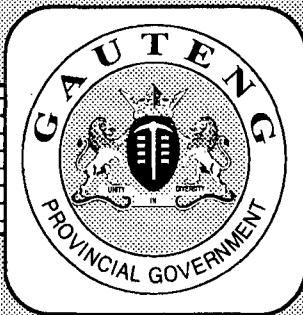


**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

Selling price • Verkoopprys: **R2,50**  
Other countries • Buitelands: **R3,25**

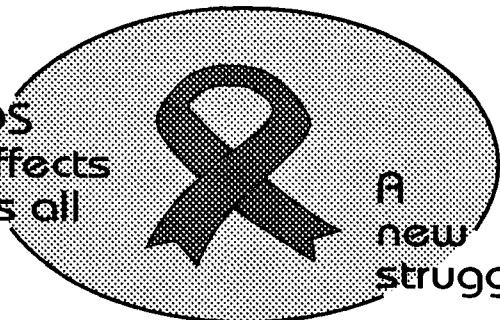
Vol. 8

PRETORIA, 4 SEPTEMBER 2002

No. 291

**We all have the power to prevent AIDS**

AIDS  
affects  
us all



A  
new  
struggle

Prevention is the cure

**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH



9771682452005

02291

---

**CONTENTS • INHOUD**

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
<b>LOCAL AUTHORITY NOTICES</b>			
1373	Town-planning and Townships Ordinance (15/1986): City of Tshwane Metropolitan Municipality: Declaration as approved township: Louwardia Extension 25 .....	3	291
1374	do.: do.: Centurion Amendment Scheme 945.....	6	291

---

# LOCAL AUTHORITY NOTICES

## PLAASLIKE BESTUURSKENNISGEWINGS

### LOCAL AUTHORITY NOTICE 1373

#### CITY OF TSHWANE METROPOLITAN MUNICIPALITY

#### DECLARATION AS APPROVED TOWNSHIP

In terms of section 103 (1) of the Town-planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986), the City of Tshwane Metropolitan Municipality hereby declares **Louwlandia Extension 25** to be an approved township, subject to conditions set out in the Schedule hereto.

#### ANNEXURE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY SHOPRITE CHECKERS LIMITED (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER/APPLICANT) IN TERMS OF THE PROVISIONS OF SECTION A AND C OF CHAPTER 3 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP SITUATED ON PORTION 115 (A PORTION OF PORTION 71) OF THE FARM BRAKFORTEIN 390-JR HAS BEEN GRANTED.

#### 1. CONDITIONS OF ESTABLISHMENT

**1.1 Name:**

The name of the township shall be **Louwlandia Extension 25**.

**1.2 Design:**

The township shall consist of erven and streets as indicated on General Plan SG No. 7750/2001.

**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—

- (a) the following servitude which does not affect the township area:

“The former Remaining Extent of the farm Brakfontein 390, Registration Division JR, Gauteng Province, measuring 940,2815 hectares (whereof the property transferred forms a portion) is: Geregtig tot 'n reg van deurgang tussen die bakens gemerk P en Q op Kaart SG No. A3427/47, geheg aan Akte van Verdelingstransport No. 3172/1948, langs die mees gerieflike roete, soos van tyd tot tyd ooreengekom sal word deur die partye, hiertoe betrokke; oor Gedeelte 2 van gemelde plaas gehou onder gesegde Akte van Verdelingstransport.”

- (b) the following servitudes which only affect Erf 904 in the township:

- (b) Subject to a servitude for access, right of way and general municipal purposes, 2252 square metres in extent, which said servitude is indicated by the figure d e f g h L d on the attached Diagram SG No. 2064/2000.

- (c) Subject to a servitude for substation and general municipal purposes 600 square metres in extent, as indicated by the figure j k g f j on the attached Diagram SG No. 2064/2000.

- (d) Subject to a servitude for access, right of way and general municipal purposes, the southern boundary of which servitude is indicated by the line L b on the attached Diagram No. 2064/2000.

