

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE VAN  
GAUTENG**

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**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS****LOCAL AUTHORITY NOTICE 1489 OF 2021****CITY OF TSHWANE****TSHWANE AMENDMENT SCHEME 4831T****DECLARATION OF AN APPROVED TOWNSHIP AND NOTICE OF ADOPTION OF AN AMENDMENT SCHEME IN TERMS OF SECTION 16(9) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR AN APPROVED TOWNSHIP****LOUWLARDIA EXTENSION 80**

It is hereby notified in terms of the provisions of Section 16(9) of the City of Tshwane Land Use Management By-Law, 2016 that the City of Tshwane has approved and hereby adopted the land development application for the amendment scheme with regard to the property(ies) in the township of Louwlandia Extension 80, being an amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014).

The Tshwane Town-planning Scheme, 2008 (Revised 2014), and the adopted scheme map and the adopted annexures of this amendment scheme are filed with the Municipality, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **4831T** and shall come into operation on the date of publication of the notice.

(CPD 9/2/4/2-4831T (Item 28951))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

\_\_ NOVEMBER 2021  
(Notice 142 of 2021)

**CITY OF TSHWANE****DECLARATION OF LOUWLARDIA EXTENSION 80 AS APPROVED TOWNSHIP**

It is hereby declared that in terms of the provisions of Section 16(9) of the City of Tshwane Land Use Management By-Law, 2016, that Louwlandia Extension 80 is an approved township, subject to the conditions as set out in the schedules hereto.

(CPD 9/2/4/2-4831T (Item 28951))

**SCHEDULE**

CONDITIONS UNDER WHICH THE APPLICATION MADE BY JR 209 INVESTMENTS (PTY) LTD (REGISTRATION NUMBER 2000/020447/07), IN TERMS OF SECTION 16(4)(f)(i) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE ESTABLISHMENT OF A TOWNSHIP ON PORTION 289 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 80.

**1.2 DESIGN**

The township consists of erven as indicated on the General Plan SG No 773/2020.

**1.3 PROVISION AND INSTALLATION OF ENGINEERING SERVICES**

The Township Owner shall at his cost provide the township with such engineering services, social infrastructure and open spaces as the Municipality may deem necessary for the proper development of the township and comply with the engineering services agreement entered into between the township owner and the Municipality as required in terms of Section 21(3) of the By-law and in accordance with Section 49 of the Spatial Planning and Land Use Management Act, 16 of 2013.

**1.4 PRECAUTIONARY MEASURES (APPLICABLE TO DOLOMITIC AREAS)**

properly and that streets are sealed effectively with tar, cement or bitumen to the satisfaction of the Municipality; and

1.4.2 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.

1.4.3 the township owner and its successors in title including the owner of any erven within the township shall comply with the conditions imposed by the Council for Geoscience and shall comply with the geotechnical or dolomite stability or similar report aimed at managing the development in so far as it is located on dolomite.

#### 1.5 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of the adjacent road and all stormwater running off or being diverted from the road and higher lying areas shall be received and disposed of, to the satisfaction of the Municipality.

#### 1.6 CONDITIONS IMPOSED BY THE GAUTENG PROVINCIAL GOVERNMENT: GAUTRAIN MANAGEMENT AGENCY

The Township owner shall at his own expense comply with all the conditions imposed, with specific reference to the correspondence *Ref: GMA 2018 12 003 dated 12<sup>th</sup> December 2018*.

1.6.1 No person may lay, construct, alter or add any pipelines, electricity line or cables, telephone line or cables, any other structure within the Gautrain Rapid Rail link servitude area, except with the written permission of the MEC, in terms of Section 46(3) of the Gauteng Transport Infrastructure Act (2001), (or persons authorised in writing by the MEC for such purposes or who has or represents a Company or entity that has entered into a contract with the MEC or the Province for design and/or construction and/or operation of the Gautrain System), or in terms of and existing registered servitude.

1.6.2 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 costs associated with the provision of additional acoustic or vibration mitigating measures which may be required.

1.6.3 Should the applicant propose to blast in the vicinity of the Gautrain Rail Reserve; all blasting applications/permits shall be submitted to the Province and the Bombela Concession Company for evaluation and comment prior to commencement of any blasting activities.

