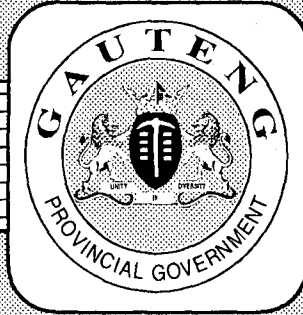


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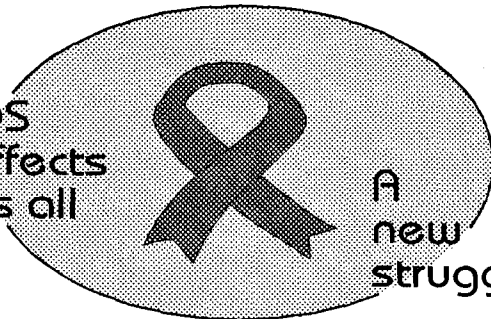
Vol. 9

PRETORIA, 30 OCTOBER 2003  
OKTOBER

No. 464

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

AIDS  
affects  
us all



A  
new  
struggle

**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH

**Prevention is the cure**



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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 2214 OF 2003

#### CITY OF TSHWANE METROPOLITAN MUNICIPALITY DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103(1) of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986), the City of Tshwane Metropolitan Municipality hereby declares **Louwlandia Extension 32** to be an approved township, subject to conditions set out in the Schedule thereto.

#### ANNEXURE

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY FRIEDSHELF 168 (PROPRIETARY) LIMITED (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT AND BEING THE REGISTERED OWNER OF THE LAND) 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 100 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 32.

##### 1.2 Design

The township shall consist of erven and streets as indicated on General Plan SG No.9690/2002.

##### 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 mineral, but excluding:

- (1) the following servitudes or conditions which do not affect the township area:
  - a) "The Remaining Extent of the farm BRAKFORTEIN 390, Registration Division J.R. Province of Gauteng, measuring 548,7774 (FIVE HUNDRED AND FORTY EIGHT COMMA SEVEN SEVEN SEVEN FOUR) hectares (a portion of which is hereby transferred) 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, geregistreer op 2 Februarie 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) "Skedule van voorwaardes opgelê kragtens die Wet op Nasionale Paaie 1971 (Wet 54 van 1971) geregistreer teen Akte van Transport T3173/1948, kragtens K2690/1990S:
    - i) Met die uitsondering van bestaande bouwerke mag geen bouwerk of enigiets anders hoegenaamd sonder die skriftelike goedkeuring van die Kommissie binne 'n afstand van 20 (twintig) meter, gemeet vanaf die nasionale padreserwegrens, opgerig word nie.
    - ii) Tensy die Kommissie skriftelik goedkeuring tot die teendeel verleen mag die grond slegs vir bona-fide-boerderybedrywighede gebruik word en op die grond mag daar slegs daardie geboue of bouwerke opgerig word wat in direkte verband staan met bona-fide-boerderybedrywighede.
    - iii) Indien die grond of enige gedeelte daarvan met enige ander grond wat ook binne die boubeperkingsgebied geleë is, gekonsolideer word gaan bovermelde voorwaardes oor op die gekonsolideerde titel van die grond"
  - c) "The Remaining Extent of the farm Brakfontein 390, Registration Division J.R. Province of Gauteng, measuring 548,7774 (FIVE HUNDRED AND FORTY EIGHT comma SEVEN SEVEN SEVEN FOUR) hectares, (a portion of which is hereby transferred) is:  
Subject to a servitude in favour of the CENTURION TOWN COUNCIL to provide electricity as will more fully appear from Notarial Deed K2692/1990S."

