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GAUTENG*

*DIE PROVINSIE
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GENERAL NOTICES

NOTICE 2278 OF 2011

In terms of section 49(1) of the Deeds Registries Act, 1937 (Act 47 of 1937), read with section 88(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), I hereby extend the boundaries of Rietvlei Township to include a Part of Portion 818 of the farm Doornkloof No. 391-J.R., subject to the conditions set out in the Schedule hereto.

Given under my Hand at Johannesburg on this 25th day of August Two Thousand and Eleven.

ADMINISTRATOR

DPLG 11/3/15/C/10

SCHEDULE

1. CONDITIONS OF ESTABLISHMENT

(1) ENGINEERING SERVICES

The erf owner shall make the necessary arrangements with the local authority in regard to the provision of engineering services in terms of section 88(3)(b)(i) of Ordinance 15 of 1986.

(2) 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 in Title Deed T03083/2011, which do not affect the township:
 - A. The within mentioned property is subject and entitled to the following servitudes and conditions namely:
 - (1) SUBJECT to Notarial Deed of Servitude No 125/1904 registered on the 13th June 1904, in respect of certain dams, water furrows and water rights.
 - (2) SUBJECT to the terms of an Order of the Water Court, true copy marked "B" of which is annexed op Deed of Transfer No 10851/1920;
 - (4) ENTITLED to the terms of Notarial Deed No K210/1931S relating to the rights to water in the Kaalspruit and water in the Hennopsrivier above the eastern boundary of the farm Zwartkop 476 district Pretoria, as will more fully appear from the said Notarial Deed.
 - B. The within mentioned property is entitled to a right of way 15,74 metres wide along the boundary D E as shown on diagram S G No A2007/57 annexed to Deed of Transfer no 2516/1958 dated 1st February 1958 over portion 44 (a portion of portion called Irene) of the said farm, held under the aforesaid Deed of Transfer.
 - C. The within mentioned property is entitled to a servitude of right of way 15,74 metres wide along the boundary AB as shown on diagram S.G. No. A2006/57 over portion 43 (a portion of portion B) of the said farm DOORNKLOOF held under Deed of Transfer no 2516/1958 dated the 1st February 1958.

- D.
- (a) The within mentioned property is ENTITLED to a servitude of right of way 15,74 metres wide, over portion 55 (a portion of portion B) of the said farm Doornkloof, which said right of way shall at the option of the owners of the property hereby transferred, be capable of being converted into a public right of way or road, indicated by the figure O C D E F G H P Q R S T O on diagram S G NO A3895/65 annexed to Deed of Transfer No 35113/1965 dated the 22nd September 1965;
 - (b) The within mentioned property is ENTITLED to a right of way 15,74 metres over portion 103 (a portion of portion C of portion) of the farm WATERKLOOF 370 Registration Division J R measuring 24,9954 hectares, held under Deed of Transfer no T 3511/1965 dated the 22nd September 1965 indicated by the figure R C D E F G Q P O N M L R on diagram S G NO A3894/65 annexed hereto.
- E.
- (a) The within mentioned property is ENTITLED by virtue of Notarial Deed K661/71S to a servitude of building restrictions against portion 52 (a portion of a Portion called Irene) of the said farm DOORNKLOOF, measuring 67,1306 hectares, held by Deed of Transfer No T17057/59;
 - (b) The within mentioned property is ENTITLED to certain servitudes over portion 114 (a portion of portion called Irene) measuring 15,1500 hectares of the sad farm, held under Deed of Transfer No T18746/71;
- F. The within mentioned property is SUBJECT, by virtue of Notarial Deed K1636/72S to the following servitudes:
- (1) a right of way 8 metres wide, as indicated by figures C G on diagram S G NO 4594/72S;
 - (2) a servitude of aqueduct 6 metres wide, marked E F on diagram S.G.No. A4594/72S.
- G. The within mentioned property is entitled to all claims to water including riparian rights to which the remainder may be entitled as will more fully appear from condition C of Deed of Transfer No T32871/83;
- H. The within mentioned property
- (1) Is by Notarial Deed K705/76S subject to a servitude of pipeline in favour of the REPUBLIC OF SOUTH AFRICA, in its Administration of Railways and Harbours Administration.
 - (2) Is by Notarial Deed K2702/76S subject to servitude of pipeline as indicated on diagram S G NO 110/75 in favour of the RAND WATER BOARD, which servitude includes ancillary rights, as will more fully appear from reference to the said notarial deed.
 - (3) Is by Notarial Deed K2703/76S subject to a servitude of pipeline as indicated on diagram S G 109/75 thereto annexed, in favour of the RAND WATER BOARD, which servitude includes ancillary rights, as will more fully appear from reference to the said Notarial deed.
- I. The within mentioned property is subject to an Order of the Supreme Court of South Africa, made on the 3rd July 1979 in CASE NO M1722/79. The said Order and agreement is filled under BC9566/83.
- J. The within mentioned property is subject to the following servitudes:
- (1) By Notarial Deed of Servitude K1414/90S subject to a perpetual right of way 5,0491 hectares in extent, indicated by the figure ABCDEFGHJKLMNPQRSTUVWXYZ A'B'C'D'E'F'G' on diagram S G NO A6093/89, in favour of the CITY COUNCIL OF VERWOERDBURG, together with ancillary rights, as will more fully appear from reference to the said Notarial deed.