1.6.4 The Land Owner/its successor in title 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 Land Owner/it's successor in title wish to embark on such a development, the land Owner/it's successor in title/ Local Authority shall submit to Province an engineering report which clearly describes the impact of such a development on the Gautrain Rapid Rail Link's system, how immunisation would be achieved and what the related cost would be. These arrangements would have to be approved by Province in consultation with Bombela. All costs related to the immunisation would be the responsibility of the Land Owner/it's successor in title.

1.6.5 All metallic structures in close proximity to the Gautrain Rail Reserve boundary must be earthed in an approved manner. This includes fences and electrical wiring.

1.6.6 The Land Owner/it's successor in title shall ensure that no electrical wiring, structure or any other objects are attached to the Gautrain Rail Reserve palisade fence without prior permission from Province.

1.6.7 In terms of GTIA, the land owner or its successor in title shall ensure that the

design and installations of drainage for the proposed development does not negatively impact on the Gautrain Rail Reserve, and the land owner or its successor in title shall be responsible for the cost of installing such drainage system.

- 1.6.8 The land owner or its successor in title shall ensure that a 6 metre clearance/building line is maintained for the Gautrain Rail Reserve.
- 1.6.9 Should the land owner or its successor in title wish to erect a physical barrier between the property and the Rail Reserve boundary it shall be at the cost of the land owner or its successor in title. All designs shall be submitted to Province for approval.
- 1.6.10 The land owner or its successor in title shall ensure that no Gautrain palisade fence posts are damaged during construction and that should any damage occur to them, it shall be at the cost of the land owner or its successor in title to repair the damage.
- 1.6.11 The proposed development falls within the boundaries of the water management corridor area. Any development/upgrading must comply with the requirements for the Gautrain Water Management Plan- Operations and Maintenance Manual as well as the Appropriate Development of Infrastructure on Dolomite (PW344J (June 2006)), as published by the Department of Public Works.
- 1.6.12 The land owner acknowledges that the Province reserves the right to withdraw its permission in the event that there is a breach or non-compliance by the land owner with the conditions of the permission.
- 1.6.13 A detailed Site Development Plan (SDP) shall be submitted to Province for the approval prior to the approval of building plans.

1.7 CONDITIONS IMPOSED BY THE GAUTENG PROVINCIAL GOVERNMENT: DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT (GDARD)

1.7.1 The township owner shall at his own costs comply with and strictly adhere to all the conditions and/or requirements imposed by the Department of Agriculture and Rural Development including those by which exemption has been granted from compliance with the Environmental Impact Assessment Regulations, 2014, promulgated on 4 December 2014 in terms of Section 21, 22 and 26 of the Environmental Conservation Act, (Act 73 of 1989) or the National Environmental Act, 1998 (Act 107 of 1998) as amended and the Regulations thereto, as the case may be for the development of this township.

1.7.2 ACCESS CONDITIONS

1.7.2.1 Access to or egress from the township shall be provided to the satisfaction of the Municipality.

1.7.2.2 No access to or egress from the township shall be permitted along the lines of no access as indicated on the approved layout plan of the township.

2. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTRABLE WHICH SHALL BE READ WITH THE CONDITIONS OF ESTABLISHMENT INDICATED IN 2 ABOVE IN TERMS OF SECTION 16(10) OF THE BY-LAW AND SECTION 53 OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 16 OF 2013

2.1 REFUSE REMOVAL

2.1.1 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 City of Tshwane.

2.1.2 The township owner shall provide sufficient refuse collection points in the township and shall make arrangements to the satisfaction of the Municipality for the removal of all refuse.

## 2.2 REMOVAL OR REPLACEMENT OF EXISTING SERVICES

If, by reason of the establishment of the township, it should be necessary to remove or replace any existing municipal, TELKOM and/or ESKOM services, the cost of such removal or replacement shall be borne by the township owner. For purposes of removal or replacement the township owner shall, at its own costs, protect the services by means of the registration of servitudes in favour of the City of Tshwane, should it be deemed necessary.

## 2.3 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own costs cause all existing buildings/structures situated within the building line reserves, side spaces, or over common boundaries to be demolished to the satisfaction of the Municipality, when requested thereto by the Municipality or where buildings/structures are dilapidated.

## 2.4 CONSOLIDATION OF ERVEN

The township owner shall, at its own costs, after proclamation of the township but prior to the development of any erf/unit in the township, consolidate Erven 2683 and 2684 to the satisfaction of the Municipality.

