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GAUTENG***

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# LOCAL AUTHORITY NOTICES

## LOCAL AUTHORITY NOTICE 2311

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

### CENTURION AMENDMENT SCHEME 1461C

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 46, 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 Executive Director: Legal Services, and are open to inspection during normal office hours.

This amendment is known as Centurion Amendment Scheme 1461C.

(13/2/Louwlandia x46 (1461C))  
 \_\_\_ September 2007

**Acting Executive Director: Legal Services**  
 (Notice No 1086/2007)

## PLAASLIKE BESTUURSKENNISGEWING 2311

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

### CENTURION WYSIGINGSKEMA 1461C

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

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

Hierdie wysiging staan bekend as Centurion-wysigingskema 1461C.

(13/2/Louwlandia x46 (1461C))  
 \_\_\_ September 2007

**Waarnemende Uitvoerende Direkteur: Regsdienste**  
 (Kennisgewing No 1086/2007)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

### DECLARATION OF LOUWLARDIA EXTENSION 46 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 46 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Louwlandia x46 (1461C))

#### SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY FRIEDSHELF 168 PROPERTIES (PROPRIETARY) LIMITED IN TERMS THE PROVISIONS OF CHAPTER III: 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 163 (A PORTION OF PORTION 162) 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 Louwlandia Extension 46.

## 1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 6693/2005.

## 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 servitudes and conditions which does not affect the township area:

"onderhewig aan 'n reg verleen aan ESKOM kragtens Notariële Akte 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 Serwituut is bepaal deur Notariële Akte K. 2951/1979 S."

## 1.3.2 the following servitude, which affects a street in the township only:

"Subject to a servitude for municipal purposes 6 (six) metres wide in favour of the Town Council of Verwoerdburg indicated by the figure g h D j on the annexed diagram S.G. No. A. 8092/1993 as will more fully appear from Deed of Servitude K955/95 S"

## 1.3.3 the following servitude, in respect of Certificate of Registered Title T15483/95, which does not affect the township area:

The Remaining Extent of the said farm BRAKFORTEIN in extent 940,2515 hectares (a portion whereof is held hereunder) is

"onderhewig aan 'n reg verleen aan ESKOM kragtens Notariële Akte 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 Serwituut is bepaal deur Notariële Akte K. 2951/1979 S"

## 1.3.4 the following servitudes, which affect a street in the township only:

## (i) In respect of Certificate of Registered Title T15483/95:

"Subject to a servitude for municipal purposes 6 (six) metres wide in favour of the Town Council of Verwoerdburg indicated by the figure a b c d on the diagram S.G. No. A. 8089/1993 annexed to the said Certificate of Registered Title T 15483/1995 as will more fully appear from Deed of Servitude K958/95 S."

## (ii) In respect of:

By Virtue of Notarial Deed of Right of Way K960/95S, the within mentioned property is subject to a servitude of right of way, 7,50m represented by the figure effg on the said diagram SG No. A 8089/93 annexed to the said Certificate of Registered Title T 15483/1995, in favour of VERWOERDBURG TOWN COUNCIL and RAND WATER BOARD as will more fully appear from the said Notarial Deed and Diagram.

## 1.3.5 the following servitudes, in respect of Certificate of Consolidated Title T147263/98, which do not affect the township area:

"The former Portion 56 ( a portion of Portion 10) of the said farm Brakfontein 390, J.R province of GAUTENG, Indicated by the figure D1 D E F G H J K L M N P Q R S T U V W X Y Z A1 B1 C1 D1 on the said Diagram S.G. No 9115/1996 annexed to the said Certificate of Consolidated Title T 147263/1998 is specially subject to the following conditions:

"onderhewig aan 'n reg verleen aan ESKOM kragtens Notariële Akte K762/1971-S 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 serwituut is bepaal deur Notariële Akte K. 2951/1979S the centre line of which servitude of Electric Power Line, 47,22 (Forty Seven Comma Two Two) metres wide is indicated by the line b c on Diagram S.G. No. 9115/96 annexed to the said Certificate of Consolidated Title T147263/1998."

1.4 ACCESS

No ingress from Provincial Roads K101 and K220 to the township and no egress to Provincial Roads K101 and K220 from the township shall be allowed.