- K. SUBJECT to the reservation of all rights to minerals and precious stones in favour of IRENE ESTATE (PROPRIETARY) LIMITED No 67/002815/07 as will more fully appear from Certificate of Rights to Minerals No. K4460/97 RM which certificate was issued in respect of the property hereby transferred.
- L. By virtue of Notarial Deed No. K5238/2007 the within mentioned property is subject to water pipeline servitude 2,00 metres wide in favour of CITY OF TSHWANE METROPOLITAN MUNICIPALITY the centre line whereof is indicated by the line s46 to s72 on Diagram S.G. No. 4375/2007, as will more fully appear from reference to the said Notarial Deed.
- M. By virtue of Notarial Deed No. K5239/2007 the within mentioned property is subject to a servitude 4,00 metres wide in favour of the CITY OF TSHWANE METROPOLITAN MUNICIPALITY for municipal purposes the centre line whereof is indicated by the line Q.s73. s74. s46. s75 to s78 on Diagram S.G. No. 4375/2007, as will more fully appear from reference to the said Notarial Deed.
- N. By virtue of Notarial Deed No. K5240/2007 the within mentioned property is subject to a sewer servitude 3,00 metres wide in favour of the CITY OF TSHWANE METROPOLITAN MUNICIPALITY as indicated by the line s79. s73. s74. s45. s80. s81 on Diagram S.G. No. 4375/2007, as will more fully appear from reference to the said Notarial Deed.
- O. The former Remaining Extent of Portion 5 of the farm Doornkloof, Registration Division J.R., Province of Gauteng, of which the within mentioned property forms a portion, was subject to a servitude area which, by virtue of Deed of Cession of Servitude K704/1976-S was ceded to TRANSNET as indicated by the figure S12 A E S5 S6 S7 S8 S9 S10 S11 S12 on subdivisional diagram S.G.no 4375/2007 and will more fully appear from reference to the said Deed of Cession of Servitude.
- P. The former Remaining Extent of Portion 5 of the farm Doornkloof, Registration Division J.R., Province of Gauteng, of which the within mentioned property forms a portion, was subject to a servitude area which, by virtue of Deed of Cession of Servitude K5058/1999-S was ceded to City of Tshwane Metropolitan Municipality as indicated by the figure S13 S14 S15 S16 S17 S18 S19 S20 S21 S22 S13 on Subdivisional diagram S.G. no 4375/2007 and will more fully appear from reference to the said Deed of Cession of Servitude.
- Q. By virtue of Notarial Deed No.K3283/2000S dated 24th of May, the withinmentioned property is subject to a servitude in perpetuity in respect of pipelines already laid along a strip of ground 1,3365 (one comma Three Three Six Five) hectares in extent as depicted by the figure ABCDa mid river bA on servitude diagram S.G No. 2827/1998 as will more fully appear from reference of the said Notarial Deed.
- R. By virtue of Notarial Deed No. K4995/2001S dated 26th of July 2001, the withinmentioned property is subject to a servitude of pipeline in favour of RAND WATER BOARD indicated by the figure ABCDEFA on servitude diagram S.G No. 6454/2000, 2934 Square meteres in extent as will more fully appear from reference to the said Notarial Deed.
- By virtue of Notarial Deed of Servitude K167/2011S dated 19 July 2010 the within mentioned property is subject to a Servitude for Municipal purposes of which the line ABCDEFGHJKLMNOPQRSTUVWXYZA'B'C'D'E'F'G'H'J'K'L'M'N'P'Q'A represents the centre line of a water pipeline 2 metres wide on diagram S.G. No. 11179/2006 annexed thereto as will more fully appear on the said Notarial Deed.
- (b) The following servitude in Deed of Transfer T03083/2011, which affects Erf 124 in the township only:
- A. The mentioned property is subject and entitled to the following servitudes and conditions namely:

(3) SUBJECT to a servitude of aqueduct in favour of the Town Council of Pretoria, as will more fully appear from Notarial Deed No 798/1929S. The rights granted under the said Notarial Deed No 798/1929S have been supplemented and added to as will more fully appear from Notarial Deed K391/1931S.

