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GAUTENG**



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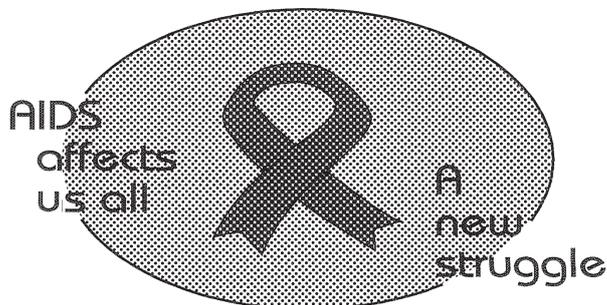
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AUGUSTUS 2015

No. 381

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IMPORTANT

Information

from Government Printing Works

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Gazette *Page*
No. *No.*

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

| | | | |
|------|--|-----|---|
| 1508 | Town Planning And Townships Ordinance (15/1986): Irene Extension 171 | 381 | 4 |
| 1508 | Ordonnansie Op Dorpsbeplanning En Dorpe (15/1986): Irene Uitbreiding 171 | 381 | 4 |

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 1508 OF 2015

CITY OF TSHWANE

TSHWANE AMENDMENT SCHEME 413T

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 Irene Extension 171, being an amendment of the Tshwane Town-planning Scheme, 2008.

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 Tshwane Amendment Scheme 413T.

(13/2/Irene x171 (413T))
__ August 2015

SED: GROUP LEGAL SERVICES
(Notice No 251/2015)

PLAASLIKE OWERHEID KENNISGEWING 1508 VAN 2015

STAD TSHWANE

TSHWANE WYSIGINGSKEMA 413T

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 Irene Uitbreiding 171, synde 'n wysiging van die Tshwane dorpsbeplanningskema, 2008, 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 Tshwane wysigingskema 413T.

(13/2/Irene x185 (413T))
__ Augustus 2015

HOOFREGSADVISEUR
(Kennisgewing No 251/2015)

CITY OF TSHWANE

DECLARATION OF IRENE EXTENSION 171 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 Irene Extension 171 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Irene x171 (413T))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY JR 209 INVESTMENTS (PROPRIETARY) LIMITED, IN TERMS OF THE PROVISIONS OF CHAPTER III: PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 851 OF THE FARM DOORNKLOOF 391JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Irene Extension 171.

1.2 DESIGN

The township shall consist of erven and streets as indicated on Layout Plan CPD IRN171TS/1 and General Plan SG No 4097/2011.

1.3 LAND FOR MUNICIPAL PURPOSES

None

1.4 ENDOWMENT

None

1.5 PRECAUTIONARY MEASURES

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

(i) 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 designation for each stand within the township must be included. Certification on the method of backfilling of the boreholes must also be included.

(ii) A DOLOMITE RISK MANAGEMENT PLAN, specific to the development. The legal transfer of the responsibility for the management of the Risk Management Plan, to a representative Body Corporate or similar as applicable must be included.

1.5.2 The township owner is responsible to facilitate the procedure to transfer the responsibility for the management of the Dolomite Risk Management plan legally to a representative Body Corporate or similar entity, as applicable.

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

1.5.3.1 water will not accumulate to the effect that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen to the satisfaction of the Municipality; and

1.5.3.2 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 to the satisfaction of the Municipality.

1.6 COMPLIANCE WITH CONDITIONS IMPOSED BY THE DEPARTMENT OF ROADS AND TRANSPORT

The township owner shall at his own expense comply with all the conditions imposed by the Gauteng Department of Roads and Transport when consent was granted for the development.

1.7 RECEIVING AND DISPOSAL OF STORMWATER

The Applicant shall arrange for the drainage of the development area to fit in with that of Nellmapius Road and for all stormwater running off or being diverted from the said road to be received and disposed of to the satisfaction of the Municipality.

The stormwater plan for the development area must be integrated with the greater stormwater master plan for the total relevant catchment area including adjoining areas.

The low points in roads and the accumulation of stormwater in crescents, cull-de sacs and lower lying erven must be drained to the satisfaction of the local authority.

