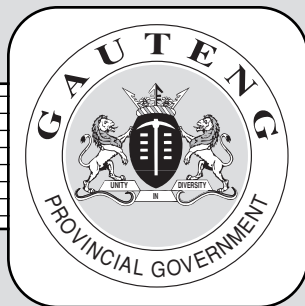


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

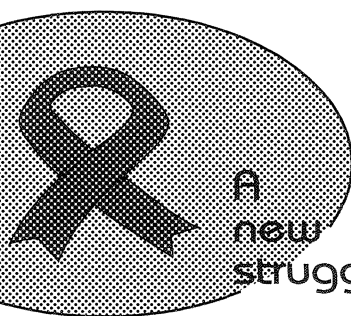
Vol. 18

PRETORIA, 13 DECEMBER 2012
DESEMBER 2012

No. 369

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

**AIDS
HELPLINE**

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DEPARTMENT OF HEALTH

Prevention is the cure

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 1633

CITY OF TSHWANE

CENTURION AMENDMENT SCHEME 1616C

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 Rooihuiskraal Noord Extension 32, 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 1616C.

(13/2/Rooihuiskraal Noord x32 (1616C))
 ___ December 2012

Executive Director: Legal Services
 (Notice No 605/2012)

PLAASLIKE BESTUURSKENNISGEWING 1633

STAD TSHWANE

CENTURION WYSIGINGSKEMA 1616C

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 Rooihuiskraal Noord Uitbreiding 32, 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 1616C.

(13/2/Rooihuiskraal Noord x32 (1616C))
 ___ Desember 2012

Uitvoerende Direkteur: Regsdienste
 (Kennisgewing No 605/2012)

CITY OF TSHWANE

DECLARATION OF ROOIHUISKRAAL NOORD EXTENSION 32 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 Rooihuiskraal Noord Extension 32 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Rooihuiskraal Noord x32 (1616C))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY DOUGERT ONTWIKKELAARS (EIENDOMS) BEPERK IN TERMS OF THE PROVISIONS OF CHAPTER III: SECTION A AND C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 157 OF THE FARM BRAKFORTEIN 399JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Rooihuiskraal Noord Extension 32.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 3615/2010.

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 rights to minerals, but excluding:

1.3.1 the following servitudes which do not affect the township area:

- (a) "B.(1) KRAGTENS Notariele Akte Nr K 1603/1964-S gedateer 17 Desember 1964 en geregistreer op 30 Desember 1964 is die reg aan die STADSRAAD VAN PRETORIA verleen om elektrisiteit oor Gedeelte 5 ('n gedeelte van Gedeelte 1 genoem Rooihuiskraal) van die plaas BRAKFORTEIN 399 voormeld, groot 169,8248 hektaar ('n gedeelte waarvan hiermee getranspoteer word) te vervoer, tesame met bykomende regte, en onderhewig aan kondisies, soos meer volledig sal blyk uit gesegde Notariele Akte en Kaart daaraan geheg."
- (b) "B.(2) KRAGTENS Notariele Akte van Serwituut Nr K 3020/1980-S geregistreer op 13 November 1980, is die reg verleen aan die STADSRAAD VAN VERWOERDBURG om elektrisiteit oor 'n area groot 2,1721 hektaar te vervoer oor die hierinvermelde eiendom tesame met bykomende regte op die voorwaardes soos meer volledig sal blyk uit vermelde Notariële Akte."
- (c) "E. Kragtens Notariele Akte No K 4576/2001S gedateer 8 Junie 2001 is die hierinvermelde eiendom onderhewig aan 'n serwituut vir munisipale doeleindes 1379 vierkante meter groot ten gunste van Stadsraad Tshwane soos aangetoon deur die figuur ABCD op Kaart LG 5889/2000 met meegaande regte soos meer volledig sal blyk uit gemelde Notariële Akte."
- (d) "G. By virtue of Notarial Deed of Servitude K 1179/2002S dated 26 February 2002 the within mentioned property is subject to a perpetual servitude for municipal purposes, in extent 502 square metres as indicated by the figure ABCDEA on SG No 6109/2001 as will more fully appear from the said Notarial Deed with ancillary rights."

1.3.2 the following servitude which affect Erf 4795 and a street in the township only:

- (a) "B.(3) KRAGTENS Notariele Akte van Serwituut Nr K 1662/1983-S gedateer 13 April 1983 is die hierinvermelde eiendom onderhewig aan 'n ewigdurende serwituut ten gunste van die RANDWATER-RAAD om water te lei en te voer deur middel van pypleidings wat reeds gelê is en wat hierna gelê mag word binne 'n serwituutgebied, groot 7897 vierkante meter, soos aangedui deur die figuur ABCDEFG op Kaart LG No A 7118/82 met gepaardgaande regte- soos meer volledig sal blyk uit gemelde Notariële Akte en Kaart daaraan geheg, geregistreer op 29 Junie 1983."