- (2) the following servitude which affects Erf 919 and 920 in the township only:  
"Subject to a servitude for municipal purposes, 3 metres wide, in favour of the Centurion Town Council, the northern boundary of which servitude is indicated by the line A B on the Diagram SG No. 1152/98, and specially subject to a further servitude of right of way and for other municipal purposes in favour of the Centurion Town Council, which said servitude is indicated by the figure h j k l C D h on the Diagram SG No. 1152/1998, and as will more fully appear from Notarial Deed of Servitude K 295/1997-S"
- (3) the following servitude which affects Erf 920 and a street in the township only:  
"The property hereby transferred is subject to a servitude in favour of the CITY OF TSHWANE METROPOLITAN MUNICIPALITY, for stormwater drainage purposes, 7metres wide, the eastern boundary of which is indicated by the line A B C D on Diagram SG No. 6560/00, as will more fully appear from Notarial Deed of Servitude K700/2002S with diagram SG No. 6560/00 attached."

#### 1.4 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; 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 150mm, and compacted until the same grade of compaction as that of the surrounding material is obtained.

#### 1.5 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.

## 2. CONDITIONS OF TITLE

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.

### (1) All erven

- a) 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 panhandle erf, an additional servitude for municipal purposes 3m 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.
- 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 2m 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  
PO Box 14013, Centurion, 0140  
(Reference: 16/3/1/963)

**PLAASLIKE BESTUURSKENNISGEWING 2214 VAN 2003****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 32** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes soos in die bylae uiteengesit:

**BYLAE**

**STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR FRIEDSHELF 168 (PROPRIETY) 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 100 VAN DIE PLAAS BRAKFORTEIN 390-JR, TOEGESTAAN IS.**

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

Die naam van die dorp is Louwardia Uitbreiding 32.

**1.2 Ontwerp**

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan SG No 9690/2002.

**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:

- (1) die volgende serwitute of voorwaardes wat nie die dorp raak nie:
  - (a) "The Remaining Extent of the farm BRAKFORTEIN 390, Registration Division J.R. Province of Gauteng, measuring 548,7774 (FIVE HUNDRED AND FORTY EIGHT COMMA SEVEN SEVEN SEVEN FOUR) hectares (a portion of which is hereby transferred) is:  
Geregig 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, geregistreer op 2 Februarie 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) "Skedule van voorwaardes opgelê kragtens die Wet op Nasionale Paaie 1971 (Wet 54 van 1971) geregistreer teen Akte van Transport T3173/1948, kragtens K2690/1990S:
    - i) Met die uitsondering van bestaande bouwerke mag geen bouwerk of enigiets anders hoegenaamd sonder die skriftelike goedkeuring van die Kommissie binne 'n afstand van 20 (twintig) meter, gemeet vanaf die nasionale padreserwegrens, opgerig word nie.
    - ii) Tensy die Kommissie skriftelik goedkeuring tot die teendeel verleen mag die grond slegs vir bona-fide-boerderybedrywighede gebruik word en op die grond mag daar slegs daardie geboue of bouwerke opgerig word wat in direkte verband staan met bona-fide-boerderybedrywighede.
    - iii) Indien die grond of enige gedeelte daarvan met enige ander grond wat ook binne die boubeperkingsgebied geleë is, gekonsolideer word gaan bovermelde voorwaardes oor cp die gekonsolideerde titel van die grond"
  - (c) "The Remaining Extent of the farm Brakfontein 390, Registration Division J.R. Province of Gauteng, measuring 548,7774 (FIVE HUNDRED AND FORTY EIGHT comma SEVEN SEVEN SEVEN FOUR) hectares, (a portion of which is hereby transferred) is:  
Subject to a servitude in favour of the CENTURION TOWN COUNCIL to provide electricity as will more fully appear from Notarial Deed K2692/1990S."
- (2) die volgende voorwaarde wat slegs Erwe 919 en 920 in die dorp raak:
 

"Subject to a servitude for municipal purposes, 3 metres wide, in favour of the Centurion Town Council, the northern boundary of which servitude is indicated by the line A B on the Diagram SG No. 1152/98, and specially subject to a further servitude of right of way and for other municipal purposes in favour of the Centurion Town Council, which said servitude is indicated by the figure h j k l C D h on the Diagram SG No. 1152/1998, and as will more fully appear from Notarial Deed of Servitude K 295/1997-S"