1.8 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

Should it become necessary to move or replace any existing municipal services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.9 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have Erven 4488 & 4489 consolidated.

The City of Tshwane Metropolitan Municipality hereby grants its consent to the consolidations in respect of Section 92(2) (a) of Ordinance 15 of 1986, which consolidation shall only come into operation on proclamation of the township and subject to the section 82 certificate being issued by the City of Tshwane.

1.10 DEMOLITION OF BUILDINGS AND STRUCTURES

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

1.11 REMOVAL OF LITTER

The township owner shall at his 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.

1.12 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.

1.13 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

Should it become necessary to remove and/or replace any existing TELKOM services 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 GDARD

The township owner shall at his own expense comply with all the conditions imposed by the Gauteng Department of Agriculture and Rural Development 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.

The township owner shall comply with all the conditions contained in the agreement between the township owner and the body corporate of the Cornwall Hill Estate, dated 14 April 2011.

1.15 NATIONAL HERITAGE RESOURCE ACT:

The township owner shall at his own expense comply with the provisions of the National Heritage Resource Act, 25 of 1999.

1.16 OBLIGATIONS WITH REGARD TO SERVICES AND RESTRICTIONS REGARDING THE ALIENATION OF ERVEN

The township owner shall within such period as the Local Authority may determine fulfil its obligations in respect of the provision of water, electricity and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems thereof, as previously agreed upon between the township owner and the local authority. Erven may not be alienated or transferred into the name of a purchaser prior to the Local Authority certifying that sufficient guarantees/cash contributions in respect of the supply of services by the township owner have been submitted or paid to the said Local Authority.

2. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTERABLE**2.1 INSTALLATION OF INTERNAL AND EXTERNAL SERVICES**

A certificate issued in terms of section 82 of the Town-planning and Townships Ordinance (Ordinance 15 of 1986) must be lodged with the first transfer or with any other act of registration such as the issuing of a Certificate of Title.

The Applicant shall install the internal and external engineering services and shall provide any necessary financial guarantees for the provision of services and shall pay the external services contributions to the Municipality and other services providers in respect of the applicable Extension as contained in the Services Agreement and/or any addenda thereto. The Applicant shall procure written confirmation of compliance in this regard from the Municipality and other services providers and file such with the Municipality.

2.2 RESTRICTIONS ON THE ALIENATION OF LAND

Regardless the issuing of a certificate as contemplated in section 82(1)(b)(ii)(cc) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), no erf in the township may be transferred or be dealt with otherwise until the City of Tshwane Metropolitan Municipality certifies that the developer has complied with the provisions of condition 2.3.

2.3 THE DEVELOPER'S OBLIGATIONS

2.3.1 PROVISION OF ENGINEERING DRAWINGS

The developer must submit to the City of Tshwane Metropolitan Municipality complete engineering drawings in respect of internal sewers and sewer connection points and complete engineering drawings in respect of the internal road and storm water sewers as well as water and electricity services, prior to the commencement of the construction of the said services.

2.3.2 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

Before any erf is transferred, the City of Tshwane Metropolitan Municipality must be provided with a certificate by a Professional Engineer for water, sewerage, electricity, and the internal road and storm water sewers, in which it is certified that the internal engineering services have been completed and that the engineers accept liability for the services. The City of Tshwane Metropolitan Municipality may at its own discretion allow an exception in respect of the internal road and storm water sewers. If this is the case, the developer must give the City of Tshwane Metropolitan Municipality an undertaking that the developer will complete this service on or before a certain date and must provide the City of Tshwane Metropolitan Municipality with a guarantee issued by a recognized financial institution.

No building plans will be approved before the services are completed and (if applicable) taken over by the divisions of the Public Works and Infrastructure Development Department.

2.3.3 MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months commences on the date on which the council has certified that the provisions of Section 82 (1)(b)(ii)(cc) of the Town-Planning and Townships Ordinance 15 of 1986 has been complied with and when the last of the internal engineering services (i.e. water, sewerage, electricity), and the road and stormwater have been completed.

