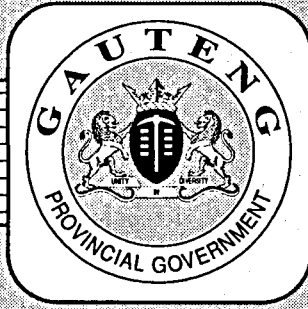


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

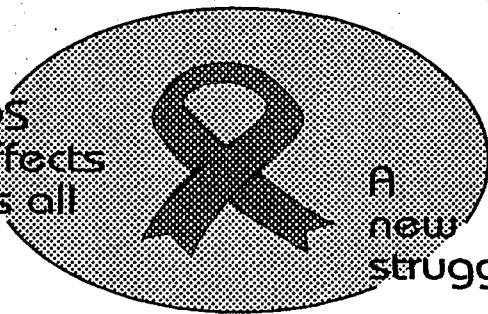
Vol. 12

PRETORIA, 3 NOVEMBER 2006

No. 404

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
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DEPARTMENT OF HEALTH

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NOTICE TO:

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We look forward to your ongoing support

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 3123

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

CENTURION AMENDMENT SCHEME 1506C

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 34, being an amendment of the Centurion Town-planning Scheme, 1992.

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

This amendment is known as Centurion Amendment Scheme 1506C.

(13/2/Louwlandia x34 (1506C))
 ___ November 2006

Acting Head: Legal and Secretarial Services
 (Notice No 1136/2006)

PLAASLIKE BESTUURSKENNISGEWING 3123

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

CENTURION WYSIGINGSKEMA 1506C

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 34, synde 'n wysiging van die Centurion-dorpsbeplanningskema, 1992, goedgekeur het.

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

Hierdie wysiging staan bekend as Centurion-wysigingskema 1506C.

(13/2/Louwlandia x34 (1506C))
 ___ November 2006

Waarnemende Hoof: Regs- en Sekretariële Dienste
 (Kennisgewing No 1136/2006)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF LOUWLARDIA EXTENSION 34 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 34 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Louwlandia x34 (1506C))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY CANDLEWOODS COUNTRY ESTATES (PTY) LTD UNDER THE PROVISIONS OF SECTION A AND C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 164 (A PORTION OF PORTION 124) OF THE FARM BRAKFONTein 390JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Louwlandia Extension 34.

1.2 DESIGN

The township shall consist of erven, parks and streets as indicated on General Plan SG No 2181/2006.

01020000

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

1.3.1 All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of the rights to minerals, but excluding -

1.3.1.1 the following servitude which does not affect the erven in the township;

Condition A in Deed of Transport T129337/2003:

"Onderhewig aan die bepalings van Notariele Akte van Servituut K214/95 gedateer 28/12/94, is die binnegemelde eiendom onderhewig aan 'n ewig-durende servituut vir munisipale doeleindes vir 'n kraglyn oor 'n servituut-gebied 3 meter wyd waarvan die oostelike grens aangedui word deur die lyn AB op Kaart LG A5969/84, met bykomende regte, ten gunste van die Suidelike Pretoria Metropolitaanse Substruktuur soos meer volledig sal blyk uit gemelde Notariele Akte en Kaart."

1.3.1.2 the following condition which affects the erven in the township:

Condition B in Deed of Transport T129337/2003:

"Onderhewig aan die volgende voorwaarde opgelê deur die Stadsraad van Tshwane by goedkeuring tot onderverdeling van die genoemde eiendom, naamlik:

No building plans will be approved until a dolomitic stability and foundation investigation have been carried out on all the areas on which there is to be built, to the satisfaction of the local authority.

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 studied the relevant geological report and 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 entire development is safe as far as possible from a geological point of view.

On completion of the buildings he must certify that all his specifications have been met."

