE VAN RYNEVELD EXTENSION 30 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 30 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Pierre van Ryneveld x30 (1541C))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY AEROSUD HOLDINGS (PROPRIETARY) 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 THE REMAINDER OF PORTION 71 OF THE FARM WATERKLOOF 378JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Pierre van Ryneveld Extension 30.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 5010/2007.

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 –

1.3.1 the following conditions which may not be transferred to the erven in the township;

"A. Portion 67 (a portion of Portion H) of Portion of the said farm WATERKLOOF No 378, Registration Division JR, Transvaal, is specially entitled to a servitude over a Portion in extent 2,8554 hectares being a Portion of the Remainder of Portion H of Portion of the farm WATERKLOOF No 378, Registration Division JR, Transvaal, measuring as such 54,9038 hectares (whereof the property held hereunder forms a portion) as will more fully appear from Diagram SG No A1735/46 annexed to Deed of Transfer No T29662/1946 in terms of which no tree may be planted or any structure erected on the servient tenement, which servitude is represented by the figure ABCDA on Diagram SG No A949/73 annexed to Certificate of Registered Title No T12973/1976."

1.3.2 the following servitude in favour of Rand Water Board registered under Notarial Deed of Servitude K1069/1976S which do not affect the township:

"C. Portion 67 of the farm WATERKLOOF No 378, Registration Division JR, Transvaal, measuring 411,0020 hectares (whereof the property held hereunder forms a portion) is subject to a servitude 15 metres wide in respect of pipelines already laid and which may hereafter be laid in favour of the RAND WATER BOARD as will more fully appear from Notarial Deed of Servitude No K1069/1976 S registered 12 April 1976."

1.4 PRECAUTIONARY MEASURES

1.4.1 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.

1.4.2 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.

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

1.4.3.1 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

1.4.3.2 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.

1.5 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.

1.6 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have erven 3193 and 3194 in the township consolidated. The City of Tshwane Metropolitan Municipality hereby grants its consent to the consolidation in respect of Section 92(1) (b) of Ordinance 15 of 1986.

1.7 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 Municipality all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures.

1.8 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.

1.9 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 and Environment, as well as any other applicable provisions, in terms of the Environmental Conservation Act, 1989 (Act 73 of 1989) or the National Environmental Management Act, 1998 (Act 107 of 1998), as the case may be.

1.11 NOTARIAL TIE OF ERVEN

The township owner shall at his own expense have the consolidated erf and Erf 3123 Pierre van Ryneveld extension 25 notorially tied.

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.

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

VERKLARING VAN PIERRE VAN RYNEVELD UITBREIDING 30 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 Pierre van Ryneveld Uitbreiding 30 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(13/2/Pierre van Ryneveld x30 (1541C))

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR AEROSUD HOLDINGS (PROPRIETARY) 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 DIE RESTANT VAN GEDEELTE 71 VAN DIE PLAAS WATERKLOOF 378JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Pierre van Ryneveld Uitbreiding 30.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No 5010/2007.

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 -

1.3.1 die volgende voorwaardes wat nie aan die erwe in die dorp oorgedra moet word nie;

"A. Portion 67 (a portion of Portion H) of Portion of the said farm WATERKLOOF No 378, Registration Division JR, Transvaal, is specially entitled to a servitude over a Portion in extent 2,8554 hectares being a Portion of the Remainder of Portion H of Portion of the farm WATERKLOOF No 378, Registration Division JR, Transvaal, measuring as such 54,9038 hectares (whereof the property held hereunder forms a portion) as will more fully appear from Diagram SG No A1735/46 annexed to Deed of Transfer No T29662/1946 in terms of which no tree may be planted or any structure erected on the servient tenement, which servitude is represented by the figure ABCDA on Diagram SG No A949/73 annexed to Certificate of Registered Title No T12973/1976."

1.3.2 die volgende serwitute ten gunste van die Rand Water Raad geregistreer onder Notariële Akte van Serwituut K1069/1976S wat nie die dorp raak nie:

"C. Portion 67 of the farm WATERKLOOF No 378, Registration Division JR, Transvaal, measuring 411,0020 hectares (whereof the property held hereunder forms a portion) is subject to a servitude 15 metres wide in respect of pipelines already laid and which may hereafter be laid in favour of the RAND WATER BOARD as will more fully appear from Notarial Deed of Servitude No K1069/1976 S registered 12 April 1976."

1.4 VOORKOMENDE MAATREËLS

1.4.1 Die dorpseienaar sal 'n bekwame persoon/e aanstel om:-

(i) 'n volledige RISIKO BESTUURSPLAN en NAT DIENSTE PLAN op te stel;

- (ii) 'n konstruksieverslag op te stel en te beheer om te verseker dat die voorwaardes op terrein asook die plasing van die strukture en die nat dienste, daarvolgens gesertifiseer kan word.

1.4.2 Die dorpseienaar is verantwoordelik om die proses te fasiliteer om die verantwoordelikheid van die beheer van die Risiko Bestuursplan, wetlik te transporteer na 'n verteenwoordiger van die Inwonersvereniging of 'n soortgelyke entiteit, soos toepaslik.

1.4.3 Die dorpseienaar moet op eie koste reëlings met die plaaslike bestuur tref om te verseker dat –

1.4.3.1 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

1.4.3.2 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.

1.5 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 dorpseienaar gedra word.

1.6 KONSOLIDASIE VAN ERWE

Die dorpseienaar moet op eie koste Erwe 3193 en 3194 in die dorp laat konsolideer. Die Stad Tshwane Metropolitaanse Munisipaliteit verleen hiermee ingevolge Artikel 92(1)(b) van Ordonnansie 15 van 1986, toestemming tot die konsolidasie.

1.7 SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar 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 tevredenheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis.

1.8 VERWYDERING VAN ROMMEL

Die dorpseienaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot tevredenheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis.

1.9 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 dorpseienaar gedra word.

1.10 VOLDOENING AAN VOORWAARDES OPGELê DEUR DIE GAUTENGSE DEPARTEMENT VAN LANDBOU, BEWARING, OMGEWING EN GRONDSAKE (DLBOG)

Die dorpseienaar sal op sy eie koste voldoen aan al die voorwaardes opgelê deur die Gautengse Departement van Landbou en Omgewingsbewing, asook enige ander toepaslike voorwaardes soos vervat in die Wet op Omgewingsbewing, 1989 (Wet 73 van 1989), of die Nasionale Wet op Omgewingsbewing, 1998 (Wet 107 van 1998), wat ookal die geval mag wees.

1.11 NOTARIALY TIE OF ERVEN

The township owner shall at his own expense have the consolidated erf and Erf 3123 Pierre van Ryneveld extension 25 notarially tied.

2. TITELVOORWAARDES

2.1 DIE ERWE HIERONDER GENOEM, IS ONDERWORPE AAN DIE VOORWAARDES SOOS AANGEDUI, OP GELÊ 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, 3 meter breed, vir riolerings- 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 serwituutgebied 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 Stad Tshwane Metropolitaanse Munisipaliteit is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidinge 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 Stad Tshwane Metropolitaanse Munisipaliteit 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 rioolhoofpypleidinge en ander werke veroorsaak.