A retention guarantee must be issued for a period of 12 months after takeover of the services or proclamation of the township by a recognized financial institution, in respect of poor workmanship and/or materials with regard to the civil engineering services (water and sewerage), roads and stormwater and the electricity services, which guarantee must be issued in favour of the local authority for an amount that is equal to 10% of the contract cost, and proof of this must be submitted to the City of Tshwane Metropolitan Municipality.

3. DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

- 3.1.1 Excluding the following conditions in Title Deed T104129/2008, which do not affect the township due to its location.

I

The former remaining extent of portion called IRENE of the said farm, measuring 637,4221 hectares, of which that portion of the property held hereunder indicated by the figure vxy middle of Hennops river *p'qrstu*, on the diagram SG No A310/1997 annexed to the said Certificate of Consolidated Title, forms a portion, is subject and entitled to the following servitudes and conditions:

- A. (1) SUBJECT to Notarial Deed of Servitude No K125/1904-S registered on the 13th June 1904, *in respect of certain dams, water furrows and water rights.*

- (2) SUBJECT to the terms of an Order of the Water Court, true copy marked 'B' of which is annexed to Deed of Transfer No T10851/1920;
- (3) By Notarial Deed K 798/1929-S the property is SUBJECT to a servitude of aqueduct in favour of the Town Council of Pretoria. The rights granted under the said Notarial Deed K 798/1929-S have been supplemented and added to as will more fully appear from Notarial Deed K931/1931-S, which servitude, as far as the property held under is concerned, is shown on the diagram SG No 310/1997 annexed to Certificate of Consolidated Title T75644/1997 by the line S1 S2 S3 S4 S5 S6 S7 S8 S9 S10 S11 S12 S13 S14 S15 S16 S17 S18 S19 S29 S21 S22 S23 S24 S25 S26 which represents the left boundary of a servitude 6,30 metres wide of aqueduct and right of way, all as will more fully appear from reference to the said Notarial deeds.
- C. The former remaining extent of portion 1 of the said farm, measuring 461,8574 hectares, of which that portion of the property held hereunder indicated by the figure ea'b" middle of Hennops river y'YXabc on the said diagram forms a portion is subject:
- (1) By Notarial Deed K2216/1990-S to a perpetual servitude for municipal purposes in favour of the CITY OF COUNCIL OF CENTURION as will appear from the said notarial deed:
- (2) by Notarial deed K2217/1990-S to a servitude 4 metres wide for municipal purposes in favour of the CITY COUNCIL OF CENTURION as will more fully appear from reference to the said Notarial deed;
- (3) by Notarial deed K3345/91-S to a servitude 3 metres wide, for main sewerage pipeline purposes to be installed in favour of the CITY COUNCIL OF CENTURION along a route as more fully described in the said notarial deed and diagram annexed;

II

- G. The former remaining extent of Portion 5 of the said farm, measuring 1045,7783 hectares, portion whereof is held hereunder and indicated by the aforesaid figure on the said diagram, is by Notarial Deed K1636/1972-S subject to the following servitudes:
- (1) a right of way 8 metres wide, as indicated by the figures C.G on diagram SG No 4594/1972s;
- (2) a servitude of aqueduct 6 metres wide, marked *E F* on diagram SG No A4594/1972.
- I. THE former Remaining Extent of Portion 5 of said farm measuring 959,2555 hectares, portion whereof is held hereunder:
- (1) is by Notarial Deed K705/1976S subject to a servitude of pipeline in favour of the REPUBLIC OF SOUTH AFRICA, in its Administration of Railways and Harbours Administration;
- (2) is by Notarial Deed K2702/1976S subject to a servitude of pipeline indicated on diagram SG No 110/75 in favour of the RAND WATER BOARD, which servitude includes ancillary rights, as will more fully appear from reference to the said Notarial deed;
- (3) is by the Notarial Deed K2703/76S subject to a servitude of pipeline as indicated on diagram SG No 109/75 thereto annexed, in favour of the RAND WATER BOARD, which servitude includes ancillary rights, as will more fully appear from reference to the said Notarial deed.
- K. THE former Remaining Extent of Portion 5 of the said farm measuring 953,9285 hectares, portion whereof is held hereunder, is:
- (1) By Notarial Deed K1087/85 the within mentioned property in favour of the CITY OF TSHWANE METROPOLITAN MUNICIPALITY subject to a right of way 1410 square metres in extent, indicated by the figure A B C D E A on the diagram annexed to the said Notarial Deed and as will more fully appear from reference thereto.