(c) The following servitude in Deed of Transfer T03083/2011, which affects Erven 122 and 124 in the township only:

By virtue of Notarial Deed of Servitude K170/2011S dated 19 July 2010 the within mentioned property is subject to a Servitude for Municipal purposes of which the line ABCDEFGHJKLM represents the centre line of Servitude 4 metres wide on diagram S.G. No. 11180/2006 annexed thereto in favour of City of Tshwane Metropolitan Municipality, as will more fully appear on the said Notarial Deed.

(d) The following servitude in Deed of Transfer T03083/2011, which affects Erven 122 in the township only:

By virtue of Notarial Deed of Servitude K169/2011S dated 19 July 2010 the within mentioned property is subject to a Servitude for Municipal purposes of which the line ABCDEFGHJ represents a sewer servitude on diagram S.G. No. 11182/2006 annexed thereto in favour of City of Tshwane Metropolitan Municipality, as will more fully appear on the said Notarial Deed.

(3) PRECAUTIONARY MEASURES

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

(i) compile a complete RISK MANAGEMENT PLAN and WET SERVICES PLAN; and

(ii) compile a Construction Report, which must include the mapping details of the trenches and the revised stability map, confirming the conditions on site and the positioning of structures and wet services. A table indicating the stand sizes, risk classification and D designation for each stand within the township must be included. Certification on the method of backfilling of boreholes must also be included.

(b) 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.

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

(i) 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

(ii) trenches and excavations for foundations, pipes, cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150mm, and compacted until the same grade of compaction as that of the surrounding material is obtained.

(4) ACCESS

No ingress from Provincial Road K54 to the erf and no egress to Provincial Road K54 from the erf shall be allowed.

(5) RECEIVING AND DISPOSAL OF STORMWATER

The erf owner shall arrange the storm water drainage of the township in such a way as to fit in with that of Provincial Road K54 and he shall receive and dispose of the storm water running off or being diverted from the road.

The Service Report containing the storm water design proposal must be submitted to this Department for approval at the time of the application, i.e. before Township Proclamation.

(6) CONSOLIDATION OF ERVEN

The erf owner shall at its own expense cause Erven 1 and 121, Erven 64 and 123 and Erven 63 and 122 in the township to be consolidated. Consent for the consolidation is hereby granted by the Local Authority in terms of the provisions of section 92(2) of Ordinance 15 of 1986.

(7) ACOUSTIC SCREENING/ NOISE BARRIER

The applicant shall be responsible for any costs involved in the erection of Acoustic Screening, if and when the need arises to erect such screening.

(8) ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The erf owner shall at his own expense erect a fence or other physical barrier to the satisfaction of the Head of the Department: Gauteng Provincial Government: Department of Public Transport, Roads and Works, as and when required by him to do so, and the erf owner shall maintain such fence or physical barrier in a good state of repair until such time as the erven in the township are transferred to ensuing landowners, after which the responsibility for the maintenance of such fence or physical barrier rests with the latter.

(9) REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

Should it become necessary to move or replace any existing municipal services as a result of the extension of the boundaries, the cost thereof shall be borne by the erf owner.

(10) DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the City of Tshwane Metropolitan Municipality to do so, the 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.

(11) REMOVAL OF LITTER

The erf owner shall at own expense cause all litter within the erf area to be removed to the satisfaction of the City of Tshwane Metropolitan Municipality, when required by the City of Tshwane Metropolitan Municipality to do so.

(12) 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 extension of boundaries, the cost thereof shall be borne by the erf owner.

(13) COMPLIANCE WITH CONDITIONS IMPOSED BY GDACE

The erf owner shall at his own expense comply with all the conditions imposed by the Gauteng Department of Agriculture, Conservation and Environment, as well as any other applicable provisions, in terms of the provisions of the Environment Conservation Act, 73 of 1989 or the National Environmental Management Act, 107 of 1998 as the case may be.

(14) NATIONAL HERITAGE RESOURCE ACT

The erf owner shall at his own expense comply with the provisions of the National Heritage Resource Act, 25 of 1999 and that any conditions that may affect the erf are incorporated in these conditions as amendments to these conditions.

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

Erven 122 and 125 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 which ever the sooner, by and at the expense of the township owner.

(16) THE DEVELOPER'S OBLIGATIONS

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 erven 121 and 123 and/or 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 (i.e. roads and storm water 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.

(17) PROVISION OF ENGINEERING DRAWINGS

The developer must submit to the City of Tshwane Metropolitan Municipality complete engineering drawings in respect of the internal road and storm water sewers prior to the commencement of the construction of the said services.