- (3) die volgende serwituut wat slegs Erf 920 en 'n straat in die dorp raak:  
"The property hereby transferred is subject to a servitude in favour of the CITY OF TSHWANE METROPOLITAN MUNICIPALITY, for stormwater drainage purposes, 7metres wide, the eastern boundary of which is indicated by the line A B C D on Diagram SG No. 6560/00, as will more fully appear from Notarial Deed of Servitude K700/2002S with diagram SG No. 6560/00 attached."

#### 1.4 Voorkomende maatreëls

Die dorpsenaar 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 geseël word; en
- b) slote en uitgrawings vir fundamente, pype kables of vir enige ander doeleindes behoorlik met klam grond in lae wat nie dikker as 150mm is nie, opgevul word en gekompakteer word totdat dieselfde verdigtingsgraad as wat die omliggende materiaal is, verkry is.

#### 1.5 Verwydering of vervanging van munisipale en Telkom dienste

Indien, as gevolg van die stigting van die dorp, dit mag nodig word om enige bestaande munisipale of Telkom dienste te verwyder of vervang, sal die koste daarvan gedra word deur die dorpsenaar.

## 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:

### (1) Alle erwe

- a) Die erwe is onderworpe aan 'n serwituut 3m 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 pypsteel-erf, 'n addisionele serwituut vir munisipale doeleindes 3m 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.
- b) Geen geboue of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortel-bome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2m 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 goeë dunnke 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  
(Verwysing no : 16/3/1/956)

**LOCAL AUTHORITY NOTICE 2215 OF 2003****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****CENTURION AMENDMENT SCHEME 958**

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 32**. 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 958** and will be effective as from the date of publication.

General Manager, Legal Services.  
P O Box 14013, Centurion, 0140  
(Reference No. 16/3/1/963)

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**PLAASLIKE BESTUURSKENNISGEWING 2215 VAN 2003****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****CENTURION WYSIGINGSKEMA 958**

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 32** bestaan, goedgekeur het. Kaart 3 en die skedules 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 958** en sal van krag wees vanaf datum van hierdie kennisgewing.

Algemene Bestuurder, Regsdienste.  
Posbus 14013, Centurion, 0140  
(Verwysing no. 16/3/1/963)

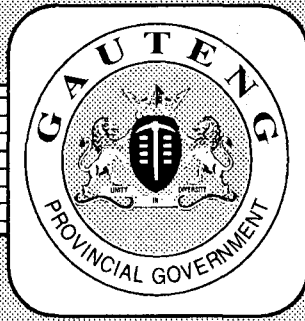
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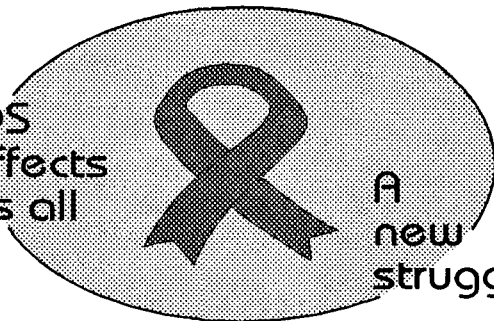
**Vol. 9**

PRETORIA, 29 OCTOBER 2003  
OKTOBER

**No. 463**

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DEPARTMENT OF HEALTH



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## LOCAL AUTHORITY NOTICES

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### LOCAL AUTHORITY NOTICE 2212

#### KUNGWINI LOCAL MUNICIPALITY

#### PERI URBAN AMENDMENT SCHEME 390

The Kungwini Local Municipality hereby in terms of the Provisions of section 125(1) (a) of the Town-planning and Townships Ordinance, No 15 of 1986, declares that it has adopted an amendment scheme being an amendment of the Peri Urban Town-planning Scheme, 1975, comprising the same land as including in the township of Willow Acres Extension 11.

