

*THE PROVINCE OF
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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 822

CITY OF TSHWANE

CENTURION AMENDMENT SCHEME 1520C

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 has approved an amendment scheme with regard to the land in the township of Celtisdal 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 Executive Director: Legal Services, and are open to inspection during normal office hours.

This amendment is known as Centurion Amendment Scheme 1520C.

(13/2/Celtisdal x34)
 ___ May 2009

Executive Director: Legal Services
 (Notice No 401/2009)

PLAASLIKE BESTUURSKENNISGEWING 822

STAD TSHWANE

CENTURION WYSIGINGSKEMA 1520C

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 'n wysigingskema met betrekking tot die grond in die dorp Celtisdal Uitbreiding 34, synde 'n wysiging van die Centurion-dorpsbeplanningskema, 1992, goedgekeur het.

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

Hierdie wysiging staan bekend as Centurion-wysigingskema 1520C.

(13/2/Celtisdal x34)
 ___ Mei 2009

Uitvoerende Direkteur: Regsdienste
 (Kennisgewing No 401/2009)

CITY OF TSHWANE

DECLARATION OF CELTISDAL 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 hereby declares the township of Celtisdal Extension 34 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Celtisdal x34 (1520C))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY L A R C DEVELOPMENTS (PROPRIETARY) LIMITED IN TERMS OF THE PROVISIONS OF PART C OF CHAPTER 3 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 256 (A PORTION OF PORTION 255) OF THE FARM SWARTKOP 383 JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Celtisdal Extension 34.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 7758/2006.

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, but excluding:

1.3.1 the following servitudes which affects Erven 972 and 973 in the township only:

- (i) "By virtue of Notarial Deed of Servitude No K723/2007S dated 18 December 2006 the withinmentioned property is subject to a 3 (three) metre wide servitude for sewer purposes, the Western boundary of which is indicated by the line AD on diagram SG No 7752/2006 in favour of The City Of Tshwane Metropolitan Municipality, as will more fully appear from the said Notarial Deed of Servitude."
- (ii) "By virtue of Notarial Deed of Servitude No K724/2007S dated 21 November 2006 the withinmentioned property is entitled to a preadial servitude of right of way, 697 (six hundred and ninety seven) square metre in extent represented by the figures ABCDEFGHA on Servitude Diagram SG No 7754/2006 over Erf 364, CELTISDAL Extension 26, measuring 1,4971 (one comma four nine seven one) Hectares, as, as will more fully appear from the said Notarial Deed of Servitude."
- (iii) "By virtue of Notarial Deed of Servitude No K725/2007S dated 21 November 2006 the withinmentioned property is entitled to a preadial servitude of right of way, 1045 (one thousand and forty five) square metre in extent represented by the figures ABCDA on Servitude Diagram S.G. No. 7756/2006 over Erf 365, CELTISDAL Extension 26, measuring 2,2773 (two comma two seven seven three) Hectares, as will more fully appear from the said Notarial Deed of Servitude."
- (iv) "By virtue of Notarial Deed of Servitude No K726/2007S dated 24 November 2006 the withinmentioned property is entitled to a preadial servitude of right of way, 314 (three hundred and fourteen) square metre in extent represented by the figures ABCDA on Servitude Diagram S.G. No. 7751/2006 over Remaining Extent of Portion 255 (a Portion of Portion 1) of the farm SWARTKOP No. 383 J.R. measuring 2,2770 (two comma two seven seven nought) Hectares, as will more fully appear from the said Notarial Deed of Servitude."

1.4 ENDOWMENT

Payable to the City of Tshwane.

The township owner shall pay endowment a total amount of **R380 000,00** for an area of **990m²** in terms of Regulation 44(1) of the Town-planning and Townships Regulations, to the City of Tshwane. The amount of this area shall be used by the City of Tshwane for the acquisition of land for park and/or public open space purposes.

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).

1.5 PRECAUTIONARY MEASURES

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

- (i) compile a complete RISK MANAGEMENT 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.

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

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

1.5.3.1 water will not accumulate to the effect that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen to the satisfaction of the Municipality; and

1.5.3.2 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, to the satisfaction of the Municipality.

1.6 RECEIVING AND DISPOSAL OF STORMWATER

The township owner shall arrange the stormwater drainage of the township in such a way as to fit in with that of Roads K73 and Ruimte Road (P102-1) and he shall receive and dispose of the storm water running off or being diverted from the road.

1.7 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.

1.8 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.

The Provincial Government shall not be responsible for the cost of (Acoustic Screening) Noise Barrier

The Township Owner shall be responsible for any costs involved in the erection of Acoustic Screening

1.9 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have Erven 972 and 973 in the township consolidated. The City of Tshwane hereby grants its consent to the consolidation in respect of Section 92(1)(b) of Ordinance 15 of 1986.

1.10 DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the 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.

1.11 REMOVAL OF LITTER

The township owner shall at his own expense have all litter within the township area removed to the satisfaction of the municipality, when required to do so by the municipality.

1.12 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.

1.13 REMOVAL 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.

1.14 COMPLIANCE WITH CONDITIONS IMPOSED BY GDACE

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Agriculture, Conservation, Environment and Land Affairs has granted the applicant exemption from compliance with 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.

2. CONDITIONS OF TITLE

THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED, LAID DOWN BY THE CITY OF TSHWANE IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

2.1 ALL ERVEN

2.1.1 The erf is subject to a servitude, 3m wide, for municipal services (water, sewerage, electricity and storm water) (hereinafter referred to as "the services"), in favour of the local authority, 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, 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.

2.1.2 No building 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.

2.1.3 The City of Tshwane 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 shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the City of Tshwane shall make good any damage caused during the laying, maintenance or removal of such services and other works.