(18) 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 the internal road and storm water sewers, in which it is certified that these 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 storm water 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.

(19) MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months commences when the last of the internal engineering services (i.e. water, sewerage, electricity, and the road and storm water 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 roads and storm water services, which guarantee must be for an amount that is equal to 5% of the contract cost of the roads and storm water services and proof of this must be submitted to the City of Tshwane Metropolitan Municipality.

All internal and external water and sanitation infrastructure will be maintained by the Municipality and not by the Section 21 Company. The developer must furnish the City of Tshwane Metropolitan Municipality with a 100% guarantee of the estimate contract cost, issued by a recognized financial institution before the commence date of the contract.

The developer must furnish the City of Tshwane Metropolitan Municipality with a maintenance guarantee, issued by a recognized financial institution, in respect of poor workmanship and/or material with regard to the water and sewerage services, which guarantee must be for an amount that is equal to 10% of the contract cost.

(20) LAND FOR MUNICIPAL PURPOSES

The following erven shall be transferred to the City of Tshwane Metropolitan Municipality by and at the expense of the township owner:

Erf 124 Parks (public open space)

2. CONDITIONS OF TITLE

(1) THE ERVEN MENTIONED HEREUNDER 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).

(a) ALL ERVEN WITH THE EXCEPTION OF THE ERVEN REFERRED TO IN CLAUSE 2.20

- (i) The erf shall be subject to a servitude, 3m wide, for municipal services (water, sewer, and electricity) (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.
- (ii) 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.
- (iii) 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.

(b) ERVEN 121 AND 122

The erven are subject to a servitude 3m wide for municipal (sewer) purposes in favour of the Municipality.

(c) ERVEN 122

The erf is subject to a servitude 2m wide for engineering purposes (storm water) in favour of the Section 21 Company.

KENNISGEWING 2278 VAN 2011

Ingevolge artikel 49(1) van die Registrasie van Aktes Wet, 1937 (Wet 47 van 1937), gelees met artikel 88(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), brei ek hiermee die grense van die Dorp Rietvlei uit deur 'n Deel van die Gedeelte 818 van die plaas Doornkloof No. 391-J.R., daarin op te neem, onderworpe aan die voorwaardes uiteengesit in die aangehegte Bylae.

Gegee onder my Hand te Johannesburg op hede die 25ste dag van August Twee Duisend en Elf.

ADMINISTRATEUR

DPLG 11/3/15/C/10

BYLAE**1. VOORWAARDES VAN UITBREIDING****(1) INGENIEURSDIENSTE**

Die erfeienaar moet die nodige reëlings met die plaaslike bestuur tref in verband met die voorsiening van ingenieursdienste ooreenkomstig artikel 88(3)(b)(i) van Ordonnansie 15 van 1986.

(2) 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 voorwaardes in Titel Akte T03083/2011, wat nie die dorp raak nie:

A. The within mentioned property is subject and entitled to the following servitudes and conditions namely:

- (1) SUBJECT to Notarial Deed of Servitude No 125/1904 registered on the 13th June 1904, in respect of certain dams, water furrows and water rights.
- (2) SUBJECT to the terms of an Order of the Water Court, true copy marked "B" of which is annexed op Deed of Transfer No 10851/1920;
- (4) ENTITLED to the terms of Notarial Deed No K210/1931S relating to the rights to water in the Kaalspruit and water in the Hennopsrivier above the eastern boundary of the farm Zwartkop 476 district Pretoria, as will more fully appear from the said Notarial Deed."

