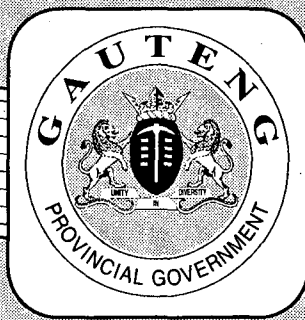


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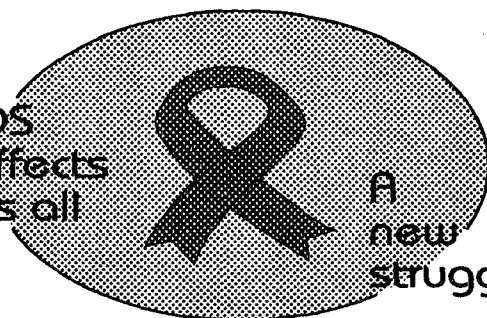
Vol. 11

PRETORIA, 12 APRIL 2005

No. 141

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 713
CITY OF TSHWANE METROPOLITAN MUNICIPALITY
CENTURION AMENDMENT SCHEME 1389C

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 Louwlandia Extension 43, being an amendment of the Centurion Town-planning Scheme, 1992.

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

This amendment is known as Centurion Amendment Scheme 1389C.

(16/3/1/1108)
 ___ April 2005

(Notice No 487/2005)

General Manager: Legal Services

PLAASLIKE BESTUURSKENNISGEWING 713
STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
CENTURION WYSIGINGSKEMA 1389C

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 Louwlandia Uitbreiding 43, synde 'n wysiging van die Centurion-dorpsbeplanningskema, 1992, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Hoofbestuurder: Regsdienste, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Centurion-wysigingskema 1389C.

(16/3/1/1108)
 ___ April 2005

(Kennisgewing No 487/2005)

Hoofbestuurder: Regsdienste

CITY OF TSHWANE METROPOLITAN MUNICIPALITY
DECLARATION OF LOUWLARDIA EXTENSION 43 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 Louwlandia Extension 43 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(16/3/1/1108)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY SUPERSTRIKE INVESTMENTS 41 (PTY) LTD IN TERMS OF THE PROVISIONS OF SECTION A AND C OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 143 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 Louwlandia Extension 43.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 10014/2004.

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 -

a) the following servitudes or conditions which do not affect the township area;

- (i) "The Remaining Extent of the farm Brakfontein 390 JR, Registration Division JR Province of Gauteng, measuring 548,7774 (FIVE HUNDRED AND FORTY EIGHT COMMA SEVEN SEVEN SEVEN FOUR) hectares (a portion of which is held in terms hereof) 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, hede geregistreer, langs die mees gerieflike roete, soos van tyd tot tyd ooreengekom sal word deur die partye, hertoe betrokke oor Gedeelte 2 van gemelde plaas, gehou onder gesegde Akte van Verdelingstransport."

- (ii) "The Remaining Extent of the farm Brakfontein 390, Registration Division JR Province of Gauteng, measuring 548,7774 (FIVE HUNDRED AND FORTY EIGHT comma SEVEN SEVEN SEVEN FOUR) hectares, (a portion of which is held in terms hereof) 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."

- (iii) The former portion 78 of the farm BRAKFORTEIN 390, Registration Division JR Province of GAUTENG (a portion whereof is held hereunder) is by virtue of Notarial Deed of Servitude K295/1997 is subject to a:

1. Servitude for municipal purpose 3 metres wide over the northern boundary of which servitude is indicated by the figure ba on General Plan SG No 1875/1996.

b) the following servitudes which affect Erf 1712 in the township only;

- (i) The former portion 78 of the farm BRAKFORTEIN 390, Registration Division JR Province of Gauteng (a portion whereof is held hereunder) is by virtue of Notarial Deed of Servitude K295/1997 is subject to a:

1. A servitude of right of way and for other municipal purposes over the property in favour of Centurion Town Council together with ancillary rights as both servitudes indicated by the figure A B g d c b a A on the annexed diagram SG No 8660/2004.