1.5 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at his own expense erect a fence or other physical barrier to the satisfaction of the Head of the Department: Gauteng Provincial Government: Department of Public Transport, Roads and Works, as and when required by him to do so, and the township owner shall maintain such fence or physical barrier in a good state of repair until such time as the erven in the township are transferred to ensuing landowners, after which the responsibility for the maintenance of such fence or physical barrier rests with the latter.

1.6 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the stormwater drainage of the township to fit in with that of Roads K101, K220, Gautrain rail reserve and for all stormwater running off or being diverted from the road and/or rail to be received and disposed of.

1.7 PRECAUTIONARY MEASURES

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

1.7.1.1 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

1.7.1.2 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.

1.8 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/or Telkom services, the cost thereof shall be borne by the township owner.

2. CONDITIONS OF TITLE

THE ERVEN MENTIONED HEREUNDER 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 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 2m wide across the access portion of the erf, if and when required by the municipality: Provided that the local authority may dispense with any such servitude. Where the erf is actually affected by an actual municipal service, the service 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 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 1718

The erf is subject to a servitude for Right of Way and municipal purposes in favour of the municipality, as indicated on the General Plan.

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**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**
**VERKLARING VAN LOUWLARDIA UITBREIDING 46 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 Louwladia Uitbreiding 46 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(13/2/Louwladia x46 (1461C))

**BYLAE**

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR FRIEDSHELF 168 PROPERTIES (PROPRIETARY) LIMITED INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III: DEEL A EN C VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 163 ('N GEDEELTE VAN GEDEELTE 162) VAN DIE PLAAS BRAKFRONTEIN 390JR, GAUTENG, TE STIG, TOEGESTAAN IS.

## 1. STIGTINGSVOORWAARDES

## 1.1 NAAM

Die naam van die dorp is Louwladia Uitbreiding 46.

## 1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No 6693/2005.

## 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 –

## 1.3.1 die volgende servitute en voorwaardes wat nie die dorp raak nie:

“onderhewig aan 'n reg verleen aan ESKOM kragtens Notariële Akte 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 Servituut is bepaal deur Notariële Akte K. 2951/1979 S.”

## 1.3.2 die volgende servituut wat slegs 'n straat in die dorp raak:

“Subject to a servitude for municipal purposes 6 (six) metres wide in favour of the Town Council of Verwoerdburg indicated by the figure g h D j on the annexed diagram S.G. No. A. 8092/1993 as will more fully appear from Deed of Servitude K955/95 S”

## 1.3.3 die volgende servituut met betrekking tot die Sertifikaat van Geregistreerde Titel T15483/95, wat nie die dorp raak nie:

The Remaining Extent of the said farm BRAKFRONTEIN in extent 940,2515 hectares (a portion whereof is held hereunder) is

“onderhewig aan 'n reg verleen aan ESKOM kragtens Notariële Akte 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 Servituut is bepaal deur Notariële Akte K. 2951/1979 S”

1.3.4 die volgende servitute wat slegs 'n straat in die dorp raak:

- (i) Met betrekking tot Sertifikaat van Geregistreerde Titel T15483/95:

"Subject to a servitude for municipal purposes 6 (six) metres wide in favour of the Town Council of Verwoerdburg indicated by the figure a b c d on the diagram SG No A. 8089/1993 annexed to the said Certificate of Registered Title T 15483/1995 as will more fully appear from Deed of Servitude K958/95 S."

- (ii) Met betrekking tot:

By Virtue of Notarial Deed of Right of Way K960/95S, the within mentioned property is subject to a servitude of right of way, 7,50m represented by the figure effg on the said diagram SG No. A 8089/93 annexed to the said Certificate of Registered Title T 15483/1995, in favour of VERWOERDBURG TOWN COUNCIL and RAND WATER BOARD as will more fully appear from the said Notarial Deed and Diagram.

1.3.5 die volgende servitute met betrekking tot Sertifikaat van Gekonsolideerde Titel T147263/98, wat nie die dorp raak nie:

"The former Portion 56 ( a portion of Portion 10) of the said farm Brakfontein 390, J.R province of GAUTENG. Indicated by the figure D1 D E F G H J K L M N P Q R S T U V W X Y Z A1 B1 C1 D1 on the said Diagram S.G. No 9115/1996 annexed to the said Certificate of Consolidated Title T 147263/1998 is specially subject to the following conditions:

"onderhewig aan 'n reg verleen aan ESKOM kragtens Notariële Akte K762/1971-S 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 servituut is bepaal deur Notariële Akte K. 2951/1979S the centre line of which servitude of Electric Power Line, 47,22 (Forty Seven Comma Two Two) metres wide is indicated by the line b c on Diagram S.G. No. 9115/96 annexed to the said Certificate of Consolidated Title T147263/1998."

