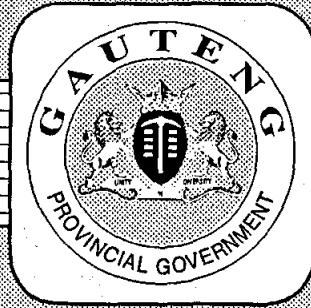


**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

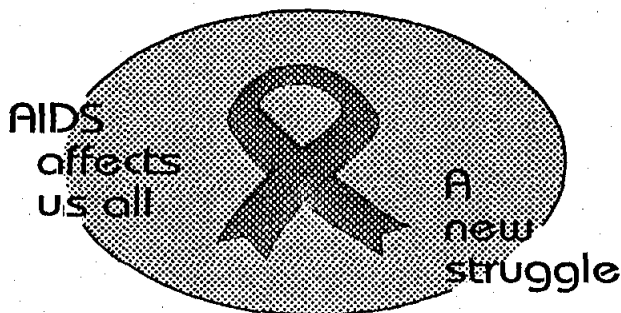
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No. 383

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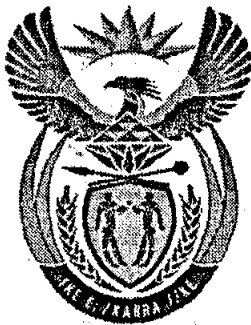
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For enquiries and information:

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**LOCAL AUTHORITY NOTICES**

**LOCAL AUTHORITY NOTICE 2189**

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

**CENTURION AMENDMENT SCHEME 1421C**

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 Celtisdal Extension 33, being an amendment of the Centurion Town-planning Scheme, 1992.

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

This amendment is known as Centurion Amendment Scheme 1421C.

(16/3/1/1117 & 13/2/Celtisdal x33C)  
 \_\_\_ September 2005

**Head: Legal and Secretarial Services**  
 (Notice No 800/2005)

**PLAASLIKE BESTUURSKENNISGEWING 2189**

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**

**CENTURION WYSIGINGSKEMA 1421C**

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 Celtisdal Uitbreiding 33, synde 'n wysiging van die Centurion-dorpsbeplanningskema, 1992, goedgekeur het.

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

Hierdie wysiging staan bekend as Centurion-wysigingskema 1421C.

(16/3/1/1117 & 13/2/Celtisdal x33C)  
 \_\_\_ September 2005

**Hoof: Regs- en Sekretariële Dienste**  
 (Kennisgewing No 800/2005)

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

**DECLARATION OF CELTISDAL EXTENSION 33 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 Celtisdal Extension 33 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(16/3/1/1117 & 13/2/Celtisdal x33C)

**SCHEDULE**

CONDITIONS UNDER WHICH THE APPLICATION MADE BY CROWN SILVER PROPS (PTY) LTD UNDER THE PROVISIONS OF SECTION 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 244 OF THE FARM SWARTKOP 383JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

**1. CONDITIONS OF ESTABLISHMENT**

**1.1 NAME**

The name of the township shall be Celtisdal Extension 33.

**1.2 DESIGN**

The township shall consist of erven and streets as indicated on General Plan SG No 3099/2005.

00002020

### 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.

1.3.1 the following servitude in Deed of Transfer T87274/04 which only effects a street in the township:

"2 By virtue of Notarial Deed No K 3073/1997 S dated 29 April 1997 the within mentioned property is subject to a pipeline servitude which pipeline may be used to convey gases and liquids in extend of 2 (two) metres in width, which centre line is indicate by the line A B C D E F on the attached diagram, SG No 11894/1996 in favour of the South African Gas Distribution Corporation Limited (hereinafter referred to as GASCOR). As will more fully appear from the said Notarial Deed."

1.3.2 the following servitude in Deed of Transfer T79200/04 which only affects a street in the township:

"2) The property is subject to a servitude in favour of GASCOR to convey gas over the property by means of an underground pipeline, 2 meters wide indicated by the line AB on diagram SG11895/96, as will more fully appear on Notarial Deed K2650/97."

1.3.3 Amendment of route servitude to be registered in favour of GASCOR as it only amends the route in Servitude K3073/1997S and only affects a street in the township.

### 1.4 ACCESS

No ingress from proposed Provincial Road P102-1 to the township and no egress to proposed Provincial Road P102-1 from the township shall be allowed.

### 1.5 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of Proposed Road P102-1 and for all stormwater running off or being diverted from the road to be received and disposed of.

### 1.6 PRECAUTIONARY MEASURES

The township applicant shall with respect to the dolomite areas and its own expense, make arrangements with the Municipality in order to ensure that:

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

1.6.2 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.

### 1.7 REMOVAL OR REPLACEMENT OF MUNICIPAL/TELKOM SERVICES

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal/Telkom services, the cost thereof shall be borne by the township owner.