- (2) By Notarial Deed of Servitude K1414/90S subject to a perpetual servitude of right of way 5,0491 hectares in extent, indicated by the figure ABCDEFGHJK LMNPQRSTUVWXYZ A'B'C'D'E'F'G' on diagram SG No A6093/89, in favour of the CITY OF TSHWANE METROPOLITAN MUNICIPALITY together with ancillary rights, as will more fully appear from reference to the said Notarial Deed.
- (3) By virtue of Notarial Deed K1118/92S subject to servitude for flood water purposes in favour of the CITY OF TSHWANE METROPOLITAN MUNICIPALITY the middle line whereof is indicated by the line AB on servitude diagram S.G. No A3605/87, being 8 metres wide and 120 metres in length, as will more fully appear from reference to the said notarial deed.
- L. By Notarial Deed K2931/86-S the property is subject to a perpetual right to provide electricity by way of wires etc. in favour of the CITY OF TSHWANE METROPOLITAN MUNICIPALITY as will more fully appear from the figure S34 S35 S36 on the said diagram SG No 310/1997 being a reference line of a servitude for electric transmission.
- M. THE former Remaining Extent of Portion 5 of the said farm measuring 952,2540 hectares, portion whereof is hereby transferred, is by Notarial Deed of Servitude K54009/1993-S dated 3rd May 1993 is subject to a water pipeline servitude:
- (a) as indicated by the figure ABCD on diagram SG No A3656/93
- (b) as indicated by the figure ABCDEFGH on diagram SG No A3657/93 in favour of the CITY OF TSHWANE METROPOLITAN MUNICIPALITY, as will more fully appear from reference to the said Notarial Deed.

III

SUBJECT to the following newly imposed conditions on subdivision in favour of an enforceable by the CITY OF TSHWANE METROPOLITAN MUNICIPALITY.

Without the prior consent of the CITY OF TSHWANE METROPOLITAN MUNICIPALITY no development may take place under the 1:50 year flood line.

IV

By virtue of Notarial Deed K4463/1997-S, the property is subject to a servitude area 9,3927 hectares for municipal purposes, and for the development of the open spaces as will more fully appear from reference to the said notarial deed and servitude diagram annexed thereto.

A right of way servitude 20 metres wide, in favour of the CITY OF TSHWANE METROPOLITAN MUNICIPALITY along the line ABCDEFGHJKLMNPQRSTUVWXYZ, AS SHOWN ON THE SAID DIAGRAM SG No 310/1997, which represents the northern boundary of the servitude. No structures or fencing may be erected on this servitude area.

VI

BY virtue of Notarial Deed of Servitude K4464/1997-S dated 28 July 1997, the within mentioned property is subject to a servitude of right of way and water pipeline 6 metres wide, in favour of the Remaining Extent of Portion 1 of the farm DOORNKLOOF 391, Registration Division J.R. held by Deed of Transfer T75640/1997 as will more fully appear from the said Notarial deed with diagram SG No. A312/1997 annexed thereto.

VII

The property hereby transferred is subject to the following servitudes in favour of the City of Tshwane Metropolitan Municipality :

- a. A Servitude for municipal purposes 2828 square metres in extent as indicated by the figures A B C D E F G H on Diagram SG No 7419/1997
- b. A Servitude for municipal purposes 3 metres wide as indicated by the lines K and LM on Diagram SG No 7419/1997
- c. A Servitude for municipal purposes 4 metres wide as indicated by the lines N P on Diagram SG No 7419/1997

with ancillary conditions as will more fully appear from Notarial Deed of Servitude K 2871/1998 S with the said diagram annexed thereto.

