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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 91

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

CENTURION AMENDMENT SCHEME 1448C

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 Louwladia Extension 36, 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 1448C.

(13/2/Louwladia x36 (1448C))
 ___ January 2007

Acting Head: Legal and Secretarial Services
 (Notice No 392/2007)

PLAASLIKE BESTUURSKENNISGEWING 91

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

CENTURION WYSIGINGSKEMA 1448C

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 Louwladia Uitbreiding 36, 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 1448C.

(13/2/Louwladia x36 (1448C))
 ___ Januarie 2007

Waarnemende Hoof: Regs- en Sekretariële Dienste
 (Kennisgewing No 392/2007)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF LOUWLARDIA EXTENSION 36 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 Louwladia Extension 36 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Louwladia x36 (1448C))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY WOOLWORTHS (PROPRIETARY) LIMITED 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 145 OF THE FARM BRAKFRONTEIN 390JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Louwladia Extension 36.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 7032/2005.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

1.3.1 All erven shall be made subject to existing conditions and servitudes, including –

1.3.1.1 the following condition which affect Erven 1738 and 1739 and a street in the township:

Subject to a servitude for telecommunications and other related purposes in favour of Eskom Holdings Limited, along a route to be agreed upon by the parties, together with ancillary rights as will appear from Notarial Deed of Servitude K4143/2005S.

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

1. The following servitude which only affects a street in the township:

By Notarial Deed K962/1995S the property is subject to servitude for municipal purposes in favour of the TOWN COUNCIL OF VERWOERDBURG, 40 (forty) metres wide, as indicated by the figure A d e f g h j k l A1 B1 C1 D1 E1 F1 G1 H1 J1 A on the annexed Diagram S.G. No. 12335/2004.

2. The following servitude which only affects Erf 1739 and a street in the township:

The property is "Onderhewig aan 'n reg verleen aan Eskom kragtens Notariële Akte No. K762/1971 S geregistreer op 1 Julie 1971, om elektrisiteit oor die eiendom te vervoer, tesame met bykomende regte en onderworpe aan voorwaardes, soos in genoemde Notariële Akte uiteengesit. Die roete van voormelde serwitut is bepaal deur Notariële Akte K2951/1979 S." The centre line of which servitude of Electric Power Line 47,22 metres wide, is indicated by the line m n on the annexed diagram S.G. No. 12335/2004.

1.4 ACCESS

Ingress from Road K220 to the township and egress from Road K220 from the township shall be restricted to the intersection of Flamingo Drive with the said road.

1.5 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of the proposed Provincial Road K220 and for all stormwater running off or being diverted from the road to be received and disposed of.

1.6 PRECAUTIONARY MEASURES

1.6.1 The township owner shall appoint a competent person(s) to: -

- (i) compile a complete RISK MANAGAMENT PLAN and WET SERVICES PLAN;
- (ii) conduct and compile a construction report to ensure that the conditions on site and the positioning of structures and wet services are accordingly certified.

1.6.2 The townships owner is responsible to facilitate the procedure to transfer the responsibility for the management of Risk Management plan legally to a representative Body Corporate or similar entity, as applicable.

1.6.3 The township owner shall at its own expense, make arrangements with the Municipality, in order to ensure that-

- (i) water will accumulate, that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen; and
- (iii) 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 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.

1.8 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have Erven 1738 and 1739 in the township consolidated. The City of Tshwane Metropolitan Municipality hereby grants its consent to the consolidation in respect of Section 92(1) (b) of Ordinance 15 of 1986.

1.9 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 Section 21, 22 and 26 of the Environmental Conservation Act, for the development of this township.

2. CONDITIONS OF TITLE

A. 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.

2.1 ALL ERVEN

2.1.1 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 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. Where the erf is actually affected by a Council sewer line it must be protected by a 3 metre wide 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 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.

2.2 ERF 1739

2.2.1 The erf is subject to a servitude for Right of Way and municipal services as indicated on the General Plan in favour of the local authority.

2.2.2 The erf is subject to a servitude for municipal purposes (water) 5m wide as indicated on the General Plan in favour of the local authority.

2.2.3 The erf is subject to a servitude for municipal purposes (water) 9m wide as indicated on the General Plan in favour of the local authority.

2.2.4 The erf is subject to a servitude for municipal purposes (water) 4m wide as indicated on the General Plan in favour of the local authority.

2.3 ERF 1738

The erf is subject to a servitude for municipal purposes (water) 4m and 2m wide as indicated on the General Plan in favour of the local authority.

2.4 ERVEN 1738 AND 1739

The erf is subject to a general servitude for Right of Way in favour of Portion 119 of the farm Brakfontein 390-JR as indicated on the General Plan