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LOCAL AUTHORITY NOTICE 1530
CITY OF TSHWANE METROPOLITAN MUNICIPALITY
CENTURION AMENDMENT SCHEME 1484C

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 Metropolitan Municipality has approved an amendment scheme with regard to the land in the township of Highveld Extension 67, being an amendment of the Centurion Town-planning Scheme, 1992.

Map 3 and the scheme clauses of this amendment scheme are filed with the Acting Head: Legal and Secretarial Services, and are open to inspection during normal office hours.

This amendment is known as Centurion Amendment Scheme 1484C.

(13/2/Highveld x67)
 ___ June 2007

Acting Head: Legal and Secretarial Services
 (Notice No 892/2007)

PLAASLIKE BESTUURSKENNISGEWING 1530
STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
CENTURION WYSIGINGSKEMA 1484C

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 Metropolitaanse Munisipaliteit 'n wysigingskema met betrekking tot die grond in die dorp Highveld Uitbreiding 67, synde 'n wysiging van die Centurion-dorpsbeplanningskema, 1992, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Waarnemende Hoof: Regs- en Sekretariële Dienste, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Centurion-wysigingskema 1484C.

(13/2/Highveld x67)
 ___ Junie 2007

Waarnemende Hoof: Regs- en Sekretariële Dienste
 (Kennisgewing No 892/2007)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY
DECLARATION OF HIGHVELD EXTENSION 67 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 Metropolitan Municipality hereby declares the township of Highveld Extension 67 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Highveld x67)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY CENTURION VISION DEVELOPMENT (PTY) LTD 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 160 OF THE FARM BRAKFORTEIN 390JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Highveld Extension 67.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 4347/2005.

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 the rights to minerals, but excluding –

1.3.1 the following conditions in Title Deed T95223/2001, which do not affect the township:

“(a) Kragtens Notariële Akte van Serwituut K.4200/1993-S gedateer 15 Maart 1993 is die Resterende Gedeelte van Gedeelte 60 (’n gedeelte van Gedeelte 2) van die plaas BRAKFRONTEIN 390, Registrasie Afdeling J.R., Provinsie van Gauteng, groot 257,6664 Hektaar, waarvan die eiendom hiermee getranspoteer ’n deel vorm, onderhewig aan ’n reg om stormwater by wyse van pyplyn of op enige ander wyse uit te laat deur die veerduikweg onder die Ben Schoeman Hoofweg op die dienende eiendom ten gunste van (1) Resterende Gedeelte van Gedeelte 20 (’n gedeelte van Gedeelte 2) van die plaas Brakfontein 390, JR en (2) Gedeelte 42 van die plaas Brakfontein 390, JR, soos meer ten volle sal blyk uit bogenoemde Notariële Akte.”

“(b) Kragtens Notariële Akte en Serwituut Nr K3561/1982S gedateer 29 November 1982 is die hierinvermelde eiendom onderhewig aan die ewigdurende reg ten gunste van STADSRAAD VAN CENTURION om ’n substasie vir elektriese kragleiding op te rig en om elektrisiteit te gelei deur middel van drade en/of kables of ander toebehoere ondergronds en/of bogronds langs ’n roete 30 meter wyd vir middellyn waarvan aangedui word deur die lyn qrs op aangehegte diagram SG Nr 6102/1998.”

“(e) SUBJECT to the following conditions imposed by the South African Roads Board in terms of the provisions of Section 12(5)(a)(i) of Act 54 of 1971, namely:

(i) With the exception of existing structures, no structure or any other thing whatsoever shall be erected within a distance of 20 metres measured from the national road reserve boundary.

(ii) In the event of the land being consolidated with any other land, the title to the consolidated land shall be subject to the abovementioned condition.”

1.3.2 the following servitude in Deed of Transfer T95223/2001 which affects Erf 3004:

“(c) Die hierinvermelde eiendom is verder onderhewig aan ’n ewigdurende serwituut vir munisipale doeleindes ten gunste van DIE STADSRAAD VAN CENTURION welke serwituut 4 meter wyd is, die middellyn waarvan aangetoon word deur die lyn bcdefghjk op aangehegte diagram SG Nr. 6102/1998 en verder ’n 3 meter wye serwituut die middellyn waarvan aangetoon word deur die lyn lmnp op aangehegte Kaart SG Nr. 6102/1998 en welke serwituut geregistreer is kragtens Notariële Akte van Serwituut Nr K.215/1995-S.”