Map 3, the annexures and the relevant scheme clauses of the amendment scheme are filed with:

**Muniforum I**  
**PO Box 40**  
**BRONKHORSTSPRUIT**  
**1020**

**T N MASINA**  
**Acting MUNICIPAL MANAGER**

**DATE:**  
**NOTICE NO: 46/2003**

This amendment is known as the Peri Urban Amendment Scheme 390, and will come into operation on the date of publication of this declaration.

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### PLAASLIKE BESTUURSKENNISGEWING 2212

#### KUNGWINI PLAASLIKE MUNISIPALITEIT

#### BUITESTEDELIGEGBIEDE WYSIGINGSKEMA 390

Die Kungwini Plaaslike Munisipaliteit verklaar hierby ingevolge die bepalinge van artikel 125(1)(a) van die Ordonansie op Dorpsbeplanning en Dorpe No 15 van 1986, dat hy 'n wysigingskema, synde 'n wysiging van die Buitestedelikegebiede Dorpsbeplanningskema, 1975, wat uit dieselfde grond as dorp Willow Acres Uitbreiding 11 bestaan, aangeneem het.

Kaart 3, die aanhangsels daartoe en die relevante skemaklousules van die wysigingskema word in bewaring gehou deur:

Muniforum I  
Posbus 40  
BRONKHORSTSPRUIT  
1020

T N MASINA  
WAARNEMENDE MUNISIPALE BESTUURDER

DATUM:  
KENNISGEWING NR: 46/2003

Hierdie wysiging staan bekend as Buitestedelikegebiede Wysigingskema 390 en tree in werking op datum van publikasie van hierdie verklaring.

---

**LOCAL AUTHORITY NOTICE 2213**  
**KUNGWINI LOCAL MUNICIPALITY**

**DECLARATION AS APPROVED TOWNSHIP**

In terms of the provisions of section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) the Kungwini Local Municipality hereby declares the Township Willow Acres Extension 11, to be an approved township, subject to the conditions set out in the Schedule hereto.

**SCHEDULE**

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY TWOLINE TRADING 332 (PTY) LTD (HEREINAFTER REFERRED TO AS APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF PART C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986**

- **(ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 124 (A PORTION OF PORTION 12) OF THE FARM ZWARTKOPPIES 364 JR HAS BEEN GRANTED.**

**1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP**

**(1) Mineral Rights**

All rights to minerals shall be reserved to the applicant.

**(2) General**

- (a) The applicant shall satisfy the local authority that the relevant amendment scheme is in order and can be published simultaneously with the declaration of the township as an approved township;
- (b) The applicant shall comply with the provisions of Section 72, 75 and 76 of the Town Planning and Townships Ordinance, 1986.

**2. CONDITIONS OF ESTABLISHMENT****(1) Name**

The name of the township shall be Willow Acres Extension 11.

**(2) Design**

The township shall consist of erven and streets as indicated on General Plan S.G. Number 8718/2002.

**(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 the following servitudes in Deed of Transfer.

3.1 The following servitudes will not be passed on to the erven in the township.

- (a) The terms of an order of the Water Court for the district of Pretoria, a copy of which is annexed to Deed of Transfer No 16241/1939 dated 12<sup>th</sup> September 1939.
- (b) Specially entitled to the condition that the land hereby transferred is entitled to a reasonable right of way over the remaining extent of the south western portion of the

aforesaid farm, measuring as such 927,2730 hectares, held as aforesaid, to the Donkerhoek main road.

- (c) Die eiendom hiermee getransporteer is onderhewig aan 'n Kraglyn serwituut, 31 meter wyd, soos aangebied deur die lyn ABC op Kaart LG No A3836/85 en gesedeer aan die Stadsraad van Pretoria, soos meer volledig sal blyk uit Notariele Akte No K2373/85.
- (a) Die eiendom is onderhewig aan 'n ewigdurende serwituut vir waterpyleiding ten gunste van die Randwaterraad, 15875 hektaar groot, soos voorgestel deur die figuur ABCDEF op Serwituutkaart SG No A74/93 soos meer volledig sal blyk uit Notariele Akte K1155/96-S.

