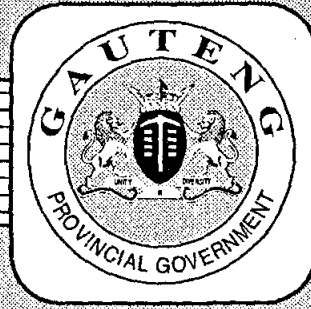


**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

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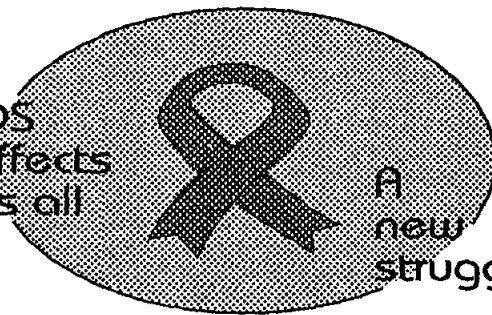
Vol. 12

PRETORIA, 14 FEBRUARY 2006  
FEBRUARIE

No. 53

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

AIDS  
affects  
us all



A  
new  
struggle

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DEPARTMENT OF HEALTH

**Prevention is the cure**



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**CONTENTS • INHOUD**

No.	Page No.	Gazette No.
<b>LOCAL AUTHORITY NOTICE</b>		
333 Town-planning and Townships Ordinance (15/1986): City of Tshwane Metropolitan Municipality: Centurion Amendment Scheme 1429C.....	3	53

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For enquiries and information:

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## LOCAL AUTHORITY NOTICE

### LOCAL AUTHORITY NOTICE 333

#### CITY OF TSHWANE METROPOLITAN MUNICIPALITY

#### CENTURION AMENDMENT SCHEME 1429C

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 Monavoni Extension 12, 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 General Manager: Legal Services, and are open to inspection during normal office hours.

This amendment is known as Centurion Amendment Scheme 1429C.

(13/2/Monavoni x12 (1429C)  
14 February 2006

Acting General Manager: Legal Services  
(Notice No 402/2006)

### PLAASLIKE BESTUURSKENNISGEWING 333

#### STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

#### CENTURION WYSIGINGSKEMA 1429C

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 Monavoni Uitbreiding 12, synde 'n wysiging van die Centurion-dorpsbeplanningskema, 1992, goedgekeur het.

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

Hierdie wysiging staan bekend as Centurion-wysigingskema 1429C.

(13/2/Monavoni x12 (1429C)  
14 Februarie 2006

Waarnemende Hoofbestuurder: Regsdienste  
(Kennisgewing No 402/2006)

#### CITY OF TSHWANE METROPOLITAN MUNICIPALITY

#### DECLARATION OF MONAVONI EXTENSION 12 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 Monavoni Extension 12 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Monavoni x12 (1429C)

#### SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY JR 209 INVESTMENTS (PTY) LTD IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 138 (A PORTION OF PORTION 13) OF THE FARM BRAKFORTEIN 399JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

#### 1. CONDITIONS OF ESTABLISHMENT

##### 1.1 NAME

The name of the township shall be Monavoni Extension 12.

##### 1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 5909/2005.

### 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 –

#### 1.3.1 The following condition which shall not be transferred to the township:

"A. Die voormalige Resterende Gedeelte van die bogenoemde plaas Brakfontein Nr 399, groot sodanig 902,1251 hektaar (Gedeelte 13 waarvan hieronder gehou word) is onderworpe aan 'n Serwituut van deurgangsreg vir die geleiding van elektriese krag en bykomende regte ten gunste van die Stadsraad van Pretoria, soos meer ten volle sal blyk uit Notariële Serwituutakte van Deurgang Nr 739/1956-S.

B. Die voormalige Resterende Gedeelte van die bogemelde plaas Brakfontein Nr 399, groot as sodanig 902,1251 hektaar (waarvan gedeelte 13, die eiendom hieronder gehou, 'n gedeelte is), is onderworpe aan die voorwaardes opgelê deur die Beherende Gesag wat betrekking het tot die oprigting van geboue, soos meer ten volle sal blyk van die aanhangsel tot Akte van Transport T 3648/1948, en wat as volg lees-

"No building or any structure whatsoever shall be erected within a distance of 94.46 meters from the centre line of the National Road, without the written approval of the Controlling Authority as defined in Act No 21 of 1940, read in conjunction with Act No 44 of 1948."