The Municipality hereby grants approval for the consolidation of Erven 2683 and 2684 in terms of Section 16(12)(d) of By-law read with Section 15(6) of the By-law, which consolidation approval shall only come into operation on proclamation of the township and subject to the section 16(10) certification in term of the By-law by the City of Tshwane.

The Township Owner shall simultaneously with an application for a section 16(10) certification for the registration of erven in the township apply for a section 16(10) certification for purposes of the consolidation and shall comply with the conditions of the consolidation and the township for issuing of both certifications.

## 2.5 RESTRICTION ON REGISTRATION AND TRANSFER OF ERVEN FROM THE TOWNSHIP

In terms of Section 16(10) of the By-law read with Section 53 of Spatial Planning and Land Use Management Act, (Act 16 of 2013) no property(ies) or land and/or erf/erven and/or sections and/or units, sectional title schemes/registers or other registration transaction/s, in a land development area, which registration transactions results from a land development application(s), may be submitted by the applicant and/or owner, to the Registrar of Deed for registration –

prior to the Municipality certifying to the Registrar of Deeds that:

- 2.5.1 all engineering services have been designed and constructed to the satisfaction of the Municipality, including the provision of guarantees, and maintenance guarantees, for services having been provided to the satisfaction of the Municipality as may be required;
- 2.5.2 all engineering services contributions and open spaces and parks contributions and/or development charges and/or other monies have been paid;
- 2.5.3 all engineering services have been or will be protected to the satisfaction of the Municipality by means of servitudes;
- 2.5.4 all conditions of the approval of the land development application have been complied with or that arrangements for compliance to the satisfaction of the Municipality have been made, which arrangements shall form part of an agreement read with Chapter 7 of the By-law, to the satisfaction of the Municipality;
- 2.5.5 it is in a position to consider a final building plan;
- 2.5.6 all the properties have either been transferred in terms of subsection 16(11) hereof or shall be transferred simultaneously with the first transfer or registration of a newly created property or sectional title scheme: and

- 2.5.7 the township owner has committed himself to insert a Deed of Title condition that addresses the construction of a temporary stormwater attenuation structure on Erf 2683 until the attenuation dam in terms of the Municipality's master stormwater management plan on portion 276 of the farm Brakfontein 390-JR (proposed township Louwlandia extension 56) has been completed.
- 2.6 CONDITIONS TO BE COMPLIED WITH SIMULTANEOUSLY WITH THE REGISTRATION OF ANY PROPERTY/ERF/ERVEN OR UNIT WITHIN THE LAND DEVELOPMENT AREA
- 2.6.1 A detailed 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 size, risk classification and D designation for each stand within the township must be included. Certification on the method of backfilling of the boreholes must also be included.
- 2.6.2 A detailed 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. The township owner is responsible to facilitate the procedure to transfer the responsibility for the Dolomite Risk Management plan legally to a representative Body corporate or similar entity, as applicable.
3. DISPOSAL OF EXISTING CONDITIONS OF TITLE IN TERMS OF SECTION 16(4)(g)
- All erven shall be made subject to existing conditions and servitudes, if any.
- 3.1 Erven 2683 and 2684 shall be made subject to the following existing conditions and servitudes in Deeds of Title T89144/2018 –
- A. Die Resterende Gedeelte van die plaas Brakfontein Nommer 390, Registrasie Afdeling JR, Gauteng Provinsie, groot 884,8352 hektaar (waarvan gedeelte 258 ('n gedeelte van Gedeelte 80) hieronder gehou n gedeelte van uitmaak), is:
- Onderhewing 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.
- B. Die Resterende Gedeelte van die plaas Brakfontein Nommer 390, Registrasie Afdeling JR, Gauteng Provinsie, groot 548,7774 hektaar (waarvan Gedeelte 258 ('n gedeelte van Gedeelte 80) soos hieronder gehou n gedeelte uitmaak), is:
- Onderhewing aan n serwituut van elektriese geleiding ten gunste van Verwoerdburg soos meer ten volle sal blyk uit Notariële Akte van Serwituut K2692/1990S.
- F. SUBJECT to the following condition, as imposed by the conditions of subdivision in terms of Section 18(1) of the Division of Land Ordinance 1986, (Ordinance, 20 of 1986);-
- The owner or his successors in title may not affect any development on the property, prior to the compliance of the Geological Conditions as imposed by the City of Tshwane.
- 3.2 Erven 2683 and 2684 shall be made subject to the following existing conditions and servitudes in Title Deed T20299/2021 –
- B. 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:
- Onderhewing 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.



