

***THE PROVINCE OF
GAUTENG***

***DIE PROVINSIE VAN
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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 1117 OF 2017**CITY OF TSHWANE****CENTURION AMENDMENT SCHEME 1614C**

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 Monavoni Extension 20, 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 1614C.

(13/2/Monavoni x20 (1614C)
7 AUGUST 2017

GROUP LEGAL AND SECRETARIAT SERVICES
(Notice 246/2017)

PLAASLIKE OWERHEID KENNISGEWING 1117 VAN 2017**STAD TSHWANE****CENTURION WYSIGINGSKEMA 1614C**

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 Monavoni Uitbreiding 20, 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 1614C.

(13/2/Monavoni x20 (1614C)
7 AUGUSTUS 2017

GROEP REGS EN SEKRETARIAAT DIENSTE
(Kennisgewing 246/2017)

CITY OF TSHWANE**DECLARATION OF MONAVONI EXTENSION 20 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 Monavoni Extension 20 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Monavoni x20 (1614C))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY NETCARE RASLOUW PROPCO PROPRIETARY LIMITED, 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 296 OF THE FARM SWARTKOP 383JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Monavoni Extension 20.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 5367/2010.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

1.3.1 including the following condition "B" in Deed of Title 103838/2013 which affects erven 1116, 1117 and 1118 in the township:

"B. SUBJECT to servitude in terms of Notarial Deed Number K1798/2006S, dated 06 March 2006. The within property is subject to:

- a. A servitude right to convey electricity by way of a power line 2 metres wide as indicated by line AB on diagram No SG 1485/2005 in favour of the City of Tshwane Metropolitan Municipality.
- b. Sewer servitude 3 metres wide as indicated by line CDE on diagram No SG 1485/2005 in favour of the City of Tshwane Metropolitan Municipality.
- c. Servitude for stormwater as indicated by line FGHJK on diagram No SG 1485/2005 in favour of the City of Tshwane Metropolitan Municipality.

All of which will more fully appear from reference to the said Notarial Deed."

1.4 PRECAUTIONARY MEASURES

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

- (i) compile a complete RISK MANAGEMENT PLAN and WET SERVICES PLAN; and
- (ii) 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.

1.4.2 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.

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

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

1.4.3.2 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.

1.5 ACCESS

No ingress from Provincial Road P66-1 (K71) to the township and no egress to Provincial Road P66-1 (K71) from the township shall be allowed.

Unless the consent in writing of the Head of the Department: Gauteng Provincial Government: Department of Roads and Transport has been obtained, no ingress from Road P66-1 (K71) to the township and no egress to Road P66-1 (K71) shall be allowed.

1.5.1 Ingress from Road P66-1 (K71) to the township and egress to Road P66-1 (K71) from the township shall be restricted to the intersection of Lochner Road with such road.

1.5.2 The township owner shall at his own expense arrange for a geometric layout 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 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 Roads and Transport.

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 Road P66-1 (K71) and he shall receive and dispose of the storm water running off or being diverted from the road.

The Service Report containing the stormwater design proposal must be submitted to this Department for approval at the time of the application, i.e. before Township Proclamation.

1.7 ACOUSTIC SCREENING/ NOISE BARRIER

The applicant shall be responsible for any costs involved in the erection of Acoustic Screening, if and when the need arises to erect such screening.

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 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.

1.9 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 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have erven 1116 and 1117 in the township consolidated. The City of Tshwane Metropolitan Municipality hereby grants its consent to the consolidation in respect of Section 92(2) of Ordinance 15 of 1986.

1.11 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.

1.12 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 Metropolitan Municipality, 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 the Gauteng Department of Agriculture and Rural Development, as well as any other applicable provisions, in terms of the provisions of the Environment Conservation Act, 73 of 1989 or the National Environmental Management Act, 107 of 1998 as the case may be.

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 and that any conditions that may affect the township are incorporated in these conditions as amendments to these conditions.

1.17 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).

1.17.1 A servitude in favour of the general public over erf 1116 (4 844m²).

1.17.2 A servitude in favour of the Municipality (municipal services), 99m² over Erf 1118.

1.17.3 A servitude in favour of the Municipality (municipal services), 7.10m wide over Erf 1116, Provided that, upon submission of a certificate by the City of Tshwane Metropolitan Municipality to the Registrar of Deeds in which it is mentioned that such servitude is no longer needed, the condition shall lapse, in the event that the identical width be made available as for the widening of Lochner Road to the north.

1.17.4 A servitude in favour of the General Public, 7.26m wide over Erf 1118.

1.17.5 A servitude 6m x 3m (electrical substation 18m²) in favour of the Municipality over Erf 1116.

1.17.6 A servitude over Erf 1116, 227m² for parking purposes in favour of Erf 1118.

2. CONDITIONS OF TITLE

2.1 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)

2.1.1 ALL ERVEN

2.1.1.1 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 Municipality, 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 Municipality: Provided that the Municipality may waive any such servitude.

2.1.1.2 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 2m from it.

2.1.1.3 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.

2.1.1.4 Erf 1116 shall be subject to a servitude for Right of Way (11 m wide) in favour of Erven 1117 and 1118 Monavoni Extension 20, as indicated on the general plan. Upon submission of a certificate by the City of Tshwane Metropolitan Municipality to the Registrar of Deeds in which it is mentioned that such servitude is no longer needed, the condition shall lapse.

2.1.1.5 Erven 1117 and 1118 shall be entitled to a servitude for Right of Way (11 m wide) over Erf 1116, Monavoni Extension 20, as indicated on the general plan. Upon submission of a certificate by the City of Tshwane Metropolitan Municipality to the Registrar of Deeds in which it is mentioned that such servitude is no longer needed, the condition shall lapse.