3.1 The following servitudes only affect Erf 604 in the township.

- (a) Onderhewig aan 'n reg van weg ten gunste van Gedeelte 118 ('n Gedeelte van Gedeelte 91) van die Plaas Zwartkoppies No 364, Registrasie Afdeling JR Provinsie van Gauteng, 1060 vierkante meter, soos meer volledig sal blyk uit Notariele Akte K /2003S met Servituut Kaart No 2456/2002 daarby aangeheg.
- (b) Subject to a servitude for sewer purposes as will more fully appear from notarial deed of servitude K 2003/S with diagram SG No 8161/2002 annexed thereto.

**(4) 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.

(5) **Removal of Litter**

The township owner shall at its own expense cause all litter within the township area to be removed to the satisfaction of the local authority, when required by the local authority to do so.

3. **CONDITIONS OF TITLE**

The erven mentioned hereunder shall be subject to the conditions as indicated imposed in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

(1) **All Erven**

- (a) The erf is subject to a servitude, 2m 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, 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.
- (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 2m 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.

**4. CONDITIONS TO BE INCORPORATED IN THE TOWN PLANNING SCHEME IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986, IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION.**

**(1) General Conditions (applicable to all erven)**

- (a) Except with the written consent of the local authority, and subject to such conditions as it may impose, neither the owner nor any other person shall –
  - (i) save and except to prepare the erf for building purposes, excavate any material therefrom;
  - (ii) sink any wells or boreholes on the erf or abstract any subterranean water therefrom.
- (b) Where, in the 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.
- (c) The siting of buildings, including outbuildings, on the erf and entrances to and exits from the erf to a public street system shall be to the satisfaction of the local authority and the Home Owners Association.
- (d) The main building, which shall be a completed building and not one which has been partly erected and is to be completed at a



later date, shall be erected simultaneously with, or before, the outbuildings.

- (e) The loading and off-loading of goods shall take place only within the boundaries of the erf to the satisfaction of the local authority, unless the local authority has provided loading facilities in the street reserve.
- (f) No material or goods of any nature whatsoever shall be dumped or placed within the building restriction area along any street, and such area shall be used for no other purpose than the laying of lawns, gardens, parking or access roads: Provided that if it is necessary for a screen wall to be erected on such boundary, this condition may be relaxed by the local authority subject to such conditions as may be determined by it.
- (g) A screen wall or walls shall be erected and maintained to the satisfaction of the local authority and the Home Owners Association as and when required by it.
- (h) If the erf is fenced, such fence and the maintenance thereof shall be to the satisfaction of the local authority.
- (i) The registered owner is responsible for the maintenance of the whole development on the erf. If the local authority is of the opinion that the erf or any portion of the development is not being satisfactorily maintained, the local authority and/or the Home Owners Association shall be entitled to undertake such maintenance at the cost of the registered owner.

**(2) Residential 1 (Special Residential)**

- (a) Erven 505 to 602 are subject to the following conditions:
  - (i) The erf and the buildings erected thereon, or to be erected thereon, shall be used solely for the purposes of a dwelling

house with a density of "one dwelling per erf" and, with the special consent of the local authority, for places of public worship, social halls, institutions, places of instruction and special uses.

- (ii) The height of buildings shall not exceed 2 storeys.
- (iii) The total coverage of all buildings shall not exceed 50% of the area of the erf.
- (iv) Buildings, including outbuilding, hereafter erected on the erf, shall be located not less than 5m from any street boundary: Provided that the local authority may relax this restriction or any other building line restriction if such relaxation would in its opinion result in an improvement in the development of the erf.

**(3) Private Open Space**

- (a) Erven 603 and 604
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# 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:**

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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)

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