

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
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DEPARTMENT OF HEALTH

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LOCAL AUTHORITY NOTICE

**LOCAL AUTHORITY NOTICE 370
CITY OF TSHWANE****CENTURION AMENDMENT SCHEME 1613C**

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 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 Chief Legal Counsel, and are open to inspection during normal office hours.

This amendment is known as Centurion Amendment Scheme 1613C.

(13/2/Rooihuiskraal Noord x40 (1613C)
__ March 2014

(Notice No 296/2014)

CHIEF LEGAL COUNSEL

PLAASLIKE BESTUURSKENNISGEWING 370**STAD TSHWANE****CENTURION WYSIGINGSKEMA 1613C**

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

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

Hierdie wysiging staan bekend as Centurion-wysigingskema 1613C.

(13/2/Rooihuiskraal Noord x40 (1613C)
__ Maart 2014

HOOFREGSADVISEUR
(Kennisgewing No 296/2014)

CITY OF TSHWANE**DECLARATION OF ROOIHUISKRAAL NOORD 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 hereby declares the township of Rooihuiskraal Noord Extension 40 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Rooihuiskraal Noord x40 (1613C))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY LEZMIN 1066 BK UNDER THE PROVISIONS OF SECTION C OF CHAPTER 3 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 161 (A PORTION OF PORTION 145) OF THE FARM BRAKFONTein 399JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Rooihuiskraal Noord Extension 40.

1.2 DESIGN

The township consists of erven and streets as indicated on General Plan SG No 5429/2010.

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:

“2. Die voormalige Rsterende Gedeelte van Gedeelte 1 (Rooihuiskraal) van die plaas BRAKFORTEIN 399, Registrasie Afdeling JR, Transvaal, groot 358,1244 Hektaar is onderhewig aan die volgende voorwaardes:

- (i) Kragtens Notariële Akte Nr K3016/1980-S geregistreer op 13 November 1980 is die reg aan die STADSRAAD VAN VERWOERDBURG verleen om elektrisiteit oor die eiendom hieronder gehou te vervoer tesame met bykomende regte, en onderworpe aan voorwaardes soos meer volledig sal blyk uit die gesegde Notariële Akte welke serwituut aangedui word deur die figuur fgChf op aangehegte kaart LG Nr 10879/2005.”
- (ii) Kragtens Notariële Akte Nr K3017/1980-S geregistreer op 13 November 1980 is die eiendom hieronder gehou onderhewig aan 'n serwituut vir riooldoeleindes tesame met bykomende regte, ten gunste van die STADSRAAD VAN VERWOERDBURG, soos meer volledig sal blyk uit gemelde Notariële Akte.

3. Die voormalige Rsterende Gedeelte van Gedeelte 1 (Rooihuiskraal) van die plaas BRAKFORTEIN 399, Registrasie Afdeling JR, Transvaal, groot 306,1446 hektaar is onderhewig aan die volgende voorwaardes:

- (i) Kragtens Notariële Akte Nr K1661/83-S geregistreer op 29 Junie 1983, is die eiendom hieronder gehou onderhewig aan 'n ewigdurende reg ten gunste van die RANDWATERRAAD om water te lei en te vervoer binne 'n serwituutgebied, 1,7694 hektaar groot, soos aangedui deur die figuur ABCDEFGHJKLMNA op Kaart LG Nr A 7028/82 geheg aan genoemde serwituutakte en 6245 vierkante meter groot, soos aangedui deur die figuur ABCDEFGHJKLM op Kaart LG Nr A 7117/82 met gepaartgaande regte soos meer volledig sal blyk uit gemelde Notariële Akte en kaart daaraangeheg.
- (ii) Kragtens Notariële Akte Nr K1663/83-S geregistreer op 29 Junie 1983, is die binnegemelde eiendom onderhewig aan 'n ewigdurende Reg van Weg ten gunste van die STADSRAAD VAN VERWOERDBURG soos aangedui deur die lyn ABCDE wat voorstel die Oostelike grens van die serwituut van Reg van Weg 40(veertig) meter wyd en die lyn EFGHJKL wat voorstel die Oostelike grens van die serwituut 40 (veertig) meter wyd, en die lyn EFGHJKL wat voorstel die Oostelike grens van die serwituut van Reg van Weg 35 (vyf en dertig) meter wyd, soos aangedui op Kaart L.G. Nr A 2807/81 met gepaartgaande regte soos meer volledig sal blyk uit Notariële Akte met kaart daaraan geheg.

4. Kragtens Notariële Akte van Serwituut Nr K 1674 gedateer 6 Maart 1997 is die binnegemelde eiendom onderhewig aan 'n pyplyn serwituut 6 (ses) meter wyd en waarvan die middellyn van die serwituutgebied aangedui word deur die lyn abc op die aangehegte Kaart L.G. No. 10879/2005 ten gunste van Gaskor soos meer volledig sal blyk uit die genoemde Notariële Akte.”

1.3.2 the following servitude which affects a street in the township only:

“5. By Notarial Deed K9049/2005-S the withinmentioned property is subject to a perpetual servitude of right of way and for civil and electrical services in favour of Portion 134 (a portion of Portion 9) of the farm BRAKFORTEIN 399, J.R. Gauteng in extent 4,2930 Hectares as will more fully appear from the said Notarial Deed, which servitude is indicated by the figure ABCDEFGA on Diagram LG No 1204/2005 attached hereto.”

1.3.3 the following condition which effects erven 4797 and 4798 in the township:

“6. FURTHER SUBJECT to the following condition imposed by the City of Tshwane, Metropolitan Municipality:

6.1 The owner or his successors in title may not effect any development on the subject property, prior to the compliance of the Geological Conditions imposed by the City of Tshwane, Metropolitan Municipality.”

1.4 PRECAUTIONARY MEASURES

The township owner shall with respect to any possible dolomite areas and at it's own expense, make arrangements with the Municipality in order to ensure that:

1.4.1 water will not dam up, that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, concrete or bitumen; and

1.4.2 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 OBLIGATIONS WITH REGARD TO THE CONSTRUCTION AND AESTHETICAL TREATMENT OF KRAALNABOOM STREET

1.5.1 Provision shall be made for pedestrian movement along the eastern side of Kraalnaboom Street to the satisfaction of the Municipality.

1.5.2 The sidewalk and entrances along Kraalnaboom Street shall be landscaped and planted with trees to the satisfaction of the Municipality.

1.6 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 adjacent roads and he shall receive and dispose of the storm water running off or being diverted from the road.

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

1.7 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.

1.8 DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the 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.

1.9 REMOVAL OF LITTER

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

1.10 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 establishment of the township, the cost thereof shall be borne by the township owner.

1.11 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.

2. CONDITIONS OF TITLE**2.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITION 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 stormwater) (hereinafter referred to as "the services"), in favour of the Municipality, 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 Municipality: Provided that the Municipality 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 thereof.

2.1.1.3 The 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 Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.