(b), (c) and (d) are servitudes in favour of the Centurion Town Council as will more fully appear from Notarial Deed of Servitude K4452/2000S.

**1.4 Access**

The township owner shall at it's own expense, submit a geometric design layout (scale 1:500) of the ingress and egress points and specifications for the construction of the accesses, to the Town Engineer for approval. The township owner shall after approval of the layout and specifications, construct the said ingress and egress points at his own expense to the satisfaction of the Town Engineer.

**1.5 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; and
- (b) trenches and excavations for foundations, pipes 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.

**1.6 Consolidation of erven**

The two erven in the township will be consolidated on proclamation of the township.

**2. CONDITIONS OF TITLE**

A. The undermentioned erven 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 (Ordinance 15 of 1986).

**2.1 All erven**

- (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. Where the erf is affected by an actual municipal service, the service must be protected by a 3 meter wide servitude.
- (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.

**General Manager, Legal Services**

P.O. Box 14013, Centurion, 0140.

(Ref 16/3/1/848)

**PLAASLIKE BESTUURSKENNISGEWING 1373****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****VERKLARING TOT 'N GOEDGEKEURDE DORP**

In terme van artikel 103 (1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad Tshwane Metropolitaanse Munisipaliteit hierby die dorp **Louwardia-uitbreiding 25** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes soos in die Bylae uiteengesit:

**BYLAE**

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR SHOPRITE CHECKERS LIMITED (HIERNA DIE AANSOEKDOENER/DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS GEDEELTE A EN C VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 115 ('N GEDEELTE VAN GEDEELTE 71, VAN DIE PLAAS BRAKFRONTEIN 390-JR TOEGESTAAN IS.

**1. STIGTINGSVOORWAARDES****1.1 Naam:**

Die naam van die dorp is **Louwardia-uitbreiding 25**.

**1.2 Ontwerp:**

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan SG No. 7750/2001.

**1.3 Beskikking oor bestaande titelvoorwaardes:**

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van regte op minerale maar uitgesonderd—

- (a) die volgende serwituut wat nie die dorp raak nie:

“The former Remaining Extent of the farm Brakfontein 390, Registration Division JR, Gauteng Province, measuring 940,2815 hectares (whereof the property transferred forms a portion) is: Geregtig tot 'n reg van deurgang tussen die bakens gemerk P en Q op Kaart SG No. A3427/47, geheg aan Akte van Verdelingstransport No. 3172/1948, langs die mees gerieflike roete, soos van tyd tot tyd ooreengekom sal word deur die partye, hiertoe betrokke; oor Gedeelte 2 van gemelde plaas gehou onder gesegde Akte van Verdelingstransport.”

- (b) die volgende serwitute wat slegs Erf 904 in die dorp affekteer:

- (b) Subject to a servitude for access, right of way and general municipal purposes, 2252 square metres in extent, which said servitude is indicated by the figure d e f g h L d on the attached diagram SG No. 2064/2000.

- (c) Subject to a servitude for substation and general municipal purposes 600 square metres in extent, as indicated by the figure j k g f j on the attached diagram SG No. 2064/2000.

- (d) Subject to a servitude for access, right of way and general municipal purposes, the southern boundary of which servitude is indicated by the line L b on the attached Diagram No. 2064/2000.

(b), (c) and (d) are servitudes in favour of the Centurion Town Council as will more fully appear from Notarial Deed of Servitude K4452/2000S.

**1.4 Toegang:**

Die dorpseienaar sal op eie koste 'n geometriese ontwerp uitlegplan (skaal 1:500) van die ingang en uitgangspunte en spesifikasies van die konstruksie van die toegange indien by die Stadsingenieur vir goedkeuring. Die dorpseienaar sal na goedkeuring van die uitleg en spesifikasies, die ingang- en uitgangspunte bou op eie koste tot bevrediging van die Stadsingenieur.