1.1.3.3 the following servitude which affects Erven 1794 and 1858 in the township only:

Servitude II on page 4 in Deed of Transport T129337/2003:

"Kragtens Notariele Akte van Servituut van toegang K6590/03 gedateer 11/09/03 is die binnegemelde eiendom onderhewig aan 'n reg van toegang (na 'n privaat begraaftplaas) ten gunste van

1. Abraham Hendrik Petrus Baard
ID no: 460225 5062 084
Getroud buite gemeenskap van goed.
2. Magdalena Getruida Baard
ID no: 460224 0033 088
Getroud buite gemeenskap van goed.
3. Frederik Gerhard Botha
ID no: 401009 5041 088
Getroud buite gemeenskap van goed.
4. Aletta Adriana Botha
ID no: 440505 0239 087
Getroud buite gemeenskap van goed.

Soos meer volledig sal blyk uit die genoemde Notariele Akte.

1.4 PRECAUTIONARY MEASURES

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

- 1.4.1 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
- 1.4.2 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 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.

1.6 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.

1.7 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.

1.8 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.

1.9 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.

1.10 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 and Environment 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 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 and that any conditions that may affect the township are incorporated in these conditions as amendments to these conditions.

1.12 LAND TO BE TRANSFERRED TO THE SECTION 21 COMPANY (HOME-OWNERS' ASSOCIATION)

The following erven shall be transferred to the Section 21 Company or to a Company registered in terms of Section 21 of the Companies Act, 1973 by and at the expense of the township owner:

Erven 1794, 1856, 1857 and 1858



1.13 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 1.14.

1.14 THE DEVELOPER'S OBLIGATIONS

1.14.1 ASSOCIATION AND STATUTES

The developer must register a section 21 company (homeowners' association) in terms of the provisions of the Companies Act, 1973 (Act 61 of 1973). All the owners of erven and/or units in the township must become members of the section 21 company. A copy of the registered Deed of Association (CM4) and the Company's Statutes must be submitted to the City of Tshwane Metropolitan Municipality. The Association and Statutes must clearly state that the main objective of the homeowners' association is the maintenance of the internal roads of the development. 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.

1.14.2 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 roads and storm water sewers as well as water and electricity services, prior to the commencement of the construction of the said services.

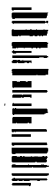
1.14.3 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

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 roads 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 roads 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 Service Delivery Department.

1.14.4 MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months commences when the last of the internal engineering services (i.e. water, sewerage, electricity, and the road and storm water sewers) have been completed. The developer must furnish the Section 21 Company with a maintenance guarantee, issued by a recognized financial institution, in respect of poor workmanship and/or materials with regard to the civil engineering services and the electricity services, 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.



1.15 SERVITUDES IN FAVOUR OF THE SECTION 21 COMPANY

1.15.1 ERVEN 1794 & 1795

1.15.1.1 The erf shall be subject to a general servitude for engineering services, as indicated on the general plan.

1.15.1.2 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 therefrom.

1.15.2 ERF 1858

The erf is entirely subject to a servitude for general private- and telecommunication services in favour of Erven 1767 to 1857 as shown on the general plan. This erf is also subject to a right of way servitude in favour of Erven 1767 to 1857

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 WITH THE EXCEPTION OF THE ERVEN REFERRED TO IN CLAUSE 1.12

2.1.1.1 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, 3m 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 2m 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 1767 TO 1793 AND 1796 TO 1855

Upon transfer, the owner of each erf must automatically become a member of the section 21 Company and remain a member until he or she ceases to be the registered owner of that erf, which condition must be included in the title deed of the portion.

2.1.3 ERF 1856

The erf is subject to a 5m wide RoW servitude in favour of Erf 1767 as indicated on the General Plan.



2.1.4 ERVEN 1794 AND 1858

The erf is subject to a RoW servitude in favour Abraham Hendrik Petrus Baard, Magdalena Getruida Baard, Frederik Gerhard Botha and Aletta Adriana Botha to a private cemetery situated on Erf 1794 in terms of Notarial Deed of Servitude K6590/03 dated 11/09/03 and as indicated on the General Plan.

2.1.5 ERF 1858

The erf is entirely subject to a RoW and services servitude in favour of the Tshwane Metropolitan Municipality as indicated on the General Plan.