1.4 TOEGANG

Geen ingang van Provinsiale Paaie K101 en K220 tot die dorp en geen uitgang tot Provinsiale Paaie K101 en K220 uit die dorp word toegelaat nie.

1.5 OPRIGTING VAN HEINING OF ANDER FISIESE VERSPERRING

Die dorpseienaar moet op eie koste 'n heining of ander fisiese versperring oprig tot tevredeheid van die Hoof van die Departement: Gauteng Provinsiale Regering: Departement van Openbare Vervoer, Paaie en Werke, soos en wanneer deur hom verlang om dit te doen en die dorpseienaar moet sodanige heining of fisiese versperring in 'n goeie toestand hou tot tyd en wyl die erwe in die dorp aan die daaropvolgende grondeienaars oorgedra word, waarna die verantwoordelikheid vir die instandhouding van sodanige heining of fisiese versperring by hulle berus.

1.6 ONTVANGS VAN EN WEGDOEN MET STORMWATER

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van Paaie K101, K220, Gautrain spoor reserwe en hy moet die stormwater wat van die pad en/of spoor afloop of afgelei word, ontvang en daarmee wegdoen.

1.7 VOORKOMENDE MAATREËLS

- 1.7.1 Die dorpseienaar moet op eie koste reëlings met die munisipaliteit tref om te verseker dat –

1.7.1.1 water nie opdam nie, dat die hele oppervlakte van die dolomiet areas behoorlik gedreineer word en dat die strate doeltreffend met teer, beton of butimen geseël word; en

1.7.1.2 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.

#### 1.8 VERSKUIWING OF VERWYDERING VAN MUNISIPALE EN TELKOM DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale en TELKOM dienste te verskuif en/of te verwyder, moet die koste daarvan deur die dorpsenaar gedra word.

## 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, 3 meter breed, vir riolerings- en ander munisipale dienste, langs enige 2 twee sygrense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 3 meter breed, oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die munisipaliteit. Met dien verstande dat die munisipaliteit van enige sodanige serwituut mag afsien. Waar die erf deur 'n munisipale diens geraak word, moet die diens beskerm word met 'n 3 meter bree serwituut.

2.1.1.2 Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen groot wortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 m daarvan geplant word nie.

2.1.1.3 Die munisipaliteit is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke wat hy volgens goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die munisipaliteit geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings wat sodanige rioolhoofpypleidings en ander werke veroorsaak.

### 2.1.2 ERF 1718

Die erf is onderworpe aan 'n serwituut van reg van weg en munisipale doeleindes ten gunste van die Munisipaliteit, soos op die algemene plan aangedui.



**LOCAL AUTHORITY NOTICE 2312**

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

**CENTURION AMENDMENT SCHEME 1462C**

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 47, 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 Executive Director: Legal Services, and are open to inspection during normal office hours.

This amendment is known as Centurion Amendment Scheme 1462C.

(13/2/Louwlandia x47 (1462C))  
 \_\_ September 2007

**Acting Executive Director: Legal Services**  
 (Notice No 1087/2007)

**PLAASLIKE BESTUURSKENNISGEWING 2312**

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**

**CENTURION WYSIGINGSKEMA 1462C**

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

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

Hierdie wysiging staan bekend as Centurion-wysigingskema 1462C.

(13/2/Louwlandia x47 (1462C))  
 \_\_ September 2007

**Waarnemende Uitvoerende Direkteur: Regsdienste**  
 (Kennisgewing No 1087/2007)

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

**DECLARATION OF LOUWLARDIA EXTENSION 47 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 47 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Louwlandia x47 (1462C))

**SCHEDULE**

CONDITIONS UNDER WHICH THE APPLICATION MADE BY FRIEDSHELF 168 PROPERTIES (PROPRIETARY) LIMITED IN TERMS OF THE PROVISIONS OF CHAPTER III: 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 105 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 Louwlandia Extension 47.

**1.2 DESIGN**

The township shall consist of erven and streets as indicated on General Plan SG No 6692/2005.