VIII

By virtue of Notarial Deed of Servitude K3322/2002S dated 27 May 2002 the within mentioned property is subject to servitudes for road and municipal purposes in favour of the City of Tshwane Metropolitan Municipality as indicated by the figure ABCDEFGHJKLM on diagram SG. No 2630/2002 as will more fully appear from the said deed

3.1.2 Excluding the following entitlements in Deed of Transfer T104129/2008 which will not be passed on to the erven in the township:

I

- A. (4) ENTITLED to the terms of Notarial Deed No K210/1931S relating to the rights to water in the Kaalspruit and water in the Hennops river above the eastern boundary of the farm Zwartkop 476 district Pretoria, as will more fully appear from the said Notarial Deed.
- B. The former remaining extent of portion 1 of the said farm, measuring 575,7624 hectares, of which that portion of the property hereby transferred, indicated by the figure vxy middle of Hennops river p'qrstu, on the diagram SG No A310/1997 annexed to the aforesaid Certificate of Consolidated Title, forms a portion, is entitled to servitudes of aqueduct, powerline, right of way and dam wall, together with ancillary rights over Portion 143 (a portion of Portion 1) of the said farm held under Deed of Transfer T17417/1979.

II

- A. (4) ENTITLED to the terms on Notarial Deed No K210/1931-S relating to the rights to water in the Kaalspruit and water in the Hennopsrivier above the eastern boundary of the farm ZWARTKOP 476, Registration Division JR, Province GAUTENG as will more fully appear from the said Notarial Deed.
- B. The former remaining extent of Portion 5 of the said farm, measuring 1147,1435 hectares, of which the property held hereunder, indicated by the aforesaid figure on the said diagram forms a portion, or any reduced area thereof, is entitled to a right of way 15,74 metres wide along the boundary DE as shown on diagram SG No A2007/1957 annexed to Deed of Transfer T2516/1958 dated the 1st February 1958 over Portion 44 (a portion of portion called IRENE) of the said farm held under the said Deed of Transfer.
- C. The former remaining extent of Portion 5 of the said farm DOORNKLOOF, measuring 1112,4934 hectares, or any reduced area thereof, is entitled to servitude of right of way 15,74 metres wide along the boundary A B as shown on diagram S.G. No. A2006/57 over portion 43 (a portion of portion B) of the said farm DOORNKLOOF held under Deed of Transfer No. T2516/1958 dated the 1st February 1958.
- D. The former remaining extent of Portion 5 of the said farm DOORNKLOOF measuring 1074,9148 hectares, or any reduced area thereof is subject to the condition that the owners or their successors in title of the Remaining Extent of Portion 5 of the said farm, measuring as aforesaid, shall be entitled to a pre-emptive right at the price offered, should JOHN J KIRKNESS LIMITED decide to sell Portion 48 (portion of Portion 5) aforesaid held by Deed of Transfer T19297/1958 dated the 30th July 1958.
- E. THE Remaining Extent of Portion 5 of the said farm, measuring 1046,8662 hectares, portion whereof is hereby transferred and indicated by the figure ABCDEFGHJKLMNPQRSTUVWXYZabcdefghijklmnop' middle of Hennops river y'x'A is subject and entitled to the following further conditions, namely:
 - (a) ENTITLED to a servitude of right of way 15,74 metres wide over portion 55 (a portion of portion B) of the said farm Doornkloof, which said right of way shall at the option of the owners of the property be capable of being converted into a public right of way or road, indicated by the figure O C D E F G H P Q R S T O on diagram S.G. No. A3895/65 annexed to Deed of Transfer No T35113/1965 dated the 22nd September 1965;
 - (b) ENTITLED to a reservation of all trading rights in favour of JOHN HENRY VAN DER BYL (born on the 19th December 1921) and DAVID GEOFFREY VAN DER BYL (born on the 31st January 1924).