(c) the following servitudes which affect Erven 1712 and 1713 in the township:

- (i) The remaining extent of the farm BRAKFORTEIN 390, Registration Division JR Province of Gauteng in extent 10,4550 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed 699/2002S, is subject to:

1. A servitude of right of way and municipal purposes 113 square metres in extent, in favour of CITY OF TSHWANE METROPOLITAN MUNICIPALITY, which servitude is reflected by the figure a h j a on the annexed diagram S.G. No. 8660/2004.
2. A servitude for stormwater drainage, in favour of CITY OF TSHWANE METROPOLITAN MUNICIPALITY, of which the line e f g represents the eastern boundary of a 7 (SEVEN) metre wide servitude and the line g C represents the eastern boundary of a servitude 5 (FIVE) metre wide, as indicated on diagram SG No 8660/2004 hereby annexed.

- (ii) By virtue of an approval for subdivision dated 20th August 2004, issued by the City of Tshwane Metropolitan Municipality, the said property is subject to servitude of right of way and municipal purposes, in extent 4897 (FOUR THOUSAND EIGHT HUNDRED AND NINETY SEVEN) square metres in favour of the remaining extent of Portion 78 of the said farm BRAKFORTEIN 390, Registration Division J.R. Province of Gauteng, in extent 4.8926 hectares, held by Certificate of Registration Title T4462/1997, which servitude is indicated by the figure j h E F G D j on diagram S.G. No. 8660/2004 annexed hereto.

1.4 PRECAUTIONARY MEASURES

The township owner shall at its own expense, make arrangements with the local authority, in order to ensure that:

- (a) 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
- (b) 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.

1.5 REMOVAL AND/OR REPLACEMENT OF TELKOM AND/OR MUNICIPAL SERVICES

If by any reason the establishment of the township, it should become necessary to remove or replace any existing Telkom or Municipal Services, the cost thereof shall be borne by the township owners.

1.6 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 Agricultural, Conservation, Environment and Land Affairs has granted the applicant exemption from compliance with regulations No 1182 and 1183 promulgated in terms of section 21, 22 and 26 of the Environmental Conservation Act, 1989 (Act 73 of 1989) for the development of this township.

2. CONDITIONS OF TITLE

2.1 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):

2.1.1 ALL ERVEN

2.1.1.1 The erf shall be subject to a servitude, 3 metre wide, for municipal services (water, sewerage, 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, 2 metre 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.

2.1.1.2 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 2 metre from it.

2.1.1.3 The City of Tshwane Metropolitan 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 City of Tshwane Metropolitan Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the City of Tshwane Metropolitan Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**VERKLARING VAN LOUWLARDIA UITBREIDING 43 TOT GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No 15 van 1986), verklaar die Stad Tshwane Metropolitaanse Munisipaliteit hierby die dorp Louwlandia Uitbreiding 43 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(16/3/1/1108)

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR SUPERSTRIKE INVESTMENTS 41 (PTY) LTD INGEVOLGE DIE BEPALINGS VAN DEEL A EN C VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 143 VAN DIE PLAAS BRAK-FONTEIN 390JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES**1.1 NAAM**

Die naam van die dorp is Louwlandia Uitbreiding 43.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No. 10014/2004.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

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

(a) die volgende serwitute of voorwaardes wat nie die dorp raak nie:

(i) "The Remaining Extent of the farm Brakfontein 390 JR, Registration Division JR Province of Gauteng, measuring 548,7774 (FIVE HUNDRED AND FORTY EIGHT COMMA SEVEN SEVEN SEVEN FOUR) hectares (a portion of which is held in terms hereof) 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, hede geregistreer, langs die mees gerieflike roete, soos van tyd tot tyd ooreengekom sal word deur die partye, hertoe betrokke oor Gedeelte 2 van gemelde plaas, gehou onder gesegde Akte van Verdelingstransport."

(ii) "The Remaining Extent of the farm Brakfontein 390, Registration Division JR Province of Gauteng, measuring 548,7774 (FIVE HUNDRED AND FORTY EIGHT comma SEVEN SEVEN SEVEN FOUR) hectares, (a portion of which is held in terms hereof) 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."

