

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE VAN  
GAUTENG**

# Provincial Gazette Provinsiale Koerant

**EXTRAORDINARY • BUITENGEWOON**

Selling price • Verkoopprys: **R2.50**  
Other countries • Buitelands: **R3.25**

Vol. 22

**PRETORIA**  
11 FEBRUARY 2016  
11 FEBRUARIE 2016

**No. 47**

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



**Prevention is the cure**

**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH

**N.B. The Government Printing Works will not be held responsible for the quality of "Hard Copies" or "Electronic Files" submitted for publication purposes**

ISSN 1682-4525



9 771682 452005

00047



# Government Printing Works

## Notice submission deadlines

Government Printing Works has over the last few months implemented rules for completing and submitting the electronic Adobe Forms when you, the customer, submit your notice request.

In line with these business rules, GPW has revised the notice submission deadlines for all gazettes. Please refer to the GPW website [www.gpwonline.co.za](http://www.gpwonline.co.za) to familiarise yourself with the new deadlines.

### CANCELLATIONS

Don't forget!

Cancellation of notice submissions are accepted by GPW according to the deadlines stated in the table above.

Non-compliance to these deadlines will result in your request being failed. **Please pay special attention to the different deadlines for each gazette.**

**Please note that any notices cancelled after the cancellation deadline will be published and charged at full cost.**

Requests for cancellation must be sent by the original sender of the notice and must accompanied by the relevant notice reference number (N-) in the email body.

### AMENDMENTS TO NOTICES

take note!

With effect **from 01 October**, GPW will not longer accept amendments to notices. The cancellation process will need to be followed and a new notice submitted thereafter for the next available publication date.

### CUSTOMER INQUIRIES



Many of our customers request immediate feedback/confirmation of notice placement in the gazette from our Contact Centre once they have submitted their notice – While GPW deems it one of their highest priorities and responsibilities to provide customers with this requested feedback and the best service at all times, we are only able to do so once we have started processing your notice submission.

GPW has a **2-working day turnaround time for processing notices** received according to the business rules and deadline submissions.

Please keep this in mind when making inquiries about your notice submission at the Contact Centre.

### PROOF OF PAYMENTS

REMINDER

GPW reminds you that all notice submissions **MUST** be submitted with an accompanying proof of payment (PoP) or purchase order (PO). If any PoP's or PO's are received without a notice submission, it will be failed and your notice will not be processed.

When submitting your notice request to [submit.egazette@gpw.gov.za](mailto:submit.egazette@gpw.gov.za), please ensure that a purchase order (GPW Account customer) or proof of payment (non-GPW Account customer) is included with your notice submission. All documentation relating to the notice submission must be in a single email.

A reminder that documents must be attached separately in your email to GPW. (In other words, your email should have an Adobe Form plus proof of payment/purchase order – 2 separate attachments – where notice content is applicable, it should also be a 3rd separate attachment).

### REMINDER OF THE GPW BUSINESS RULES

- Single notice, single email – with proof of payment or purchase order.
- All documents must be attached separately in your email to GPW.
- 1 notice = 1 form, i.e. each notice must be on a separate form
- Please submit your notice **ONLY ONCE**.
- Requests for information, quotations and inquiries must be sent to the Contact Centre **ONLY**.
- The notice information that you send us on the form is what we publish. Please do not put any instructions in the email body.

**DISCLAIMER:**

Government Printing Works reserves the right to apply the 25% discount to all Legal and Liquor notices that comply with the business rules for notice submissions for publication in gazettes.

National, Provincial, Road Carrier Permits and Tender notices will pay the price as published in the Government Gazettes.

For any information, please contact the eGazette Contact Centre on 012-748 6200 or email [info.egazette@gpw.gov.za](mailto:info.egazette@gpw.gov.za)

**ADVERTISEMENT**

*Gazette*    *Page*  
*No.*        *No.*

**PROCLAMATION • PROKLAMASIE**

11	Town-planning and Townships Ordinance (15/1986): Louwlandia Extension 74.....	47	4
11	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Louwlandia-uitbreiding 74.....	47	4

---

**PROCLAMATION • PROKLAMASIE**

---

**PROCLAMATION 11 OF 2016****CITY OF TSHWANE****TSHWANE AMENDMENT SCHEME 484T**

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 Louwardia Extension 74, being an amendment of the Tshwane Town-planning Scheme, 2008.

Map 3 and the scheme clauses of this amendment scheme are filed with the Strategic Executive Director: Group Legal Services, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme 484T.