- B. "The within mentioned property is entitled to a right of way 15,74 metres wide along the boundary D E as shown on diagram S G No A2007/57 annexed to Deed of Transfer no 2516/1958 dated 1st February 1958 over portion 44 (a portion of portion called Irene) of the said farm, held under the aforesaid Deed of Transfer."
- C. "The within mentioned property is entitled to a servitude of right of way 15,74 metres wide along the boundary AB as shown on diagram S.G. No. A2006/57 over portion 43 (a portion of portion B) of the said farm DOORNKLOOF held under Deed of Transfer no 2516/1958 dated the 1st February 1958."
- D.
- a. "The within mentioned property is ENTITLED to a servitude of right of way 15,74 metres wide, over portion 55 (a portion of portion B) of the said farm Doornkloof, which said right of way shall at the option of the owners of the property hereby transferred, be capable of being converted into a public right of way or road, indicated by the figure O C D E F G H P Q R S T O on diagram S G NO A3895/65 annexed to Deed of Transfer No 35113/1965 dated the 22nd September 1965;
 - b. The within mentioned property is ENTITLED to a right of way 15,74 metres over portion 103 (a portion of portion C of portion) of the farm WATERKLOOF 370 Registration Division J R measuring 24,9954 hectares, held under Deed of Transfer no T 3511/1965 dated the 22nd September 1965 indicated by the figure R C D E F G Q P O N M L R on diagram S G NO A3894/65 annexed hereto."
- E.
- a. "The within mentioned property is ENTITLED by virtue of Notarial Deed K661/71S to a servitude of building restrictions against portion 52 (a portion of a Portion called Irene) of the said farm DOORNKLOOF, measuring 67,1306 hectares, held by Deed of Transfer No T17057/59;"
 - b. The within mentioned property is ENTITLED to certain servitudes over portion 114 (a portion of portion called Irene) measuring 15,1500 hectares of the sad farm, held under Deed of Transfer No T18746/71;"
- F. The within mentioned property is SUBJECT, by virtue of Notarial Deed K1636/72S to the following servitudes:
- (1) a right of way 8 metres wide, as indicated by figures C G on diagram S G NO 4594/72S;
 - (2) a servitude of aqueduct 6 metres wide, marked E F on diagram S.G. No. A4594/72S.
- G. "The within mentioned property is entitled to all claims to water including riparian rights to which the remainder may be entitled as will more fully appear from condition C of Deed of Transfer No T32871/83;"
- H. "The within mentioned property
- (1) Is by Notarial Deed K705/76S subject to a servitude of pipeline in favour of the REPUBLIC OF SOUTH AFRICA, in its Administration of Railways and Harbours Administration.
 - (3) Is by Notarial Deed K2702/76S subject to servitude of pipeline as indicated on diagram S G NO 110/75 in favour of the RAND WATER BOARD, which servitude includes ancillary rights, as will more fully appear from reference to the said notarial deed.

- (3) Is by Notarial Deed K2703/76S subject to a servitude of pipeline as indicated on diagram S G 109/75 thereto annexed, in favour of the RAND WATER BOARD, which servitude includes ancillary rights, as will more fully appear from reference to the said Notarial deed."
- I. "The within mentioned property is subject to an Order of the Supreme Court of South Africa, made on the 3rd July 1979 in CASE NO M1722/79. The said Order and agreement is filled under BC9566/83."
- J. "The within mentioned property is subject to the following servitudes:
- (3) By Notarial Deed of Servitude K1414/90S subject to a perpetual right of way 5,0491 hectares in extent, indicated by the figure ABCDEFGHJKLMNPQRSTUVWXYZ A'B'C'D'E'F'G' on diagram S G NO A6093/89, in favour of the CITY COUNCIL OF VERWOERDBURG, together with ancillary rights, as will more fully appear from reference to the said Notarial deed."
- K. "SUBJECT to the reservation of all rights to minerals and precious stones in favour of IRENE ESTATE (PROPRIETARY) LIMITED No 67/002815/07 as will more fully appear from Certificate of Rights to Minerals No. K4460/97 RM which certificate was issued in respect of the property hereby transferred."
- L. "By virtue of Notarial Deed No. K5238/2007 the within mentioned property is subject to water pipeline servitude 2,00 meters wide in favour of CITY OF TSHWANE METROPOLITAN MUNICIPALITY the centre line whereof is indicated by the line s46 to s72 on Diagram S.G. No. 4375/2007, as will more fully appear from reference to the said Notarial Deed."
- M. "By virtue of Notarial Deed No. K5239/2007 the within mentioned property is subject to a servitude 4,00 metres wide in favour of the CITY OF TSHWANE METROPOLITAN MUNICIPALITY for municipal purposes the centre line whereof is indicated by the line Q.s73. s74. s46. s75 to s78 on Diagram S.G. No. 4375/2007, as will more fully appear from reference to the said Notarial Deed."
- N. "By virtue of Notarial Deed No. K5240/2007 the within mentioned property is subject to a sewer servitude 3,00 metres wide in favour of the CITY OF TSHWANE METROPOLITAN MUNICIPALITY as indicated by the line s79. s73. s74. s45. s80. s81 on Diagram S.G. No. 4375/2007, as will more fully appear from reference to the said Notarial Deed."
- O. "The former Remaining Extent of Portion 5 of the farm Doornkloof, Registration Division J.R., Province of Gauteng, of which the within mentioned property forms a portion, was subject to a servitude area which, by virtue of Deed of Cession of Servitude K704/1976-S was ceded to TRANSNET as indicated by the figure S12 A E S5 S6 S7 S8 S9 S10 S11 S12 on sub divisional diagram S.G.no 4375/2007 and will more fully appear from reference to the said Deed of Cession of Servitude."
- P. "The former Remaining Extent of Portion 5 of the farm Doornkloof, Registration Division J.R., Province of Gauteng, of which the within mentioned property forms a portion, was subject to a servitude area which, by virtue of Deed of Cession of Servitude K5058/1999-S was ceded to City of Tshwane Metropolitan Municipality as indicated by the figure S13 S14 S15 S16 S17 S18 S19 S20 S21 S22 S13 on Subdivisional diagram S.G. no 4375/2007 and will more fully appear from reference to the said Deed of Cession of Servitude."
- Q. "By virtue of Notarial Deed No.K3283/2000S dated 24th of May, the withinmentioned property is subject to a servitude in perpetuity in respect of pipelines already laid along a strip of ground 1,3365 (one comma Three Three Six Five) hectares in extent as depicted by the figure ABCDa mid river bA on servitude diagram S.G No. 2827/1998 as will more fully appear from reference of the said Notarial Deed."