### 1.8 ENDOWMENT

The township owner shall, in terms of the provisions of the Town Planning and Townships Ordinance, 1986, pay a lump sum endowment of **R486 000,00** to the Municipality for the provision of land for a park (public open space).

The said endowment amount shall be payable in accordance with the provisions of section 81 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

## 1.9 TRANSFER OF ERVEN

Erven 543 to 548 must be transferred by the applicant at his expense to a company which company must be registered in terms of Section 21 of the Companies Act, 1973, or to a similar legal entity, which company or entity will be administered by a member association.

## 1.10 COMPLIANCE WITH CONDITIONS IMPOSED BY GDACE

The township owner shall at his own expense comply with all the conditions imposed by or by which the Gauteng Department of Agriculture, Conservation, Environment and Land Affairs has granted the applicant authorization in terms of regulations No 1182 and 1183 promulgated in terms of sections 21, 22 and 26 of the Environmental Conservation Act, for the development of this township.

## 1.11 RESTRICTION 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 to be dealt with otherwise until the City of Tshwane Metropolitan Municipality certifies that the developer has complied with the provisions of conditions 2.12.1 to 2.12.4 inclusive below.

## 1.12 THE DEVELOPER'S OBLIGATIONS

### 1.12.1 ASSOCIATION AND STATUTES

The developer must register a Section 21 Company (homeowner's association) in terms of provisions of the Companies Act, 1973 (Act 61 of 1973). A copy of the registered Deed of Association (CM4) and the Company Statutes must be submitted to the City of Tshwane Metropolitan Municipality.

Association and Statutes must clearly state that the main objective of the homeowner's association is the maintenance of the internal engineering services of the development (i.e. water, sewerage, electricity, and the road and storm water sewers). The developer is deemed to be a member of the Section 21 Company, with all the rights and obligations of an ordinary member, until the last erf has been transferred.

### 1.12.2 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.

### 1.12.3 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 is certified that the internal engineering services have been completed and that the engineers accept liability for the services. The 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 Municipality an undertaking that the developer will complete this service on or before a certain date and must provide the Municipality with a guarantee issued by a recognised financial institution.

No building plans will be approved before the services are completed and (if applicable) taken over by the division of the Service Delivery Department.

### 1.12.4 MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months commences when the last of the internal engineering service (i.e. water, sewerage, electricity, and the road and storm water sewers) have been completed.

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The developer must furnish the section 21 company with a maintenance guarantee, issued by a recognised financial institution, in respect of poor workmanship and/or materials with regard to the civil engineering services and electricity service, which guarantee must be for an amount that is equal to 5% of the contract cost of the civil services and 10% of the contract cost of the electrical services and proof of this must be submitted to the City of Tshwane Metropolitan Municipality.

### 1.13 THE HOMEOWNERS ASSOCIATION OBLIGATIONS

- 1.13.1 It will be compulsory for every erf owner to become a member of a homeowners association which association will be a legal entity.
- 1.13.2 The homeowners association will be entitled to act on behalf of all its members (erf owners) with matters regarding the interests of the members. Furthermore the homeowners association will be entitled to put forward conditions regarding aesthetical requirements to be complied with concerning any improvements and/or alterations.

## 2. CONDITIONS OF TITLE

The erven mentioned hereunder are subject to the conditions as indicated, imposed by the Municipality in terms of the provisions of the Town Planning and Townships Ordinance 1986:

### 2.1 ALL ERVEN

- 2.1.1 The erven are subject to a servitude, 3 metres wide, in favour of the Municipality 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 3 metres wide across the access portion of the erf, if and when required by the Municipality: Provided that the Municipality may dispense with any such servitude.
- 2.1.2 No building or other structure shall be erected within the aforesaid area and no large-rooted trees shall be planted within the area of such servitude or within 2 (two) metres thereof.
- 2.1.3 The Municipality shall be entitled to deposit temporarily on the land adjoining the aforesaid servitudes such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other work 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 Municipality.

### 2.2 ERVEN 371 TO 374, 378, 381 TO 396, 414, 415, 417 TO 419, 421 TO 423, 426 TO 429, 431, 432, 434, 439 TO 481, 487, 517 TO 526, 531, 539, 541, 542, 495 TO 499, 504, 505, 507 TO 516 AND 548

The erf is subject to a servitude 3m wide for services in favour of the Section 21 Company as indicated on the General Plan.

### 2.3 ERVEN 543 TO 546

The erf is subject to a servitude of right of way and for services in favour of Erven 371 to 542, 547 and 548 as indicated on the General Plan.

### 2.4 ERF 394

The erf is subject to a servitude 4m wide for services in favour of the Section 21 Company as indicated on the General Plan.

### 2.5 ERF 547

The erf is subject to a servitude for services in favour of the Section 21 Company as indicated on the General Plan.

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