(13/2/Louwardia x74 (484T))  
\_\_ February 2016

**SED: GROUP LEGAL SERVICES**  
(Notice 209/2016)

**PROKLAMASIE 11 VAN 2016****STAD TSHWANE****TSHWANE WYSIGINGSKEMA 484T**

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 Louwardia Uitbreiding 74, synde 'n wysiging van die Tshwane dorpsbeplanningskema, 2008, goedgekeur het.

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

Hierdie wysiging staan bekend as Tshwane wysigingskema 484T.

(13/2/Louwardia x74 (484T))  
\_\_ Februarie 2016

**HOOFREGSADVISEUR**  
(Kennisgewing 209/2016)

**CITY OF TSHWANE****DECLARATION OF LOUWLARDIA EXTENSION 74 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 Louwlandia Extension 74 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Louwlandia x74 (484T))

**SCHEDULE**

CONDITIONS UNDER WHICH THE APPLICATION MADE BY CENTURION VISION DEVELOPMENT PTY LTD, IN TERMS OF THE PROVISIONS OF CHAPTER III: PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 231 OF THE FARM BRAKFORTEIN 390JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

**1. CONDITIONS OF ESTABLISHMENT****1.1 NAME**

The name of the township shall be Louwlandia Extension 74.

**1.2 DESIGN**

The township shall consist of erven and streets as indicated on Layout Plan CPD LOW74TS/7 and General Plan SG No 2817/2015.

**1.3 PRECAUTIONARY MEASURES**

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

- (i) A CONSTRUCTION REPORT, which must include the mapping details of the trenches and the revised stability map, confirming the conditions on site and the positioning of structures and wet services. A table indicating the stand sizes, risk classification and designation for each stand within the township must be included. Certification on the method of backfilling of the boreholes must also be included.
- (ii) A DOLOMITE RISK MANAGEMENT PLAN, specific to the development. The legal transfer of the responsibility for the management of the Risk Management Plan, to a representative Body Corporate or similar as applicable must be included.

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

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

1.3.3.1 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

1.3.3.2 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 to the satisfaction of the Municipality.

**1.4 RECEIVING AND DISPOSAL OF STORMWATER**

The Applicant shall arrange for the drainage of the development area to fit in with that of Nellmapius Road and Olivenhout Bosch Road and for all stormwater running off or being diverted from the said road to be received and disposed of to the satisfaction of the Municipality.

The stormwater plan for the development area must be integrated with the greater stormwater master plan for the total relevant catchment area including adjoining areas.

The low points in roads and the accumulation of stormwater in crescents, cull-de sacs and lower lying erven must be drained to the satisfaction of the local authority.

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 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have Erven 2549 & 2550 consolidated.

The City of Tshwane Metropolitan Municipality hereby grants its consent to the consolidations in respect of Section 92(2) (a) of Ordinance 15 of 1986, which consolidation shall only come into operation on proclamation of the township and subject to the section 82 certificate being issued by the City of Tshwane.

1.7 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.

1.8 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.

1.9 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.

1.10 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.

1.11 COMPLIANCE WITH CONDITIONS IMPOSED BY GDARD

The township owner shall at his own expense comply with all the conditions imposed by the Gauteng Department of Agriculture and Rural Development including, if applicable, those by which exemption has been granted from compliance with Regulations No 1182 and 1183, promulgated in terms of Sections 21, 22 and 26 of the Environmental Conservation Act, (Act 73 of 1989) or the National Environmental Management Act, 1998 (Act 107 of 1998) and Regulations thereto, as the case may be, for the development of this township.

1.12 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.

1.13 OBLIGATIONS WITH REGARD TO SERVICES AND RESTRICTIONS REGARDING THE ALIENATION OF ERVEN

The township owner shall within such period as the Local Authority may determine fulfil its obligations in respect of the provision of water, electricity and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems thereof, as previously agreed upon between the township owner and the local authority. Erven may not be alienated or transferred into the name of a purchaser prior to the Local Authority certifying that sufficient

guarantees/cash contributions in respect of the supply of services by the township owner have been submitted or paid to the said Local Authority.

#### 1.14 COMPLIANCE WITH CONDITIONS IMPOSED BY THE DEPARTMENT OF ROADS AND TRANSPORT

The Township owner shall at his own expense comply with all the conditions imposed, with specific reference to the correspondence *Ref: 1/1/3/1/1-390-J.R dated 18<sup>th</sup> September 2014, and Ref: 1/1/3/1/3-21923 dated 18<sup>th</sup> September 2014.*

The Township owner shall comply with the following conditions as imposed by Gautrain Rapid Rail Link:

- (i) Where there are no acoustic or vibration mitigating measures provided for the Gautrain in compliance with the environmental Record of decision for the Gautrain project, or the acoustic or vibration mitigating measures provided are not appropriate to the development under consideration, the Applicant shall be responsible for the provision of any acoustic mitigating measures necessary to ensure compliance with the Standards prescribed by legal requirements. The Applicant shall be responsible for any cost associated with the provision of additional acoustic or vibration mitigating measures which may be required.
- (ii) All metallic structures in close proximity to the rail reserve boundary must be earthed in an approved manner. This includes fences, electrical wiring and reinforcing in concrete.
- (iii) The Applicant shall ensure that the nature of the development does not impact on the electromagnetic receptivity or emissivity of the Gautrain Rapid Rail Link. Should the Applicant wish to embark on such a development, the Applicant/Local Authority shall submit to the Department of Roads and Transport an engineering report which clearly describes the impact of such a development on the Gautrain Rapid Rail Link, how immunisation would be achieved and what the related cost would be. These arrangements would have to be approved by the Gautrain Rapid Rail Link Concessionaire. All costs related to the immunisation would be the responsibility of the Applicant.
- (iv) In terms of the Gauteng Transport Infrastructure Act, Act No 8 of 2001, the Applicant shall engage the drainage of the site by constructing a stormwater drainage system to accommodate run off from the Gautrain Rail reserve to the site. The Applicant shall be responsible for the costs of installing such a drainage system.
- (v) A detailed Site Development Plan (SDP) showing the proclaimed Gautrain servitude area shall be submitted to the Department of Roads and Transport of comment. This SDP shall include detailed information of the services intended for the development including any blasting requirements.

#### 1.15 ACCESS

1.15.1 No Ingress from National Road N1 to the township and no egress to National Road N1 from the township shall be allowed.

1.15.2 (i) Ingress from Provincial Road K54 to the township and egress to Provincial Road K54 from the township shall be restricted to the intersection of Olievenhoutbosch Road with the said road.

1.15.2 (ii) The township owner shall at its own expense, submit a geometric design layout (scale 1:500) of the ingress and egress points referred to in 1.15.2(i) above, and specifications for the construction of the accesses, to the Department of Roads and Transport for approval. The township owner shall after approval of the layout plan and specifications, construct the said ingress and egress points at its own expense to the satisfaction of the Department of Roads and Transport.

1.15.3 No access to the rail reserve will be allowed.

## 2. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTERABLE

### 2.1 INSTALLATION OF INTERNAL AND EXTERNAL SERVICES

A certificate issued in terms of section 82 of the Town-planning and Townships Ordinance (Ordinance 15 of 1986) must be lodged with the first transfer or with any other act of registration such as the issuing of a Certificate of Title.

The Applicant shall install the internal and external engineering services and shall provide any necessary financial guarantees for the provision of services and shall pay the external services contributions to the Municipality and other services providers in respect of the applicable Extension as contained in the Services Agreement and/or any addenda thereto. The Applicant shall procure written confirmation of compliance in this regard from the Municipality and other services providers and file such with the Municipality.

### 2.2 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 2.3.

### 2.3 THE DEVELOPER'S OBLIGATIONS

#### 2.3.1 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 road and storm water drainage as well as water and electricity services, prior to the commencement of the construction of the said services.

#### 2.3.2 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 road and storm water drainage, 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 road and storm water drainage. 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 Public Works and Infrastructure Development Department.

#### 2.3.3 MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months commences on the date on which the council has certified that the provisions of Section 82 (1)(b)(ii)(cc) of the Town-Planning and Townships Ordinance 15 of 1986 has been complied with and when the last of the internal engineering services (i.e. water, sewerage, electricity), and the road and stormwater have been completed.

A retention guarantee must be issued for a period of 12 months after takeover of the services or proclamation of the township by a recognized financial institution, in respect of poor workmanship and/or materials with regard to the civil engineering services (water and sewerage), roads and stormwater and the electricity services, which guarantee must be issued in favour of the local authority for an amount that is equal to 10% of the contract cost, and proof of this must be submitted to the City of Tshwane Metropolitan Municipality.



