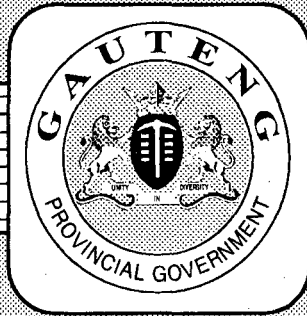


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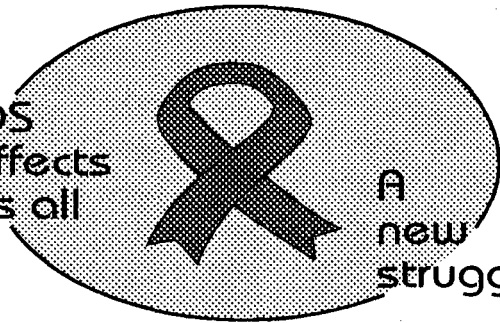
Vol. 7

PRETORIA, 26 DECEMBER 2001
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No. 253

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GENERAL NOTICES
ALGEMENE KENNISGEWINGS

NOTICE 7537 OF 2001

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION AS APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Tshwane Metropolitan Municipality hereby declares the township Rooihuiskraal Noord Extension 15 to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY ABSA DEVELOPMENT COMPANY (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 85 (A PORTION OF PORTION 12) OF THE FARM BRAKFORTEIN 399 JR, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) Name

The name of the township shall be Rooihuiskraal Noord Extension 15.

(2) Design

The township shall consist of erven and streets as indicated on General Plan SG No 7025/98.

(3) Disposal of existing conditions of title

- (a) All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, including the following servitudes that affect streets and erven in the township:**
- (i) A right of way servitude, 40 m wide that affects Rooihuiskraal road in terms of diagram SG No A2809/1981 and Deed of Servitude K1370/1984S.**
 - (ii) A servitude area which affects Erf 1089 and Rooihuiskraal road in terms of diagram SG No A7119/1982 and Deed of Servitude K1662/1983S.**
 - (iii) A waterpipe servitude, 3 m wide which affects Hendrik Verwoerd Avenue in terms of diagram SG No A5592/1990.**

- (b) The following servitudes do not affect the township:
- (i) A stormwater servitude 5 m wide in terms of diagram SG No A1476/82 and Deed of Servitude K1660/83S.
 - (ii) A sewerline servitude 3 m wide in terms of diagram SG No A188/79 and Deed of Servitude K5864/97S.
- (4) Precautionary measures

The township owner shall at own expense, make arrangements with the local authority in order to ensure that -

- (a) 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;
 - (b) trenches and excavations for foundations are properly refilled with damp soil in layers not thicker than 150 mm and compacted until the same grade of compaction as that of surrounding material is obtained; and
 - (c) all additional servitudes for the installation of stormwater systems where necessary (as required in the detail design) shall be registered by the developer at his own cost in favour of the interested party.
- (5) 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.

- (6) Access

Access to the township is restricted to Rooihuiskraal road and Hendrik Verwoerd Avenue as indicated on the General Plan and no access will be allowed to any erf from another erf.

2. CONDITIONS OF TITLE

THE ERVEN MENTIONED HEREUNDER SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED, IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986

(1) **Allerven**

- (a) The erf is subject to a servitude, 2 m wide, in favour of the local authority, 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 2 m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude. If a sewerage service is installed the municipal servitude shall be 3 m wide.
- (b) 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.
- (c) The local authority 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.
- (d) Where, in opinion of the local authority, it is impracticable for stormwater to be drained from higher-lying erven direct to a public street, the owner of the lower-lying erf shall be obliged to accept or permit the passage over the erf of such stormwater: Provided that the owners of any higher-lying erven, the stormwater from which is discharged over any lower-lying erf, shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of such lower-lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf.

(e) An engineer must be appointed before building plans are submitted, who must submit, together with the building plans, a certificate which states that he has studied the relevant geological report and that he has established the necessary measures with regard to building work, drainage of the buildings and the site and the installation of wet services so that the entire development is safe as far as possible from a geological point of view. On completion of the buildings he must certify that all his specifications have been met.

(2) **Erf 1089**

Erf 1089 is subject to a 3 m and 4 m wide municipal servitude as indicated on the General Plan.

**DR T E THOAHLANE
MUNICIPAL MANAGER**

Municipal Offices
n/v Basden Avenue and Rabie Street
CENTURION
0157

or

Municipal Offices
P O Box 14013
LYTTELTON
0140

Reference: 16/3/1/562

KENNISGEWING 7537 VAN 2001
TSHWANE METROPOLITAANSE MUNISIPALITEIT
VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Tshwane Metropolitaanse Munisipaliteit hierby die dorp Rooihuiskraal Noord Uitbreiding 15 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR ABSA ONTWIKKELINGSMAATSKAPPY (EDMS) BPK (HIERNA DIE AANSOEKDOENERS/DORPSEIENAARS GENOEM) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 85 ('N GEDEELTE VAN GEDEELTE 12) VAN DIE PLAAS BRAKFORTEIN 399 JR, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) Naam

Die naam van die dorp is Rooihuiskraal Noord Uitbreiding 15.

(2) Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan 7025/98.

(3) Beskikking oor bestaande titelvoorwaardes

(a) Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale insluitende die volgende serwitute wat erwe en strate in die dorp raak.

(i) 'n Reg van Weg serwituut, 40 m wyd wat Rooihuiskraalweg raak in terme van diagram SG No A2809/1981 en serwituutakte K1370/1984S.

(ii) 'n Serwituutgebied wat Erf 1089 en Rooihuiskraalweg raak in terme van diagram SG No A7119/1982 en serwituutakte K1662/1983S.