- R. "By virtue of Notarial Deed No. K4995/2001S dated 26th of July 2001, the withinmentioned property is subject to a servitude of pipeline in favour of RAND WATER BOARD indicated by the figure ABCDEFA on servitude diagram S.G No. 6454/2000, 2934 Square meters in extent as will more fully appear from reference to the said Notarial Deed."

By virtue of Notarial Deed of Servitude K167/2011S dated 19 July 2010 the within mentioned property is subject to a Servitude for Municipal purposes of which the line ABCDEFGHJKLMNPQRSTUVWXYZA'B'C'D'E'F'G'H'J'K'L'M'N'P'Q'A represents the centre line of a water pipeline 2 metres wide on diagram S.G. No. 11179/2006 annexed thereto as will more fully appear on the said Notarial Deed.

- (b) Die volgende serwituut in Akte van Transport T03083/2011, wat slegs Erf 124 in die dorp raak:

"A. The mentioned property is subject and entitled to the following servitudes and conditions namely:

- (3) SUBJECT to a servitude of aqueduct in favour of the Town Council of Pretoria, as will more fully appear from Notarial Deed No 798/1929S. The rights granted under the said Notarial Deed No 798/1929S have been supplemented and added to as will more fully appear from Notarial Deed K391/1931S."

- (c) Die volgende Serwituut in Akte van Transport T03083/2011, wat slegs Erwe 122 en 124 in die dorp raak:

By virtue of Notarial Deed of Servitude K170/2011S dated 19 July 2010 the within mentioned property is subject to a Servitude for Municipal purposes of which the line ABCDEFGHJKLM represents the centre line of Servitude 4 metres wide on diagram S.G. No. 11180/2006 annexed thereto in favour of City of Tshwane Metropolitan Municipality, as will more fully appear on the said Notarial Deed.

- (d) Die volgende serwituut in Akte van Transport T03083/2011, wat slegs Erf 122 in in die dorp raak:

By virtue of Notarial Deed of Servitude K169/2011S dated 19 July 2010 the within mentioned property is subject to a Servitude for Municipal purposes of which the line ABCDEFGHJ represents a sewer servitude on diagram S.G. No. 11182/2006 annexed thereto in favour of City of Tshwane Metropolitan Municipality, as will more fully appear on the said Notarial Deed.

(3) VOORKOMENDE MAATREËLS

Die dorpeienaar sal 'n bevoegde persoon(-e) aanstel vir:-

- (i) 'n volledige RISIKO BESTUURPLAN en NAT DIENSTE op te stel; en
- (ii) 'N KONSTRUKSIEVERSLAG, wat die kaartbesonderhede van die slote en die hersiene stabiliteitskaart moet gee, en die toestande op die terrein en die posisie van die strukture en natdienste bevestig. 'n Tabel wat die perseelgroottes, risikoklassifikasie en aanwysing van elke perseel in die dorp aangee, moet ingesluit wees. Sertifisering van die terugvulmetode vir boorgate moet ook ingesluit wees.
- (iii) Die dorpeienaar 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.
- (iv) Die dorpeienaar moet op eie koste reëlings met die plaaslike bestuur tref om te verseker dat –
- (v) 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

- (vi) 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 verdigingsgraad as wat die omliggende materiaal is, verkry is.

(4) TOEGANG

Geen ingang van Provinsiale Pad K54 tot die dorp en geen uitgang tot Provinsiale Pad K54 uit die dorp word toegelaat nie.

(5) ONTVANG VAN EN WEGDOEN MET STORMWATER

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van die Pad K54 en hy moet die stormwater wat van die pad afloop of afgelei word, ontvang en daarmee wegdoen.

Die Dienste Verslag wat die voorgestelde storm water ontwerp bevat moet ingedien word by die Departement vir goedkeuring in die tyd van die aanoek, voordat die dorp Geproklameer kan word.