### 3. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions, if any but excluding:-,

- 3.1 The following conditions in Deed of Transfer T49716/2014 which do not affect the Township due to location
- “A 2. Onderhewig aan ‘n Serwituut van Reg van Weg 9,45 meter wyd soos getoon op kaart LG No A 5624/1947 geheg aan Verdelingstransport T3173/1948 ten gunste van Gedeeltes 44, 45, 57 en die Reseterende Gedeelte van Gedeelte C, groot 39,5977 hektaar van die plaas Olievenhoutbosch 552 distrik Pretoria, gehou respektiewelik onder Aktes van Verdelingstransporte T33693/1948, T33694/1948, T33696/1948 en T33697/1948.”
- “A 3. Die Resterende Gedeelte van die plaas Brakfontein 390, Registrasie Afdeling JR, Gauteng Provinsie, groot 884,8352 hektaar (waarvan die eiendom hieronder gehou ‘n gedeelte uitmaak) is:
- Onderhewig aan ‘n serwituut vir die geleiding van elektrisiteit ten gunste van ESKOM tesame met bykomende regte, soos meer ten volle sal blyk uit Notariële Serwituut K762/1971S.”
- “A 4 Die reseterende Gedeelte van die plaas Brakfontein 390, Registrasie Afdeling JR., Gauteng Provinsie, groot 548,7774 hektaar (waarvan die eiendom hieronder gehou ‘n gedeelte uitmaak) is:
- Onderhewig aan ‘n Serwituut van elektriese geleiding ten gunste van Verwoerdburg soos meer ten volle sal blyk uit Notariële Akte van Serwituut K2692/1990S.”
- “A 5 SKEDULE VAN VOORWAARDES opgelê kragtens die Wet op Nasionale Paaie 1971 (Wet 54 van 1971) geregistreer teen Akte van Transport T3173/1948, kragtens K2690/1990S:
- (a) Met die uitsondering van bestaande bouwerke mag geen bouwerk of enigiets anders hoegenaamd sonder die skriftelike goedkeuring van die Kommissie binne ‘n afstand van 20 meter, gemeet vanaf die nasionale padreserwegrens, opgerig word nie.
- (b) Tensy die Kommissie skriftelik goedkeuring tot die teendeel verleen mag die grond slegs vir bona-fideboerderybedrywighede gebruik word en op die grond mag daar slegs daardie geboue of bouwerke opgerig word wat in direkte verband staan met bona-fideboerderybedrywighede op die grond.
- (c) Indien die grond of enige gedeelte daarvan met enige ander grond wat ook binne die bouperkingsgebied geleë is, gekonsolideer word, gaan bovermelde voorwaardes oor op die gekonsolideerde titel van die grond.”
- “A 6. Kragtens Notariële Akte van Serwituut K3443/1997S gedateer 5 November 1996, is binne gemelde eiendom onderhewig aan:
- (a) ‘n ewigdurende serwituut oor die eiendom vir die installering en oprigting van die Pyplyn en Werke en die reg om die Pyplyn en Werke van tyd tot tyd te patrolleer, inspekteer, in stand te hou, herstel, hernieu, verwyder en te verlê binne die Permanente Serwituutgebied.
- (b) Die EIENAAR verleen hiermee aan GASKOR ‘n tydelike serwituut oor die EIENDOM vir die duur van die konstruksie van die Pyplyn en Werke binne die Tydelike Serwituutgebied met dien verstande dat GASKOR, alvorens GASKOR met die konstruksie ‘n aanvang neem, die EIENAAR skriftelik van die aanvangsdatum in kennis sal stel en die verwagte datum van voltooiing daarvan.”
- “A 7. In terms of Section 24(1) of Act 8/2001 Notice of Expropriation No EX70/2008, a certain portion of Portion 81 of the farm Brakfontein 390, in extent 17681 (One Seven Six Eight One) square meters was expropriated by the Department of Public Transport, Roads and Works for public purposes.”

- 3.2 The following Entitlement in Deed of Transfer T49716/2014, which shall not be transferred to erven in the Township:

"A 1. "geregtig tot 'n reg van deurgaan tussen die bakens gemerk P en Q op Kaart SG No A3427/1947, 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."

#### 4. CONDITIONS OF TITLE

- 4.1 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)

##### 4.1.1 ALL ERVEN

4.1.1.1 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, 3 m 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.

4.1.1.2 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 2 m thereof.

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

##### 4.1.2 ERF 2549

The erf is subject to a servitude for municipal purposes (Stormwater) in favour of the Municipality, as indicated on the General Plan.

##### 4.1.3 ERF 2550

The erf is subject to a servitude 3m x 6m for municipal purposes (Electricity) in favour of the Municipality, as indicated on the General Plan.

##### 4.1.4 ERF 2549 AND 2550

As the erven forms part of the area that is underlain by dolomite, the owner/developer shall make any prospective buyer/tenant aware of the risk involved in developing on dolomite. The developer may make use of literature at the disposal of the investigator, together with a list of precautionary measures and monitoring schedules in order to ensure that the prospective buyer/tenant understands how to manage dolomite stability risk responsibly.



Printed by the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001,  
for the **Gauteng Provincial Administration**, Johannesburg.

Contact Centre Tel: 012-748 6200. eMail: info.egazette@gpw.gov.za  
Publications: Tel: (012) 748 6053, 748 6061, 748 6065