- (iii) 'n Waterpyplynserwituut, 3 m wyd wat Hendrik Verwoerdweg raak in terme van diagram SG No A5592/1990.
- (b) Die volgende serwitute raak nie die dorp nie:
 - (i) 'n Stormwaterserwituut, 5 m wyd in terme van diagram SG A1476/82 en Serwituutakte K1660/83S.
 - (ii) 'n Riaalpyplynserwituut, 3 m wyd in terme van diagram SG No A188/79 en Serwituutakte K5864/97S.

(4) Voorkomende maatreëls

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

- (a) water nie opdam nie, dat die hele oppervlakte van die dorpsgebied behoorlik gedreineer word en dat strate doeltreffend met teer, beton of bitumen geseël word;
 - (b) slope en uitgrawings vir fondamente, pype, kables of vir enige ander doeleindes behoorlik met klam grond in lae wat nie dikker as 150 mm is nie, opgevul word en gekompakteer word totdat dieselfde verdigtingsgraad as wat die omliggende materiaal het, verkry is;
 - (c) alle addisionele serwitute vir die installasie van stormwaterstelsels waar nodig (soos vereis in die detailontwerp) moet deur die ontwikkelaar op sy eie koste geregistreer word ten gunste van die belanghebbende party.
- (5) Verskuiwing of die vervanging van Munisipale-/Telkomdienste

Indien dit as gevolg van die stigting van die dorp nodig word om enige Munisipale -/Telkomdienste te verskuif of te vervang moet die koste daarvan deur die dorpseienaars gedra word.

(6) Toegang

Toegang tot die dorp word beperk tot Rooihuiskraalweg en Hendrik Verwoerdrylaan soos aangedui op die Algemene Plan en geen toegang sal van enige erf na 'n ander erf toegelaat word nie.

2. TITELVOORWAARDES

DIE ERWE HIERONDER GENOEM IS ONDERWORPE AAN DIE VOORWAARDES SOOS AANGEDUI, OPGELEË DEUR DIE PLAASLIKE OWERHEID, INGEVOLGE DIE BEPALINGS VAN ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986

(1) Alle Erwe

- (a) Die erf is onderworpe aan 'n serwituut 2 m 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 2 m 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. Waar 'n riooldiens geïnstalleer is moet die munisipale serwituut 3 m wyd wees.
- (b) Geen geboue 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 2 m daarvan geplant word nie.
- (c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke wat hy volgens goeddunke 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.
- (d) Waar dit na die mening van die plaaslike bestuur onuitvoerbaar is, om neerslagwater van erwe met 'n hoër ligging regstreeks na 'n openbare straat af te voer, is die eienaar van die erf verplig om te aanvaar dat sodanige neerslagwater op sy erf vloei en/of toe te laat dat dit daarvoor vloei. Met dien verstande dat die eienaars van erwe met 'n hoër ligging vanwaar die stormwater oor 'n erf met 'n laer ligging vloei aanspreeklik is om 'n eweredige aandeel van die koste te betaal vir enige pyplyn of afleivoer wat die eienaar van sodanige erf met 'n laer ligging nodig mag vind om aan te lê of te bou, om die water wat aldus oor die erf vloei, af te voer.

(e) 'n Ingenieur moet, voordat bouplanne ingedien word, aangestel word en 'n sertifikaat moet saam met die bouplanne ingedien word waarin hy sertifiseer dat hy die betrokke geologiese verslag bestudeer het en dat hy die nodige maatreëls ten opsigte van die bouwerk, dreinerings van die geboue en die terrein en die installasie van nat dienste, daargestel het sodat die hele ontwikkeling sover moontlik uit 'n geologiese oogpunt, veilig is. Na voltooiing van die geboue moet hy sertifiseer dat daar aan al sy maatreëls voldoen is.

(b) Erf 1089

Erf 1089 is onderworpe aan 'n 3 m en 'n 4 m wye munisipale serwituuat soos aangetoon op die Algemene Plan.

Dr T E Thoahlane
MUNISIPALE BESTUURDER

Munisipale Kantore
Posbus 14013
LYTTELTON
0140

of

h/v Basdenlaan en Rabiestraat
CENTURION
0157

Verwysing: 16/3/1/562

NOTICE 7538 OF 2001

CITY OF TSHWANE METROPOLITAN MUNICIPALITY**CENTURION AMENDMENT SCHEME**

The City of Tshwane Metropolitan Municipality hereby declares that in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance 1986 (Ordinance 15 of 1986) that it has approved an amendment scheme, being an amendment of the Centurion Town Planning Scheme, 1992, comprising the same land as included in the Township Rooihuiskraal Noord Extension 15.

This amendment is known as Centurion Amendment Scheme 636 and will be effective as from the date of this publication.

Dr T E Thoahlane
MUNICIPAL MANAGER

Municipal Offices
C/o Basden Avenue and Rabie Street
CENTURION
0157

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LYTTELTON
0140

Reference: 16/3/1/562

KENNISGEWING 7538 VAN 2001
TSHWANE METROPOLITAANSE MUNISIPALITEIT
CENTURION WYSIGINGSKEMA

Hiermee word ooreenkomstig die bepalings van artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), bekend gemaak dat die Tshwane Metropolitaanse Munisipaliteit, 'n wysigingskema, synde 'n wysiging van die Centurion Dorpsbeplanningkema, 1992, wat uit dieselfde grond as die dorp Rooihuiskraal Noord Uitbreiding 15 bestaan, goedgekeur het.

Hierdie wysiging staan bekend as die Centurion Wysigingskema 636 en sal van krag wees vanaf datum van hierdie kennisgewing.

Dr T E Thoahlane
MUNISIPALE BESTUURDER

Munisipale Kantore
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