**1.5 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 dorp behoorlik gedreineer word en dat die strate doeltreffend met teer, beton of butimen geseel word; en
- (b) slote 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, opgevolg word en gekompakteer word totdat dieselfde verdigtingsgraad as wat die omliggende materiaal is, verkry is.

**1.6 Konsolidasie van erwe**

Die twee erwe in die dorp sal gekonsolideer word by proklamasie van die dorp.

**2. TITELVOORWAARDES**

Alle erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui, opgelê deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986:

**2.1 Alle erwe**

- (a) Die erwe is onderworpe aan 'n serwituut, 2 m breed, vir riolering- 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 deur die plaaslike bestuur verlang: Met dien verstande dat die plaaslike bestuur van sodanige serwituut mag afsien. Waar 'n erf werklik deur 'n Stadsraad rioolpyplyn geaffekteer word, moet dit beskerm word deur 'n 3m wye serwituut.
- (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 daarvandaan 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 rioolhoofpyleidings- en ander werke wat hy volgens goeie 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 rioolhoofpyleidings en ander werke veroorsaak word.

**Algemene Bestuurder, Regsdienste**

Posbus 14013, Centurion, 0140.

(Verw. No. 16/3/1/848)

---

**LOCAL AUTHORITY NOTICE 1374**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**  
**CENTURION AMENDMENT SCHEME 945**

The City of Tshwane Metropolitan Municipality in terms of the provisions of section 125 of the Town-planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986), declares 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 of Louwardia Extension 25.

Map 3 and the schedules of the amendment scheme are filed with the Director-General: Development Planning, Gauteng Provincial Government and the City Manager, Centurion, and are open for inspection at all reasonable times.

This amendment is known as the Centurion Amendment Scheme 945 and will be effective as from the date of publication.

**General Manager, Legal Services**

P.O. Box 14013, Centurion, 0140.

(Ref No. 16/3/1/848)

---

**PLAASLIKE BESTUURSKENNISGEWING 1374**  
**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**  
**CENTURION-WYSIGINGSKEMA 945**

Die Stad Tshwane Metropolitaanse Munisipaliteit verklaar hierby ingevolge die bepalings van artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No. 15 van 1986), dat dit 'n wysigingskema synde 'n wysiging van die Centurion-dorpsbeplanningskema, 1992, wat uit dieselfde grond as die dorp Louwardia-uitbreiding 25 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Direkteur-Generaal: Ontwikkelingsbeplanning, Gauteng Provinsiale Regering en die Stadsbestuurder, Centurion, en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Centurion-wysigingskema 945 en sal van krag wees vanaf datum van hierdie kennisgewing.

**Algemene Bestuurder, Regsdienste**

Posbus 14013, Centurion, 0140.

(Verw. No. 16/3/1/848)

---

# IMPORTANT NOTICE

The  
**Gauteng Provincial Gazette Function**  
 will be transferred to the  
**Government Printer** in Pretoria  
 as from 2nd January 2002

**NEW PARTICULARS ARE AS FOLLOWS:**

**Physical address:**

Government Printing Works  
 149 Bosman Street  
 Pretoria

**Postal address:**

Private Bag X85  
 Pretoria  
 0001

**New contact persons:** Awie van Zyl Tel.: (012) 334-4523  
 Mrs H. Wolmarans Tel.: (012) 334-4591

**Fax number:** (012) 323-8805

**E-mail address:** awvanzyl@print.pwv.gov.za

**Contact persons for subscribers:**

Mrs S. M. Milanzi Tel.: (012) 334-4734  
 Mrs J. Wehmeyer Tel.: (012) 334-4753  
 Fax.: (012) 323-9574

This phase-in period is to commence from **November 2001** (suggest date of advert) and notice comes into operation as from **2 January 2002**.

Subscribers and all other stakeholders are advised to send their advertisements directly to the **Government Printing Works**, two weeks before the 2nd January 2002.

*In future, adverts have to be paid in advance  
 before being published in the Gazette.*

**HENNIE MALAN**

Director: Financial Management  
 Office of the Premier (Gauteng)