(6) KONSOLIDASIE VAN ERWE

Die dorpseienaar moet op eie koste Erf 1 en Erf 121, Erf 64 en Erf 123 en Erf 63 en 122 in die dorp laat konsolideer. Die munisipaliteit verleen hiermee ingevolge Artikel 92(1)(b) van Ordonnansie 15 van 1986, toestemming tot die konsolidasie.

(7) KLANK BERM

Die applikant moet verantwoordelik wees vir enige koste in die oprig van die klank berm, en as daar 'n vraag daarvoor ontstaan.

(8) OPRIGTING VAN HEINING OF ANDER FISIESE VERSPERRING

Die dorpseienaar moet op eie koste 'n heining of ander fisiese versperring oprig tot tevredenheid van die Hoof van die Departement: Gauteng Provinsiale Regering: Departement van Openbare Vervoer, Paaie en Werke, soos en wanneer deur hom verlang om dit te doen, en die dorpseienaar moet sodanige heining of fisiese versperring in 'n goeie toestand hou tot tyd en wyl hierdie verantwoordelikheid deur die Munisipaliteit oorgeneem word: Met dien verstande dat die dorpseienaar se verantwoordelikheid vir die instandhouding daarvan verval sodra die Munisipaliteit die verantwoordelikheid vir die instandhouding van die strate in die dorp oorneem

(9) 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.

(10) 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 Munisipaliteit wanneer die Munisipaliteit dit vereis.

(11) VERWYDERING VAN ROMMEL

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

(12) 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 dorpseniener gedra word.

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

Die dorpseniener sal op sy eie koste voldoen aan al die voorwaardes wat opgelê is deur (DLBOG) met die aansoek om vrystelling om aan die bepalings van Regulasie 1182 en 1183 gepromulgeer ingevolge artikel 21, 22 en 26 van die Wet op Omgewingsbewaring, 1989 (Wet No 73 van 1989) vir die ontwikkeling van die dorpsgebied.

(14) NASIONALE ERFENIS HULPBRONNE WET

Die dorpseniener sal op sy eie koste voldoen aan die voorwaardes van die Nasionale Erfenis Hulpbronne Wet, 25 van 1995 en dat aan al die voorwaardes wat die erf raak geïnkorporeer word in die voorwaardes as wysigings tot die voorwaardes.

(15) EIENDOM WAT GETRANSPORTEER MOET WORD NA DIE ARTIKEL 21 MAATSKAPPY (HUISEIENAARSVERENIGING)

Erwe 122 en 125 sal getransporeer word na die Artikel 21 Maatskappy (huiseienaarsvereniging) in 'n periode van 6 maande na die proklamasie van die dorp, of wanneer die dorps-register geopen word, deur die dorpseniener, en op die dorpseniener se koste.

(16) DIE ONTWIKKELAAR SE VERPLIGTINGE

OPRIGTING EN STATUTE

Die dorpseniener moet 'n Artikel 21 Maatskappy (huiseienaarsvereniging) registreer in terme van die Maatskappywet, 1973 (Wet 61 van 1973). 'n Kopie van die geregistreerde Akte van Oprigting (CM4) en die Maatskappy Statute moet ingedien word by die munisipaliteit.

Akte van Oprigting en Statute moet duidelik stipuleer dat die hoofdoelwit van die huiseienaarsvereniging die instandhouding van die interne ingenieursdienste van die dorp is (bv water, riool, elektrisiteit, paaie en stormwater riolerings). Die dorpseniener moet 'n lid van die Artikel 21 Maatskappy wees, met alle regte en verpligte van 'n gewone lid tot en met die oordrag van die laaste erf.

(17) VOORSIENING VAN INGENIEURSTEKENINGE

Die dorpseniener moet volledige ingenieurstekeninge met betrekking tot die interne rioleringsstelsel en rioolaansluitingspunte en volledige ingenieurstekeninge met betrekking tot die interne paaie en stormwaterdreinerings asook water en elektrisiteitsdienste by die munisipaliteit indien alvorens konstruksie aan enige van die gemelde dienste begin mag word.

(18) VOORSIENING VAN 'N SERTIFIKAAT DEUR 'N PROFESSIONELE INGENIEUR

'n Ingenieursertifikaat voorsien deur 'n Professionele Ingenieur moet by die munisipaliteit ingehandig word alvorens enige van die erwe oorgedra mag word, met betrekking tot water, riool, elektrisiteit en interne paaie en stormwaterdreinerings wat sertifiseer dat die interne ingenieursdienste voltooi is en dat die ingenieur verantwoordelikheid aanvaar vir alle dienste. Die Munisipaliteit mag op eie diskresie 'n uitsondering maak met betrekking tot interne paaie en stormwaterdreinerings. Indien laasgenoemde van toepassing is, moet die dorpseniener aan die Munisipaliteit 'n onderriging gee dat die dienste voltooi sal wees teen 'n vasgestelde datum en moet die ontwikkelaar 'n waarborg dienooreenkomstig inhandig wat deur 'n erkende finansiële instelling uitgereik is.