1.3.3 the following servitude in Deed of Transfer T95223/2001 which affects all erven in the township:

“(d) SUBJECT to the following condition, stipulated and enforceable by the Town Council of Centurion, namely that the transferee may only erect buildings on the property on an area which is geologically suitable for building purposes.”

1.4 ACCESS

1.4.1 Ingress from Provincial Road K109 to the township and egress to Provincial Road K109 from the township shall be restricted to the intersections of Witch-Hazel Avenue with the said road.

1.4.2 The township owner shall at its own expense, submit a geometric design layout (scale 1:500) of the ingress and egress points referred to in 1.4.1 above, and specifications for the construction of the accesses, to the Department of Public Transport, Roads and Works, for approval. The township owner shall after approval of the layout plan and specifications, construct the said ingress and egress points at its own expense to the satisfaction of the Department of Public Transport, Roads and Works.

1.5 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of Road K109 and for all stormwater running off or being diverted from the roads to be received and disposed of.

1.6 PRECAUTIONARY MEASURES

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

- (i) compile a complete RISK MANAGEMENT PLAN and WET SERVICES PLAN; and
- (ii) conduct and compile a construction report to ensure that the conditions on site and the positioning of structures and wet services are accordingly certified.

1.6.2 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.

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

1.6.3.1 water will not accumulate to the effect that the entire surface of the dolomite area/s is drained properly and that streets are sealed effectively with tar, cement or bitumen; and

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

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

The township owner shall at its own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the Local Authority, when required by the local authority to do so.

1.9 OBLIGATIONS IN REGARD TO SECTION 21 COMPANY

1.9.1 The applicant shall properly and legally constitute a Section 21 Company to the satisfaction of the Local Authority prior to the transfer of any erf.

1.9.2 Erven 3004 and 3005 (Highveld Extension 67) and Erf 3049 (Highveld Extension 68)

The owner of the erf or of any subdivision thereof, or of any sectional title unit thereon or of any interest therein, shall automatically become and shall remain members of the Section 21 Company and be subject to its memorandum and articles until such owners cease to be owner as aforesaid. None of the said erven, nor any unit erected thereon, nor any interest therein, shall be transferred to any person who has not bound himself/herself/itself to the satisfaction of the Section 21 Company to become a member thereof and without prior written confirmation of the Section 21 Company that all amounts due to the Section 21 Company by the owner have been paid in full.

1.9.3 Erven 3050, 3051, 3052 and 3053 (Highveld Extension 68)

Erven 3050, 3051, 3052 and 3053 (Highveld Extension 68) shall, prior to or simultaneously with the registration of the first erven in the township be transferred to the Section 21 Company. The Section 21 Company shall take full responsibility for the maintenance of these erven.

1.10 ERECTION OF A FENCE OR OTHER PHYSICAL BARRIER

The applicant shall erect a physical barrier consisting of a 1,3m high wire fence, or a fence of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Transport, Roads and Public Works before or during development of the erf along the eastern boundary thereof abutting on Provincial Road K109 to the satisfaction of the Local Authority and shall maintain such fence to the satisfaction of the Local Authority: Provided that if the said road has not yet been declared, the relevant physical barrier shall be erected within a period of six months after declaration of such road.

1.11 COMPLIANCE WITH CONDITIONS IMPOSED BY GDACEL

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Agriculture, Conservation, Environment and Land Affairs has granted the applicant exemption from compliance with 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.

1.12 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have Erven 3004 and 3005 in the township consolidated for which consolidation approval is hereby granted by the City of Tshwane Metropolitan Municipality in terms of Section 92(2)(a) of the Town Planning and Townships Ordinance (Ordinance 15 of 1986).

1.13 RESTRICTION ON THE DISPOSAL OF ERVEN IN THE TOWNSHIP

The consolidated erf (Erven 3004 and 3005) must be notarially tied with Erven 3049, 3051, 3052 and 3053 in Highveld Extension 68 and shall not be separately disposed of without the written consent of the Local Authority.

2. CONDITIONS OF TITLE

2.1 THE ERVEN MENTIONED HEREUNDER ARE SUBJECT TO THE CONDITIONS AS IMPOSED BY THE 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 is subject to a servitude, 3m 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 pan-handle erf, an additional servitude for municipal purposes 2m 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.

2.1.1.2 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 2m thereof.

2.1.1.3 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.



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