(iii) The former portion 78 of the farm BRAK-FONTEIN 390, Registration Division JR Province of GAUTENG (a portion whereof is held hereunder) is by virtue of Notarial Deed of Servitude K295/1997 is subject to a:

1. Servitude for municipal purpose 3 metres wide over the northern boundary of which servitude is indicated by the figure ba on General Plan SG No 1875/1996.

b) die volgende serwitute wat slegs Erf 1712 in die dorp raak;

- (i) The former portion 78 of the farm BRAKFORTEIN 390, Registration Division JR Province of Gauteng (a portion whereof is held hereunder) is by virtue of Notarial Deed of Servitude K295/1997 is subject to a:
 - 1. A servitude of right of way and for other municipal purposes over the property in favour of Centurion Town Council together with ancillary rights as both servitudes indicated by the figure A B g d c b a A on the annexed diagram SG No 8660/2004.
- (c) die volgende servitute wat Erwe 1712 en 1713 in die dorp raak:
 - (i) The remaining extent of the farm BRAKFORTEIN 390, Registration Division JR Province of Gauteng in extent 10,4550 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed 699/2002S, is subject to:
 - 1. A servitude of right of way and municipal purposes 113 square metres in extent, in favour of CITY OF TSHWANE METROPOLITAN MUNICIPALITY, which servitude is reflected by the figure a h j a on the annexed diagram S.G. No. 8660/2004.
 - 2. A servitude for stormwater drainage, in favour of CITY OF TSHWANE METROPOLITAN MUNICIPALITY, of which the line e f g represents the eastern boundary of a 7 (SEVEN) metre wide servitude and the line g C represents the eastern boundary of a servitude 5 (FIVE) metre wide, as indicated on diagram SG No 8660/2004 hereby annexed.
 - (ii) By virtue of an approval for subdivision dated 20th August 2004, issued by the City of Tshwane Metropolitan Municipality, the said property is subject to servitude of right of way and municipal purposes, in extent 4897 (FOUR THOUSAND EIGHT HUNDRED AND NINETY SEVEN) square metres in favour of the remaining extent of Portion 78 of the said farm BRAKFORTEIN 390, Registration Division J.R. Province of Gauteng, in extent 4.8926 hectares, held by Certificate of Registration Title T4462/1997, which servitude is indicated by the figure j h E F G D j on diagram S.G. No. 8660/2004 annexed hereto.

1.4 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 dolomiet areas behoorlik gedreineer word en dat die strate doeltreffend met teer, beton of bitumen geseël word; en
- (b) sote en uitgrawings vir fondamente, 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 VERSKUIWING EN/OF VERWYDERING VAN TELKOM EN/OF MUNISIPALE 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 dorpseienaar.

1.6 VOLDOENING AAN VOORWAARDES OPGELê DEUR DIE GAUTENGSE DEPARTEMENT VAN LANDBOU, BEWARING, OMGEWING EN GRONDSAKE (DLBOG)

Die dorpseienaar sal op sy eie koste voldoen aan al die voorwaardes wat opgelê is deur (DLBOG) met die aansoek om vrystelling om aan die bepalings van Regulasie 1182 en 1183 gepromulgeer ingevolge artikel 21, 22 en 26 van die Wet op Omgewingsbewaring, 1989 (Wet No 73 van 1989) vir die ontwikkeling van die dorpsgebied.

2. TITELVOORWAARDES

2.1 DIE ERWE HIERONDER GENOEM, IS ONDERWORPE AAN DIE VOORWAARDES SOOS AANGEDUI, OP GELÉ DEUR DIE STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986):

2.1.1 ALLE ERWE

2.1.1.1 Die erf is onderworpe aan 'n serwituut, 3 meter breed, vir munisipale dienste (water, riool, elektrisiteit, stormwater) (hierna "die dienste" genoem), ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 2 meter breed, oor die toegangsgedeelte van die erf, indien en wanneer die plaaslike bestuur dit verlang: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.

2.1.1.2 Geen geboue of ander strukture mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 meter daarvan geplant word nie.

2.1.1.3 Die Stad Tshwane Metropolitaanse Munisipaliteit is daarop geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige dienste en ander werke wat hy na goëddunke noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die Stad Tshwane Metropolitaanse Munisipaliteit geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Stad Tshwane Metropolitaanse Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.

LOCAL AUTHORITY NOTICE 714
CITY OF TSHWANE METROPOLITAN MUNICIPALITY
CENTURION AMENDMENT SCHEME 1351C

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 Louwlandia Extension 35, being an amendment of the Centurion Town-planning Scheme, 1992.