Bouplanne sal nie goedgekeur word alvorens die dienste voltooi en deur die Dienste Departemente oorgeneem is nie (indien van toepassing).

(19) INSTANDHOUDINGSTERMYN EN WAARBORG

'n Twaalf (12) maande instandhoudingstermyн wat 'n aanvang neem met die voltooiing van die laaste interne ingenieursdienste (bv. water, riool, elektrisiteit en die paaie en stormwaterriolering) sal gehandhaaf word. Die dorpselenaar moet 'n instandhoudingswaarborg, uitgereik deur 'n erkende finansiële instelling, aan die Artikel 21 Maatskappy voorsien wat vakmanskap en/of materiale waarborg met betrekking tot siviele ingenieursdienste en elektrisiteitsdienste, welke waarborg moet gelykstaande wees aan 'n bedrag wat 5% van die kontrakkoste vir siviele dienste en bewys van die waarborg moet by die munisipaliteit ingehandig word.

Alle interne water en sanitasie ingenieursdienste sal onderhou word deur die munisipaliteit en nie deur die Artikel 21 Maatskappy. Die ontwikkelaar moet die Tshwane Munisipaliteit met 'n waarborg voorsien van 100% van die geskatte kontrak koste, gelewer deur 'n herkende finansiële instelling voor die voortgaan datum van die kontrak.

Die ontwikkelaar moet die Tshwane Munisipaliteit voorsien met 'n instandhoudingswaarborg voorsien, gelewer deur 'n herkende finansiële instelling, in verband met swak vakmanskap en/of materiaal met betrekking tot die water en sanitasie dienste, met die waarde van die waarborg gelykstaande aan 10% van die kontrak koste.

(20) GROND VIR MUNISIPALE DOELEINDES

Die volgende erf moet deur en op koste van die erf eienaar aan die Stad van Tshwane Metropolitaanse Munisipaliteit oordra word:

Erf 124 Parke (Publieke Oopruimte)

2. TITELVOORWAARDES**(1) DIE ERWE HIERONDER GENOEM IS ONDERWORPE AAN DIE VOORWAARDES SOOS AANGEDUI, OPGELê DEUR DIE STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT KRAGTENS DIE BEPALINGS VAN DIE ORDONANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONANSIE 15 VAN 1986)****(a) ALLE ERWE MET DIE UITSONDERING VAN DIE ERWE GENOEM IN KLOUSULE 2.20**

- (i) Die erf is onderworpe aan 'n serwituut 2m breed, vir riolerings- en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2m 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.
- (ii) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2m daarvan geplant word nie.
- (iii) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander wat hy volgens goeë dunde 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 van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

(b) ERWE 121 EN 122

Die erwe is onderworpe aan 'n serwituut 3m wyd vir munisipale (riool) doeleindes, ten gunste van die Munisipaliteit.

(c) ERF 122

Die erf is onderworpe aan 'n serwituu 2m wyd vir ingenieurs doeleindes (stom water) ten gunste van die Artikel 21 Maatskappy.

NOTICE 2279 OF 2011**CENTURION AMENDMENT SCHEME 1526C**

The Administrator hereby, in terms of the provisions of Section 125 of the Town-planning and Townships Ordinance, 1986, declares that he approved an amendment scheme, being an amendment of Centurion Town-planning Scheme 1992, comprising the same land as that with which the boundary of Rietvlei Township is extended.

Map 3 and the scheme clauses of the amendment scheme are filed with the Gauteng Provincial Government, (Department of Development Planning and Local Government), Johannesburg, and the Town Clerk Centurion, and are open for inspection at all reasonable times

The amendment is known as Centurion Amendment Scheme 1526C
(DPLG 11/3/9/1/C/10)

KENNISGEWING 2279 VAN 2011**CENTURION WYSIGINGSKEMA 1526C**

Die Administrateur verklaar hierby, ingevolge die bepalings van Artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat hy 'n wysigingskema, synde 'n wysiging van Centurion Dorpsbeplanningskema 1992, wat uit dieselfde grond bestaan as dit waarmee die grense van die dorp Rietvlei uitgebrei word, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Gauteng Provinsiale Regering, (Departement van Ontwikkelingsbeplanning en Plaaslike Regering), Johannesburg, en die Stadsklerk Centurion, en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Centurion Wysigingskema 1526C
(DPLG 11/3/9/1/C/10)