## 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 servitudes which do not affect the township area:

- (i) IIC2 - The former Remaining Extent of the said farm BRAKFORTEIN 390, J.R. Province of Gauteng, in extent 548,7774 (Five Hundred and Forty Eight comma Seven Seven Seven Four) hectares, of which that portion of the property hereby transferred, indicated by the figure A B C D1 a on the said diagram S.G. No 9115/1996 annexed to the said Certificate of Consolidated title T147263/1998, forms a portion, is:
1. "Geregtig tot 'n reg van deurgang tussen die bakens gemerk P en Q op Kaart S.G. Nr A 3427/47 geheg aan Akte van Verdelingstransport No 3172/1948 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."
  2. Subject to a servitude in favour of the CENTURION TOWN COUNCIL to provide electricity with ancillary rights, as will more full appear from Notarial Deed K 2692/1990-S."
- (ii) IIC3 – 3.1 - The former Portion 93 (a portion of Portion 72) of the farm BRAKFORTEIN 390, J.R. Province of Gauteng, in extent 1,2001 hectares, of which that portion of the property hereby transferred, indicated by the figure A B C D1 a on the said diagram S.G. No 9115/1996 annexed to the said Certificate of Consolidated title T147263/1998, is subject to the following :

"SKEDULE VAN VOORWAARDES opgelê kragtens die Wet op Nasionale Paaie 1971 (Wet No. 54 van 1971) geregistreer teen Akte van Transport T3173/1948 kragtens K2690/1990-S:

1. Met die uitsondering van bestaande bouwerke mag geen bouwerk of enigeiets anders hoegenaamd sonder die skriftelike geodkeuring van die Kommissie binne 'n afstand van 20 meter, gemeet vanaf die nasionale padreserwegrens, opgerig word nie.
2. Tensy die Kommissie skriftelik goedkeuring tot die teendeel verleen, mag die grond slegs vir bona-fide-boerderybedrywighede gebruik word en op die grond mag daar slegs daardie geboue of bouwerke opgerig word wat in direkte verband staan met die bona-fide-boerderybedrywighede.
3. Indien die grond of einge gedeelte daarvan met einge ander grond wat ook binne die boubeperkingsgebied geleë is, gekonsolodeer word, gaan bovermelde voorwaardes oor op die gekonsolideerde titel van die grond.

1.3.2 the following servitude, which only affects Erven 1720 and 1721 in the township:

IIC3 – 3.3 - "Subject to a servitude of Right of Way in favour of the Centurion Town Council five (5) metres in width, the southern boundary of which is represented by the line CD on Diagram S.G. No. 9115/96 annexed to Certificate of Consolidated Title T147263/1998, as will more fully appear from Notarial Deed of Servitude K6842/98 S."

#### 1.4 PRECAUTIONARY MEASURES

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

1.4.1.1 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

1.4.1.2 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 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/or Telkom services, the cost thereof shall be borne by the township owner.

#### 1.6 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have Erven 1720 and 1721 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.

### 2. CONDITIONS OF TITLE

THE ERVEN MENTIONED HEREUNDER SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED, IMPOSED BY THE MUNICIPAL 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 panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the municipality: Provided that the local authority may dispense with any such servitude. Where the erf is actually affected by an actual municipal service, the service 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 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 1720

The erf is subject to a 3m wide servitude for municipal purposes in favour of the municipality, as indicated on the General Plan.

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**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****VERKLARING VAN LOUWLARDIA UITBREIDING 47 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 47 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(13/2/Louwlandia x47 (1462C))

**BYLAE**

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR FRIEDSHELF 168 PROPERTIES (PROPRIETARY) LIMITED INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III: DEEL A EN C VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 105 VAN DIE PLAAS BRAKFRONTEIN 390JR, GAUTENG, TE STIG, TOEGESTAAN IS.

**1. STIGTINGSVOORWAARDES****1.1 NAAM**

Die naam van die dorp is Louwlandia Uitbreiding 47.

**1.2 ONTWERP**

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No 6692/2005.