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

This amendment is known as Centurion Amendment Scheme 1351C.

(16/3/1981 V3)
 ___ April 2005

General Manager: Legal Services
 (Notice No 486/2005)

PLAASLIKE BESTUURSKENNISGEWING 714
STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
CENTURION WYSIGINGSKEMA 1351C

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 Louwlandia Uitbreiding 35, synde 'n wysiging van die Centurion-dorpsbeplanningskema, 1992, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Hoofbestuurder: Regsdienste, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Centurion-wysigingskema 1351C.

(16/3/1981 V3)
 ___ April 2005

Hoofbestuurder: Regsdienste
 (Kennisgewing No 486/2005)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY
DECLARATION OF LOUWLARDIA EXTENSION 35 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 Louwlandia Extension 35 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(16/3/1981 V3)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE TRUSTEES FOR THE TIME BEING OF THE DEVELOPMENT TRUST 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 122 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 Louwlandia Extension 35.

1.2 DESIGN

The township shall consist of erven as indicated on General Plan SG No 11633/2003.

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 -

a) the following servitudes or conditions which do not affect the township area;

- (i) "The Remaining Extent of the farm BRAK FONTEIN 390, Registration Division JR 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, gehêg aan Akte van Verdelings-transport 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 Verdelings-transport."

- (ii) "The Remaining Extent of the farm Brakfontein 390, Registration Division JR 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."

- (iii) "Die Resterende Gedeelte van die plaas BRAK FONTEIN NR 390 Groot 884,8352 hektaar, waarvan die eiendom hiermee getransporeer 'n deel uitmaak, is onderhewig aan 'n serwituut van reg verleen aan Eskom kragtens Notariële Akte Nr. 762/1971 gedateer 1 Julie 1971, om elektrisiteit oor die bovermelde eiendom te vervoer, tesame met bykomende regte, en onderworpe aan die voorwaardes soos in die gesegde Notariële Akte uiteengesit."

b) the following servitudes which affect Erf 925 in the township only;

- (i) "A servitude of right of way for general municipal purposes in favour of the City of Tshwane Metropolitan Council, which said servitude, 1898 Square Metres in extent, is indicated by the letters ABCDEFGA on Diagram S.G. No. 2645/2002 attached to Notarial Deed of Servitude K543/2003S."
- (ii) "A servitude for general municipal purposes in favour of the City of Tshwane Metropolitan Municipality, 3 metres wide, the southern boundary of which is indicated by the line FG on Diagram SG No 2645/2002 attached to Notarial Deed of Servitude K543/2003S."

1.4 ACCESS

No ingress from the proposed Provincial Road K101 and Provincial Road P1-2 to the township and no egress to the proposed Provincial Road K101 and Provincial Road P1-2 from the township shall be allowed.

1.5 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the stormwater drainage of the township to fit in with that of the proposed Provincial Road K101 and Provincial Road P1-2 and for all stormwater running off or being diverted from the road to be received and disposed of.

1.6 PRECAUTIONARY MEASURES

The township owner shall at its own expense, make arrangements with the local authority, in order to ensure that:

- (a) 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

- (b) 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 AND/OR REPLACEMENT OF TELKOM AND/OR MUNICIPAL SERVICES

If by any reason the establishment of the township, it should become necessary to remove or replace any existing Telkom or Municipal Services, the cost thereof shall be borne by the township owners.

1.8 RESTRICTION OF THE DISPOSAL AND DEVELOPMENT OF ERF 923

The township owner shall not dispose of or develop Erf 923 and transfer of the erf shall not be permitted without the permission of the City of Tshwane Metropolitan Municipality.

2. CONDITIONS OF TITLE

2.1 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):

2.1.1 ALL ERVEN

2.1.1.1 The erf shall be subject to a servitude, 2 metre wide, for municipal services (water, sewerage, 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, 2 metre 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.

2.1.1.2 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 2 metre from it.

2.1.1.3 The City of Tshwane Metropolitan 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 City of Tshwane Metropolitan Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the City of Tshwane Metropolitan Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

2.1.2 ERVEN 924 AND 925

The erf shall be subject to a 10m wide right of way servitude in favour of Erf 923, as indicated on the general plan.