1.3.3 the following servitude which affects Erven 4794 and 4795 and a street in the township only:

- (a) "C. Kragtens Notariële Akte K 4865/97S gedateer 6 Maart 1997 is die binnevermelde eiendom onderhewig aan 'n pyplynserwituut ten gunste van (GASKOR) Die Suid-Afrikaanse Gasdistribusie-korporasie Beperk - 64/06005/06. Die deursnee van pyplyn of pyplyne moet nie meer as 420 millimeter elk en die pyplyn/e moet nie nader as 1 meter onder die oppervlakte van die grand gelê word nie.

Die serwituutgebied strek oor die eiendom, 6 (ses) meter wyd en waarvan die middellyn van die serwituutgebied aangedui word deur die lyn ABCDEFGHJK op Kaart LG No 11888/1996 soos meer volledig sal blyk in Notariële akte."

- (b) "F. By virtue of Notarial Deed of Servitude No K 1178/2002S dated 26 February 2002 the withinmentioned property is subject to a perpetual servitude for municipal purposes = 476 square metres, as indicated by the figure ABCDEFGHA on SG No 6108/2001 with ancillary rights as will more fully appear from the said Notarial Deed."

1.3.4 the following servitudes which affects a street in the township only:

- (a) "B.(4) KRAGTENS Notariële Akte van Serwituut Nr K 1370/1984-S gedateer 3 April 1984 is die hierinvermelde eiendom onderhewig aan 'n serwituut van Reg van Weg ten gunste van die STADSRAAD VAN VERWOERDBURG, soos aangedui op Kaart LG No A 2808/81 deur die figuur ABCDEFG, soos meer volledig sal blyk uit gemelde Notariële Akte en Kaart geregistreer op 17 April 1984."
- (b) "D. Kragtens Notariele Akte No K 5862/97S gedateer 15 September 1997 is die hierinvermelde eiendom onderhewig aan 'n serwituut vir munisipale doeleindes drie (3,00) meter wyd, die suidelike grens van welke serwituut aangedui word deur die lyn AB op Kaart LG No A2319/78 soos meer volledig sal blyk uit gemelde Notariele Akte."

1.4 PRECAUTIONARY MEASURES

- (a) The township owner shall appoint a competent person(s) to:-
 - (i) compile a complete RISK MANAGEMENT PLAN and WET SERVICES PLAN:
 - (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.

1.5 REMOVAL OR REPLACEMENT OF MUNICIPAL AND/OR TELKOM SERVICES

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

1.6 DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the City of Tshwane Metropolitan Municipality to do so, the township owner shall at its 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.

1.7 REMOVAL OF LITTER

The township owner shall at its 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 Municipality.

1.8 COMPLIANCE WITH CONDITIONS IMPOSED BY GDARD

The township owner shall at its own expense comply with all the conditions imposed by or by which the Gauteng Department of Agriculture and Rural Development has granted the applicant authorization in terms of regulations No 1182 and 1183 promulgated in terms of sections 21, 22 and 26 of the Environmental Conservation Act, for the development of this township.

1.9 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have Erven 4794 and 4795 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.

1.10 ENDOWMENT

The township owner shall pay as endowment a total amount of **R744 000,00** for an area of **2 880m²** 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).

1.11 OBLIGATIONS WITH REGARD TO THE CONSTRUCTION AND AESTHETICAL TREATMENT OF LENCHEN AVENUE AND ROOIHUISKRAAL ROAD

- (a) Provision shall be made for pedestrian movement along Lenchen Avenue to the satisfaction of the City of Tshwane Metropolitan Municipality.
- (b) The sidewalks and/or entrances along Lenchen Avenue and Rooihuiskraal Road shall be landscaped and planted with trees to the satisfaction of the City of Tshwane Metropolitan Municipality.

2. CONDITIONS OF TITLE

The erven are subject to the conditions as indicated, imposed by the Municipality in terms of the provisions of the Town Planning and Townships Ordinance, 1986:

2.1 ERF 4794 and 4795

- (a) The erven are subject to a servitude, 3 metres 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 metres 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.
- (b) No building or other structure shall be erected within the aforesaid area and no large-rooted trees shall be planted within the area of such servitude or within 2 (two) metres thereof.
- (c) The Municipality shall be entitled to deposit temporarily on the land adjoining the aforesaid servitudes such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other work 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 Municipality.
- (d) The owner of each dwelling unit must be made aware of the existence of the High Pressure Gas Pipeline on the property, as well as the conditions contained in Notarial Deed K 4865/97S.

