

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE VAN  
GAUTENG**

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**No. 141**

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DEPARTMENT OF HEALTH

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**PROCLAMATION • PROKLAMASIE**

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**PROCLAMATION 63 OF 2020****CITY OF TSHWANE****CENTURION AMENDMENT SCHEME 1603C**

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 36, being an amendment of the Centurion Town-planning Scheme, 1992.

Map 3 and the scheme clauses of this amendment scheme are filed with the Department Economic Development and Spatial Planning, and are open to inspection during normal office hours.

This amendment is known as Centurion Amendment Scheme 1603.

(CPD 9/1/1/1-RHKNx36 0571  
(CPD 9/2/4/2-1603C)

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

14 AUGUST 2020  
(Notice 117/2020)

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**CITY OF TSHWANE****DECLARATION OF ROOIHUISKRAAL NOORD EXTENSION 36 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 36 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(CPD 9/1/1/1-RHKNx36 0571  
(CPD 9/2/4/2-1603C)

**SCHEDULE**

CONDITIONS UNDER WHICH THE APPLICATION MADE BY IGNOBILIS FUND (PTY) LTD, UNDER THE PROVISIONS OF SECTION C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 155 OF THE FARM BRAKFORTEIN 399JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. **CONDITIONS OF ESTABLISHMENT (CONDITIONS WHICH WILL BE APPLICABLE TO THE APPROVED TOWNSHIP IN TERMS OF SECTION 103 OF ORDINANCE 15 OF 1986)**

1.1 **NAME**

The name of the township shall be Rooihuiskraal Noord Extension 36.

1.2 **DESIGN**

The township shall consist of erven and streets as indicated on General Plan SG No 4641/2009.

1.3 **DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven shall be made subject to existing conditions and servitudes, if any, and:

1.3.1 The following servitudes which do not affect the township area due to location:

- “1. Die voormalige Resterende 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 Aghjka op aangehegte Kaart L.G. Nr 5635/2007.
  - (ii) Kragtens Notariële Akte Nr K3017/1980-S geregistreer op 13 November 1980 is die eiendom hieronder gehou onderhewig aan 'n serwituut vir rioolpypdoeleindes tesame met bykomende regte, ten gunste van die STADSRAAD VAN VERWOERDBURG, soos meer volledig sal blyk uit gemelde Notariële Akte, die middellyn van welke serwituut voorgestel word deur die lyn a b c d op Kaart LG Nr 5635/2007 hierby aangeheg.
2. Die voormalige Resterende 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 1993, 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 ABCDEFGHJK LMNA 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 gepaardgaande regte soos meer volledig sal blyk uit gemelde Notariële Akte en kaarte daaraan geheg.
  - (ii) Kragtens Notariële Akte van Serwituut K1663/83S geregistreer op 29 Junie 1983 is die binne gemelde 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 van Reg van Weg 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 LG Nr A 2807/81 met gepaardgaande regte soos meer volledig sal blyk uit gemelde Notariële Akte met kaart daaraan geheg.
3. Kragtens Notariële Akte van serwituut Nr K1674/97 gedateer 6de Maart 1997 is die binne gemelde eiendom onderhewig aan 'n pyplyn serwituut 6 (ses) meter wyd en waarvan die middellyn van die serwituutgebied aangedui word deur die lyn ef op die aangehegte Kaart L.G. Nr 5635/2007 ten gunste van Gaskor soos meer volledig sal blyk uit die genoemde Notariële Akte."

1.3.2 The following condition which affects erven 4107 and 4108 in the township:

- "4. FURTHER SUBJECT to the following condition imposed by the City of Tshwane, Metropolitan Municipality:
  - 4.1 The owner or his successors in title may not affect any development on the subject property, prior to the compliance of the geological conditions as imposed by the City of Tshwane, Metropolitan Municipality."

#### 1.4 PRECAUTIONARY MEASURES

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

1.4.1.1 compile a complete RISK MANAGEMENT PLAN and WET SERVICES PLAN:

1.4.1.2 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.

1.4.2 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.

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

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

1.4.3.2 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 COMPLIANCE WITH CONDITIONS IMPOSED BY THE DEPARTMENT OF PUBLIC TRANSPORT, ROADS AND WORKS

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Public Transport, Roads and Works, has granted consent for the development.

#### 1.6 ACCESS

No ingress from Provincial Road P158-2 and P1-2 to the township and no egress to Provincial Road P158-2 and P1-2 from the township shall be allowed.

#### 1.7 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 P158-2 and P1-2 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 this Department for approval at the time of the application, i.e. before Township Proclamation.

#### 1.8 ACOUSTIC SCREENING/ NOISE BARRIER

**The applicant shall be responsible for any costs involved in the erection of Acoustic Screening along Road P158-2 and P1-2, if and when the need arises to erect such screening.**

#### 1.9 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township 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 township 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.

**1.10 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.

**1.11 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.

**1.12 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.

**1.13 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.

**1.14 COMPLIANCE WITH CONDITIONS IMPOSED BY GDACE**

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Agriculture, Conservation and Environment including if applicable those by which exemption has been granted 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) or the National Environmental Management Act, 1998 (Act 107 of 1998) and Regulations thereto, as the case may be, for the development of this township.

**1.15 CONSOLIDATION OF ERVEN\**

The township owner shall at his own expense have the erven in the township consolidated. The City of Tshwane Metropolitan Municipality hereby grants its consent to the consolidation in respect of Section 92(2) (a) of Ordinance 15 of 1986.

**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 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.
- 2.2 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.
- 2.3 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.



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