**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 –

**1.3.1 die volgende serwitute wat nie die dorp raak nie:**

(i) IIC2 - The former Remaining Extent of the said farm BRAKFRONTEIN 390, J.R. Province of Gauteng, in extent 548,7774 (Five Hundred and Forty Eight comma Seven Seven Seven Four) hectares, of which that portion of the property hereby transferred, indicated by the figure A B C D1 a on the said diagram S.G. No 9115/1996 annexed to the said Certificate of Consolidated title T147263/1998, forms a portion, is:

1. "Geregig tot 'n reg van deurgang tussen die bakens gemerk P en Q op Kaart S.G. Nr A 3427/47 geheg aan Akte van Verdelingstransport No 3172/1948 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."
2. Subject to a servitude in favour of the CENTURION TOWN COUNCIL to provide electricity with ancillary rights, as will more full appear from Notarial Deed K 2692/1990-S."

(ii) IIC3 – 3.1 - The former Portion 93 (a portion of Portion 72) of the farm BRAKFRONTEIN 390, J.R. Province of Gauteng, in extent 1,2001 hectares, of which that portion of the property hereby transferred, indicated by the figure A B C D1 a on the said diagram S.G. No 9115/1996 annexed to the said Certificate of Consolidated title T147263/1998, is subject to the following :

"SKEDULE VAN VOORWAARDES opgelê kragtens die Wet op Nasionale Paaie 1971 (Wet No. 54 van 1971) geregistreer teen Akte van Transport T3173/1948 kragtens K2690/1990-S:

1. Met die uitsondering van bestaande bouwerke mag geen bouwerk of enigeiets anders hoegenaamd sonder die skriftelike goedkeuring van die Kommissie binne 'n afstand van 20 meter, gemeet vanaf die nasionale padreserwegrens, opgerig word nie.
2. Tensy die Kommissie skriftelik goedkeuring tot die teendeel verleen, mag die grond slegs vir bona-fide-boerderybedrywighede gebruik word en op die grond mag daar slegs daardie geboue of bouwerke opgerig word wat in direkte verband staan met die bona-fide-boerderybedrywighede.
3. Indien die grond of einge gedeelte daarvan met einge ander grond wat ook binne die boubeperkingsgebied geleë is, gekonsolodeer word, gaan bovermelde voorwaardes oor op die gekonsolideerde titel van die grond.

1.3.2 die volgende servituut, wat slegs Erwe 1720 en 1721 in die dorp raak:

IIC3 – 3.3 - "Subject to a servitude of Right of Way in favour of the Centurion Town Council five (5) metres in width, the southern boundary of which is represented by the line CD on Diagram S.G. No. 9115/96 annexed to Certificate of Consolidated Title T147263/1998, as will more fully appear from Notarial Deed of Servitude K6842/98 S."

#### 1.4 VOORKOMENDE MAATREËLS

1.4.1 Die dorpsieenaar moet op eie koste reëlings met die munisipaliteit tref om te verseker dat –

1.4.1.1 water nie opdam nie, dat die hele oppervlakte van die dolomiet areas behoorlik gedreineer word en dat die strate doeltreffend met teer, beton of butimen geseël word; en

1.4.1.2 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.

#### 1.5 VERSKUIWING OF VERWYDERING VAN MUNISIPALE EN TELKOM DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale en TELKOM dienste te verskuif en/of te verwyder, moet die koste daarvan deur die dorpsieenaar gedra word.

#### 1.6 KONSOLIDASIE VAN ERWE

Die dorpsieenaar moet op eie koste Erwe 1720 en 1721 in die dorp laat konsolideer. Die Stad Tshwane Metropolitaanse Munisipaliteit verleen hiermee ingevolge Artikel 92(1)(b) van Ordonnansie 15 van 1986, toestemming tot die konsolidasie.

### 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 servituut, 3 meter breed, vir riolerings- en ander munisipale dienste, langs enige 2 twee sygrense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele servituut vir munisipale doeleindes, 3 meter breed, oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die munisipaliteit. Met dien verstande dat die munisipaliteit van enige sodanige servituut mag afsien. Waar die erf deur 'n munisipale diens geraak word, moet die diens beskerm word met 'n 3 meter bree servituut.

2.1.1.2 Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen groot wortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 m daarvan geplant word nie.

2.1.1.3 Die munisipaliteit is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke wat hy volgens goeë dunde noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die munisipaliteit geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings wat sodanige rioolhoofpyleidings en ander werke veroorsaak.

2.1.2 ERF 1720

Die erf is onderworpe aan 'n 3m bree serwituut vir munisipale doeleindes ten gunste van die Munisipaliteit, soos op die algemene plan aangedui.

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