### 1.4 PRECAUTIONARY MEASURES

The township owner shall at its own expense, make arrangements with the Municipality, 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, 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 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 Municipality, when required by the Municipality to do so.

### 1.6 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 Municipality, when required by the Municipality to do so.

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

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

### 1.8 ACCESS

No ingress from Provincial Road P66-1 (K71) to the township and no egress to Provincial Road P66-1 (K71) from the township shall be allowed.

### 1.9 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of Road P66-1 (K71) and for all stormwater running off or being diverted from the road to be received and disposed of.

## 1.10 OWNERSHIP

- 1.10.1 The township owner shall register 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.

A copy of the registered Deed of Association (CM4) and the Company Statutes must be submitted to the City of Tshwane Metropolitan Municipality.

The homeowners' association will be responsible for the maintenance of the road surface, security, landscaping and maintenance of facilities on Erf 741. The developer is deemed to be a member of the Company, with all the rights and obligations of an ordinary member, until the last erf has been transferred.

- 1.10.2 Erven 740 and 741, Monavoni Extension 12 shall be registered in the name of the said Company and the erven may not be sold or in any way disposed of without prior written consent of the Municipality.
- 1.10.3 Each and every owner of Erven 738 and 739, Monavoni Extension 12 shall become a member of the said Company upon transfer of the erven and remain a member until he or she ceases to be the registered owner of that erf.
- 1.10.4 The Company shall have full legal power to levy from each and every member the costs incurred in fulfilling its function, and shall have legal recourse to recover such fees in the event of a default in payments by any member.
- 1.10.5 All buildings and structures to be erected shall be made subject to the provisions of the Development Framework, Monavoni Extension 3 and Extension 4, 2004, and any and all amendments to the said document as may be affected and approved by the owners association. Building plans shall only be submitted to the Municipality for final approval once the said plans have been evaluated and approved by the Trustees of the association.

## 1.11 ERVEN SUBJECT TO SPECIAL CONDITIONS

Erven 740 and 741 shall be transferred at the cost of the township owner to the Section 21 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, simultaneously with the first transfer.

## 1.12 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.

## 1.13 OBLIGATIONS WITH REGARD TO THE CONSTRUCTION AND ESTHETICAL TREATMENT OF STONE RIDGE BOULEVARD

- (i) Provision shall be made for pedestrian movement along Granite Crescent to the satisfaction of the City of Tshwane Metropolitan Municipality.
- (ii) The sidewalks and entrances along Granite Crescent shall be landscaped and planted with trees to the satisfaction of the Municipality.
- (iii) Taxi lay-by's shall be provided at the entrance of Erf 741 onto Granite Crescent to the satisfaction of the Municipality.

## 2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be 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 erf is subject to a servitude, 3m 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 parhandle erf, an additional servitude for municipal purposes 3m 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 servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2m thereof.
- 2.1.3 The Municipality 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 Municipality.

## 2.2 ERF 741

The entire erf, except for figure a-b-c-d-a representing the gatehouse, is subject to a servitude for general municipal purposes (water, electricity, stormwater and sewerage) in favour of the Municipality.

## 2.3 ERF 741

The entire erf, except for figure a-b-c-d-a representing the gatehouse, is subject to a right-of-way servitude in favour of erven 738 to 740.

## 2.4 ERVEN 738 AND 739

The erven is subject to a servitude for electrical purposes (6mx3m) in favour of the Municipality, as indicated on the general plan.

## 2.5 ERF 738

The erf is subject to a servitude 5m wide for municipal purposes (sewer and stormwater) in favour of the Municipality, as indicated on the general plan.

## 2.6 ERF 739

The erf is subject to a servitude 3m wide for municipal purposes (sewer) in favour of the Municipality, as indicated on the general plan.

## 2.7 ERF 740

The erf is subject to a servitude 3m wide for municipal purposes (stormwater) in favour of the Municipality, as indicated on the general plan.

## 2.8 ERF 740

The erf is subject to a servitude for general municipal purposes in favour of the Municipality, as indicated on the general plan.

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