

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE VAN
GAUTENG**

Provincial Gazette Provinsiale Koerant

EXTRAORDINARY • BUITENGEWOON

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

Vol. 23

PRETORIA
1 AUGUST 2017
1 AUGUSTUS 2017

No. 191

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

00191



IMPORTANT NOTICE:

THE GOVERNMENT PRINTING WORKS WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS THAT MIGHT OCCUR DUE TO THE SUBMISSION OF INCOMPLETE / INCORRECT / ILLEGIBLE COPY.

No FUTURE QUERIES WILL BE HANDLED IN CONNECTION WITH THE ABOVE.

CONTENTS

| | | <i>Gazette</i> | <i>Page</i> |
|-----------------------------------|--|----------------|-------------|
| | | <i>No.</i> | <i>No.</i> |
| PROCLAMATION • PROKLAMASIE | | | |
| 114 | Town-planning and Townships Ordinance (15/1986): Celtisdal Extension 30 | 191 | 3 |
| 114 | Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Celtisdal Uitbreiding 30..... | 191 | 3 |

PROCLAMATION • PROKLAMASIE

PROCLAMATION 114 OF 2017**CITY OF TSHWANE****CENTURION AMENDMENT SCHEME 1559C**

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 30, being an amendment of the Centurion Town-planning Scheme, 1992.

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

This amendment is known as Centurion Amendment Scheme 1559C.

(13/2/Celtisdal x30 (1559C)
__ JUNE 2017

GROUP LEGAL AND SECRETARIAT SERVICES
(Notice 234/2017)

PROKLAMASIE 114 VAN 2017**STAD TSHWANE****CENTURION WYSIGINGSKEMA 1559C**

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

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

Hierdie wysiging staan bekend as Centurion-wysigingskema 1559C.

(13/2/Celtisdal x30 (1559C)
__ JUNIE 2017

GROEP REGS EN SEKRETARIAAT DIENSTE
(Kennisgewing 234/2017)

CITY OF TSHWANE**DECLARATION OF CELTISDAL EXTENSION 30 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 30 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Celtisdal x30 (1559C))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY PJJ VAN VUUREN BELEGGINGS (PTY) LTD, IN TERMS OF THE PROVISIONS OF PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 277 (A PORTION OF PORTION 276) OF THE FARM SWARTKOP NO 383JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Celtisdal Extension 30.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 13983/2007.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, but:

- (a) excluding the following condition that does not affect the township and shall not be passed on to the erven in the township:

Condition B under paragraph 2 in Deed of Transfer T19824/2006.

“Die binne-gemelde eiendom is onderhewig aan 'n endossement in terme van Artikel 30(1) Ordonnansie 19 van 1973 in terme waarvan die Administrateur in terme van Artikel 5 toestemming verleen vir die onderverdeling van binne-gemelde eiendom.”

- (b) excluding the following condition which affects Erven 1212, 1213 and 1214 in the township and must be passed on to Erven 1212, 1213 and 1214 in the township:

Condition C under paragraph 1 in Deed of Transfer T19824/2006.

“FURTHER SUBJECT to the provisions of Notarial Deed of Servitude No K2862/1980S, whereby the right has been granted to the Municipality of Verwoerdburg to convey electricity over the land hereby transferred, together with ancillary rights, as will more fully appear from reference to the said Notarial Deed with diagram annexed.”

- (c) Including the following servitude endorsed on Deed of Transfer T19824/2006 that affects Erf 1213 in the township and shall be passed onto Erf 1213 only:

“In terms of Notarial Deed of Servitude K4536/2016S the withinmentioned property is subject to a Sewer Servitude 6(six) meters wide, in favour of the City of Tshwane, the centre line of which is indicated by the line ABC on Diagram SG No A186/1981 as will more fully appear from the said Notarial Deed of Servitude.”

- (d) Including the following servitude endorsed on Deed of Transfer T19824/2006 that affects Erven 1212, 1213 and 1214 in the township and shall be passed onto Erven 1212, 1213 and 1214 only:

“In terms of Notarial Deed of Servitude K4535/2016S the withinmentioned property is subject to a Sewer Servitude 6(six) meters wide, in favour of the City of Tshwane, the centre line of which is indicated by the line ABCD on

Diagram SG No A185/1981 as will more fully appear from the said Notarial Deed of Servitude.”