- (c) ENTITLED to a right of way 15,74 metres wide over Portion 103 (a portion of Portion C) of portion of the farm WATERKLOOF 370, Registration Division JR, measuring 24,9954 hectares, held under Deed of Transfer T35113/1965 dated the 22nd September 1965 indicated by the figure R C D E F G Q P O N M L R on diagram SG No A3894/1965 annexed thereto.
- F. THE former Remaining Extent measuring 1046,8662 hectares, a portion whereof is hereby transferred, indicated by the figure ABCDEFGHJKLM NPQRSTUWXx' middle of Hennops river b'a'A on the said diagram SG 7417/1997 or any reduced area thereof is subject and entitled to the following servitudes:
- (a) ENTITLED by virtue of Notarial Deed K661/71-S to a servitude of building restrictions against portion 52 (a portion of portion called IRENE) of the said farm DOORNKLOOF, measuring 67,1306 hectares, held under Deed of Transfer No T17057/1959;
- (b) ENTITLED to certain servitudes over portion 114 (a portion of portion called IRENE) measuring 15,1500 hectares of the said farm, held under Deed of Transfer No T18746/1971;
- G. THE former Remaining Extent of Portion 5 of the said farm measuring 959,2555 hectares, or any reduced area, is entitled to all claims to water including riparian rights to which the remainder may be entitled as will more fully appear from condition C of Deed of Transfer T32871/1983.
- 3.1.3 Excluding the following servitude which affects Erf 4488 only, and appears as an endorsement on Deed of Transfer T104129/2008.
- A servitude for municipal purposes (engineering services), 3,00 metres wide, the Northern boundary of which is indicated by the lines *ABCDEFGHIJKLMNPQRSTU* and *VWX* and the Western boundary of which is indicated by the line *AY* on servitude diagram no SG No 7418/1997 annexed hereto.
- 3.1.4 Excluding the following servitudes, which appear as endorsements on Deed of Transfer T104129/2008, and do not affect the township due to location.
- 1) A servitude area for Right of Way, in extent 18 (Eighteen) Square Meters, indicated by the figure *ABCA* on servitude diagram no SG No 5095/2014 annexed hereto.
- 2) A servitude area for Municipal Services (Stormwater) 6,00 meters wide, in extent 174 (One Hundred and Seventy Four) Square Meters, indicated by the figure *ABCD* on servitude diagram no SG No 2953/2014 annexed hereto.
- 3) A servitude area for Municipal Services (Stormwater) 6,00 meters wide, in extent 127 (One Hundred and Twenty Seven) Square Meters, indicated by the figure *ABCDEA* on servitude diagram no SG No 2954/2014 annexed hereto.
- 4) A servitude area for Municipal Services (Water) 3,00 metres wide, in extent 4228 (Four Thousand Two Hundred and Twenty Eight) Square Meters, indicated by the figure *ABCDEFGHIJKLMNPQRSTUVWXYZ A1B1C1D1E1F1G1H1I1J1K1L1M1N1P1Q1R1S1T1U1V1W1X1Y1Z1A2B2C2 D2E2F2G2H2J2A* on servitude diagram no SG No 2952/2014 annexed hereto.
- 5) A servitude area for Right of Way and Engineering Services, in extent 2,6564 (TWO comma SIX FIVE SIX FOUR) hectares, indicated by the figure *ABCDEFGHIJKLMNPQRSTUVWXYZA1B1C1D1E1F1G1A* on servitude diagram no SG No 3354/2014 annexed hereto.
- 3.1.5 Including the following condition in Deed of Transfer T104129/2008 which affects all erven in the township
- II
- A. THE Remaining Extent of Portion 5 of the said farm, measuring 1046,8662 Hectares of which that portion of the property hereby transferred indicated by the figure *ABCDEFGHIJKLMNPQRSTUVWXYZabcdefghijklmnopghijklmn*' middle of Hennops river y'x'A on the said diagram annexed to Certificate of Consolidate Title T75644/1997 forms a portion, is subject and entitled to the following servitudes and conditions, namely:

- 1) SUBJECT to Notarial Deed of Servitude No K125/1904 registered on the 13th June 1904, in respect of certain dams, water furrows and water rights.
 - 2) SUBJECT to the terms of an Order of the Water Court, true copy marked "B" which is annexed to Deed of Transfer No 10851/1920;
 - 3) By Notarial Deed K 789/1929-S the property is SUBJECT to a servitude of aqueduct in favour of the Town Council of Pretoria. The rights granted under the said Notarial Deed K 798/1929-S have been supplemented and added to as will more fully appear from Notarial Deed K391/1931-S, which servitude, as far as the property held under is concerned, is shown on the diagram SG No 310/1997 annexed to Certificate of Consolidated Title T75644/1997 by the line S1 S2 S3 S4 S5 S6 S7 S8 S9 S10 S11 S12 S13 S14 S15 S16 S17 S18 S19 S29 S21 S22 S23 S24 S25 S26 which represents the left boundary of a servitude 6,30 metres wide of aqueduct and right of way, vide diagram SG No A2196/1929 and the line S29 S2 S27 S28 which represents the servitude vide diagram SG No A913/1931 filed with the said Notarial Deed K391/1931-S, all as will more fully appear from reference to the said Notarial Deeds.
- J. THE former Remaining Extent of Portion 5 of the said farm measuring 953,9285 hectare, portion whereof is held hereunder is subject to an Order of the Supreme Court of SOUTH AFRICA, made on the 3rd July 1979 in CASE NO. M1722/79. The said order and agreement is filed under BC9566/83.

IV

SUBJECT to the following condition laid down and enforceable by the CITY OF TSHWANE METROPOLITAN MUNICIPALITY on subdivision, namely:

- (1) that the transferee may only erect buildings on the property on an area 500 metres in extent which is geologically suitable for building purposes.
- (2) 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 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 whole development, as far as possible from geological point of view is safe. On completion of the buildings he must certify that all his specifications have been met.

4. CONDITIONS OF TITLE

4.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITIONS 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)

4.1.1 ALL ERVEN

- 4.1.1.1 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 local authority, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 3 m wide, over the entrance portion of the erf, if and when required by the local authority: Provided that the local authority may waive any such servitude.
- 4.1.1.2 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 thereof.
- 4.1.1.3 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.

IMPORTANT

Information

from Government Printing Works

Dear Valued Customers,

Government Printing Works has implemented rules for completing and submitting the electronic Adobe Forms when you, the customer, submits your notice request.

Please take note of these guidelines when completing your form.

GPW Business Rules

1. No hand written notices will be accepted for processing, this includes Adobe forms which have been completed by hand.
2. Notices can only be submitted in Adobe electronic form format to the email submission address submit.egazette@gpw.gov.za. This means that any notice submissions not on an Adobe electronic form that are submitted to this mailbox will be **rejected**. National or Provincial gazette notices, where the Z95 or Z95Prov must be an Adobe form but the notice content (body) will be an attachment.
3. Notices brought into GPW by "walk-in" customers on electronic media can only be submitted in Adobe electronic form format. This means that any notice submissions not on an Adobe electronic form that are submitted by the customer on electronic media will be **rejected**. National or Provincial gazette notices, where the Z95 or Z95Prov must be an Adobe form but the notice content (body) will be an attachment.
4. All customers who walk in to GPW that wish to submit a notice that is not on an electronic Adobe form will be routed to the Contact Centre where the customer will be taken through the completion of the form by a GPW representative. Where a customer walks into GPW with a stack of hard copy notices delivered by a messenger on behalf of a newspaper the messenger must be referred back to the sender as the submission does not adhere to the submission rules.
5. All notice submissions that do not comply with point 2 will be charged full price for the notice submission.
6. The current cut-off of all Gazette's remains unchanged for all channels. (Refer to the GPW website for submission deadlines – www.gpwonline.co.za)
7. Incorrectly completed forms and notices submitted in the wrong format will be rejected to the customer to be corrected and resubmitted. Assistance will be available through the Contact Centre should help be required when completing the forms. (012-748 6200 or email info.egazette@gpw.gov.za)
8. All re-submissions by customers will be subject to the above cut-off times.
9. All submissions and re-submissions that miss the cut-off will be rejected to the customer to be submitted with a new publication date.
10. Information on forms will be taken as the primary source of the notice to be published. Any instructions that are on the email body or covering letter that contradicts the notice form content will be ignored.

You are therefore advised that effective from **Monday, 18 May 2015** should you not comply with our new rules of engagement, all notice requests will be rejected by our new system.

Furthermore, the fax number **012- 748 6030** will also be **discontinued** from this date and customers will only be able to submit notice requests through the email address submit.egazette@gpw.gov.za.



eGazette



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