

*THE PROVINCE OF
GAUTENG*

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 959

CITY OF TSHWANE

CENTURION AMENDMENT SCHEME 1515C

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 has approved an amendment scheme with regard to the land in the township of Clubview Extension 78, 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 1515C

(13/2/Clubview x78)
 ___ May 2009

Executive Director: Legal Services
 (Notice No 410/2009)

PLAASLIKE BESTUURSKENNISGEWING 959

STAD TSHWANE

CENTURION WYSIGINGSKEMA 1515C

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 'n wysigingskema met betrekking tot die grond in die dorp Clubview Uitbreiding 78, 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 1515C.

(13/2/Clubview x78)
 ___ Mei 2009

Uitvoerende Direkteur: Regsdienste
 (Kennisgewing No 410/2009)

CITY OF TSHWANE

DECLARATION OF CLUBVIEW EXTENSION 78 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 hereby declares the township of Clubview Extension 78 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Clubview x78 (1515C))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY DIE TRUSTEES VIR DIE TYD EN WYL VAN DIE LEWENDE WOORD BEDIENING TRUST IN TERMS OF THE PROVISIONS OF PART C OF CHAPTER 3 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON THE REMAINDER OF PORTION 37 OF THE FARM ZWARTKOP 356 JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Clubview Extension 78

1.2 DESIGN

The township shall consist of erven as indicated on General Plan SG No 7964/2005.

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 does not affect the erven in the township:

A. 1. "Subject to the provisions of the Pretoria Waterworks (Private) Act no 15 of 1929.

2. "Subject also to the terms and conditions of certain Notarial Agreement entered into by and between the City Council of Pretoria of the one part and the said Grace Jeanette Melle born van Boeschoten and Henricus Lorentz of the other part on the 21st day of August 1934 in terms whereof the said City Council obtained inter alia the sole and exclusive right of way leave for the conveyance of electric energy and a right of way over the property hereby transferred, which agreement is registered under No 512/1934S."

B. The following rights will not be passed on to erven in the township:

THE former Remaining Extent – measuring as such 0146,9310 hectares, 4640 square metres (of which the said property hereby transferred forms a part) as held under Certificate of Amended Title 7338/1922 and Certificate of Registered Title T.7347/1922 together with portions "A" and "B" of the middle portion of the said farm transferred by Deeds of Transfer T.4366/1905 and T.4387/1905 is entitled to certain rights to water and furrow over portions 1 and 2 of Portion "D" of the middle portion of the said farm transferred by Certificates of Partition Title T.7340/1922 and T.7341/1922 in manner more fully appearing from reference to the said Certificates of Partition Title T.3430/1922 and T.3431/1922;"

1.4 LAND FOR MUNICIPAL PURPOSES

Erf 1193 shall be transferred at the cost of the township owner to the Municipality as a park (public open space).

1.5 PRECAUTIONARY MEASURES

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

1.5.1.1 water will not accumulate to the effect that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen; and

1.5.1.2 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.

1.6 REMOVAL OF LITTER

The township owner shall at his own expense have all litter within the township area removed to the satisfaction of the municipality, when required to do so by the municipality.

1.7 REMOVAL OR REPLACEMENT OF MUNICIPAL AND TELKOM SERVICES

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing Municipal and Telkom services, the cost thereof shall be borne by the township owners.

1.8 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own expense cause all existing buildings and structures situated within the building line reserve, side spaces or over common boundaries to be demolished to the satisfaction of the Municipality, when required by the Municipality to do so.

1.9 COMPLIANCE WITH CONDITIONS IMPOSED BY GDACEL

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

1.10 ACCESS

No ingress from Provincial Road P1-2 (K101) to the township and no egress to Provincial Road P1-2 (K101) from the township shall be allowed.

Unless the consent in writing of the Head of the Department: Gauteng Provincial Department of Public Transport, Roads and Works has been obtained, no ingress from Road P1-2(K101) to the township and no egress to Road P1-2(K101) shall be allowed.

1.11 RECEIVING AND DISPOSAL OF STORMWATER

The township owner shall arrange the stormwater drainage of the township in such a way as to fit in with that of Road P1-2(K101) and he shall receive and dispose of the storm water running off or being diverted from the road.

2. CONDITIONS OF TITLE

THE ERVEN SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS IMPOSED BY THE MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

2.1 The erf is subject to a servitude, 3 m wide, in favour of the 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 3 m wide across the access portion of the erf, if and when required by the Municipality: Provided that the Municipality may dispense with any such servitude.

2.2 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 2 m thereof.

2.3 The 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 local authority.