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

VERKLARING VAN LOUWLARDIA UITBREIDING 35 TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No 15 van 1986), verklaar die Stad Tshwane Metropolitaanse Munisipaliteit hierby die dorp Louwlandia Uitbreiding 35 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(16/3/1/981 V3)

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR THE TRUSTEES FOR THE TIME BEING OF THE DEVELOPMENT TRUST INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III: DEEL C VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 122 VAN DIE PLAAS BRAKFORTEIN 390JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Louwardia Uitbreiding 35.

1.2 ONTWERP

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG No. 11633/2003.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd -

a) die volgende servitute of voorwaardes wat nie die dorp raak nie:

- (i) "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 Verdelings-transport 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."

- (ii) "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."

- (iii) "Die Resterende Gedeelte van die plaas BRAKFORTEIN NR 390 Groot 884,8352 hektaar, waarvan die eiendom hiermee getransporeer 'n deel uitmaak, is onderhewig aan 'n servituut van reg verleen aan Eskom kragtens Notariële Akte Nr. 762/1971 gedateer 1 Julie 1971, om elektrisiteit oor die bovermelde eiendom te vervoer, tesame met bykomende regte, en onderworpe aan die voorwaardes soos in die gesegde Notariële Akte uiteengesit."

b) die volgende servitute wat slegs Erf 925 in die dorp raak;

- (i) "A servitude of right of way for general municipal purposes in favour of the City of Tshwane Metropolitan Council, which said servitude, 1898 Square Metres in extent, is indicated by the letters ABCDEFGA on Diagram S.G. No. 2645/2002 attached to Notarial Deed of Servitude K543/2003S."
- (ii) "A servitude for general municipal purposes in favour of the City of Tshwane Metropolitan Municipality, 3 metres wide, the southern boundary of which is indicated by the line FG on Diagram S.G. No. 2645/2002 attached to Notarial Deed of Servitude K543/2003S."

1.4 TOEGANG

Geen ingang van voorgestelde Provinsiale Pad K101 en Provinsiale Pad P1-2 tot die dorp en geen uitgang tot voorgestelde Provinsiale Pad K101 en Provinsiale Pad P1-2 uit die dorp word toegelaat nie.

1.5 ONTVANGS VAN EN WEGDOEN MET STORMWATER

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van die voorgestelde Provinsiale Pad K101 en Provinsiale Pad P1-2 en hy moet die stormwater wat van die pad afloop of afgelei word, ontvang en daarmee wegdoen.

1.6 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 dolomiet areas behoorlik gedreineer word en dat die strate doeltreffend met teer, beton of bitumen geseël 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 150mm is nie, opgevul word en gekompakteer word totdat dieselfde verdigtingsgraad as wat die omliggende materiaal is, verkry is.

1.7 VERSKUIWING EN/OF VERWYDERING VAN TELKOM EN/OF MUNISIPALE 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 dorpseienaar.

1.8 BEPERKING OP DIE VERKOOP EN ONTWIKKELING VAN GROND

Die dorpseienaar sal nie met Erf 923 handel of ontwikkel nie en die oordra van die erf sal nie toegelaat word sonder die toestemming van die plaaslike owerheid.

2. TITELVOORWAARDES

2.1 DIE ERWE HIERONDER GENOEM, IS ONDERWORPE AAN DIE VOORWAARDES SOOS AANGEDUI, OPGELEË DEUR DIE STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986):

2.1.1 ALLE ERWE

2.1.1.1 Die erf is onderworpe aan 'n serwituut, 2 meter breed, vir munisipale dienste (water, riool, elektrisiteit, stormwater) (hierna "die dienste" genoem), ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 2 meter breed, oor die toegangsgedeelte van die erf, indien en wanneer die plaaslike bestuur dit verlang. Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.

2.1.1.2 Geen geboue of ander strukture mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 meter daarvan geplant word nie.

- 2.1.1.3 Die Stad Tshwane Metropolitaanse Munisipaliteit is daarop geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige dienste en ander werke wat hy na goeë dunnke noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwitut grens, en voorts is die Stad Tshwane Metropolitaanse Munisipaliteit geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Stad Tshwane Metropolitaanse Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.
- 2.1.2 ERWE 924 EN 925
- 2.1.2.1 Die erf is onderworpe aan 'n 10m breë reg van weg serwitut ten gunste van Erf 923, soos op die algemene plan aangedui.
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