1.4 LAND FOR MUNICIPAL PURPOSES

The following erf shall be transferred to the City of Tshwane by and at the expense of the township owner:

Parks (public open space) : Erf 1212.

1.5 PRECAUTIONARY MEASURES

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

1.5.1.1 Compile a complete RISK MANAGEMENT PLAN and WET SERVICE PLAN;

1.5.1.2 compile 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 D designation for each stand within the township must be included. Certification on the method of backfilling of boreholes must also be included.

1.5.2 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.

1.5.3 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 dam up, that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen; and

1.5.3.2 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.

1.6 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, by which the Gauteng Department of Public Roads and Transport, has granted consent for the development.

1.7 ACCESS

No ingress from Provincial Road.P102-1 and K-52 to the township and no egress to Provincial Road P102-1 and K-52 from the township shall be allowed.

1.7.1 Ingress to and egress will only be allowed via Erasmus avenue at a distance not closer than 80 m from the road reserve boundary of P102-1.

1.7.2 The township owner shall at his own expense arrange for a geometric lay-out design (scale 1:500) of the ingress and egress points referred to in (a) above and specifications for the construction of the junctions to be compiled and shall submit it to the Head of the Department: Gauteng Provincial Government: Department of Public Roads and Transport, for approval. After the design and specifications have been approved, the township owner shall construct the entrances at his own expense to the satisfaction of the Head of the Department: Department of Public Roads and Transport.

1.8 RECEIVING AND DISPOSAL OF STORMWATER

The stormwater plan for this township 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 Municipality.

1.9 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.

1.10 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 Roads and Transport, 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.

1.11 DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the City of Tshwane 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.

1.12 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, when required to do so by the Municipality.

1.13 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.

1.14 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.

1.15 COMPLIANCE WITH CONDITIONS IMPOSED BY GDARD

The township owner shall at his own expense comply with all the conditions imposed, by which 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.

1.16 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.

1.17 NOTARIAL TIE OF ERVEN

The township owner shall at his own expense have Erf 1213 and Erf 1214 notarially tied which Tie agreement shall include a clause to the effect that the erven may not be untied without the written consent of the Municipality.

A further clause must be inserted to the effect that the sectional title scheme to be developed on the property shall be over both erven.

1.18 CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BE TRANSFERRED

1.18.1 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.

The township applicant shall install and provide internal engineering services in the township as provided for in the services agreement.

The Local Authority shall install and provide external engineering services for the township as provided for in the services agreement.

1.18.2 RESTRICTIONS ON THE ALIENATION OF LAND:

No erf and or unit, nor any sectional title scheme shall be transferred in the township until the City of Tshwane certifies that the developer has complied with these conditions of establishment, the payment of any bulk- or other engineering services including any amounts due and payable for the provision of parks and opens spaces and the conditions as contemplated in these conditions.

1.18.3 PROVISION OF ENGINEERING DRAWINGS

The developer must submit to the City of Tshwane complete engineering drawings in respect of internal sewers and sewer connection points and complete detail design engineering drawings in respect of the internal road and storm water sewers as well as water and electricity services, prior to the commencement of the construction of the said services.

The detail design drawings will only be evaluated after the required Services Reports has been approved.

The Developer must obtain a way-leave from the Municipality prior to commencement of construction work, if such work will be done on Municipal property.

1.18.4 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

Before any erf is transferred, the City of Tshwane must be provided with a certificate by a Professional Engineer for water, sewerage, electricity, and the internal road and storm water sewers, 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 may at its own discretion allow an exception in respect of the internal road and storm water sewers. If this is the case, the developer must give the City of Tshwane an undertaking that the developer will complete this service on or before a certain date and must provide the City of Tshwane 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.

1.18.5 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, 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.

1.18.6 REGISTRATION OF SG DIAGRAMS

The applicant shall make the necessary arrangements to have the following servitudes registered notarially by way of Notarial Deeds of Servitude with the accompanying servitude diagrams prior to 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).

1.18.6.1 A servitude in favour of the Municipality over erf 1213 as depicted on SG Diagram no 1051/2015.

1.18.6.2 A servitude in favour of the Municipality over erf 1214 as depicted on SG Diagram no 1053/2015.

2. CONDITIONS OF TITLE

THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITION 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 shall be subject to a servitude, 3 m 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, 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 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 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.

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