- C. Die Resterende 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 K2692/90S.

- 3.3 The following entitlement "A.1." in Deed of Transfer T 20299/2021 shall not be passed on to the erven in the township:

- 3.3.1 Condition "A.1." in Deed of Transfer T 20299/2021:

"A. The former Remaining Extent of the farm BRAKFRONTEIN 390, Registration Division J.R., Gauteng Province; measuring 940,2815 hectares (whereof the property held hereunder forms a portion) is

1. geregtig tot 'n reg van deurgang tussend ie bakens gemerk P en Q op Kaart SG No A 3427/47, geheg aan Akte van Verdelyngs-transport 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 Verdelyngs-transport."

- 3.4 The following conditions in Deed of Transfer T20299/2021 and T89144/2018 which does not affect the township due to location.

- 3.4.1 Conditions "D" in Deed of Transfer T20299/2021 and "C" in T89144/2018:

"SKEDULE VAN VOORWAARDES opgelê kragtens die Wet op Nasionale Paaie 1971 (wet 54 van 1971) geregistreed teen Akte van Transport T3173/1948, kragtens K2690/1990S:

1. 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 national 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 bona-fide-boerderybedrywighede op die grond.
3. Indien die grond of enige gedeelte daarvan met enige ander grond wat ook binne die boubeperringsgebied geleë is, gekonsolideer word, gaan bovermelde voorwaardes oor op die gekonsolideerde titel van die grond."

- 3.4.2 Conditions "F" in Deed of Transfer T20299/2021 and "D" in T89144/2018:

"F. Subject to the Expropriation of a Portion in Extent 20 494 (Twenty thousand four hundred and ninety four) square metres OF PORTION 80 OF THE FARM BRAKFRONTEIN Number 390, REGISTRATION DIVISION JR, PROVINCE OF GAUTENG, in favour of The Gauteng Department of Public Transport, Roads and Works, for purposes of a Provincial Railway line for the Gautrain Rapid Rail Link as will more fully appear from the notice of Expropriation EX76/2008."

"D. The former Portion 80 of the farm Brakfontein Number 390, Registration Division JR, Province of Gauteng in Extent 15,4861 (Fifteen Comma Four Eight Six One) hectares, of which Portion 258 (a Portion of Portion 80) held hereunder forms a part of:

Subject to the Expropriation of a Portion in Extent 20 494 (Twenty Thousand Four Hundred and ninety four) square metres OF PORTION 80 OF THE FARM BRAKFRONTEIN Number 390, REGISTRATION DIVISION JR, PROVINCE OF GAUTENG, in favour of The Gauteng Department of Public Transport, Roads and Works, for the purposes of a Provincial Railway line for the Gautrain Rapid Rail Link as will more fully appear from the notice of Expropriation EX 76/2008."



## 3.4.3 Conditions "A2" and "E" in Deed of Transfer T20299/2021:

- A.2 Onderhewig aan n Serwituut van Reg van Weg 9.45 meter wyd soos getoon op kaart LG No A 5624/47 geheg aan Verdelingstransport T3173/1948 ten gunste van Gedeeltes 44, 45, 57 en die Resterende 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.
- E. Kragtens Notariële Akte van Serwituut K3443/97S gedateer 5 November 1996, is binnegemelde eiendom onderhewig aan:
1. 'n ewigdurende serwituut oor die eindom vir die installering en oprigting van die Pyplyn en Werke en die reg om die Pyplyn en Werke van tyd tot tyd te patroller, inspekteer, in stand te hou, herstel, hernieu, verwyder en te verlê binne die Permanente Serwituutgebied.
  2. Die eienaar verleen Hiermee aan GASKOR n tidelike 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 stele n die verwagte datum van voltooiing daarvan.

## 3.5 The following conditions in Deed of Transfer T89144/2018 which affects erf 2683 in the township:

- E. The former Remaining Extent of Portion 80 of the farm Brakfontein Number 390, Registration Division JR, Province of Gauteng in Extent 15, 4497 (Fifteen Comma Four Four Nine Seven) hectares, of which Portion 258 (A Portion of Portion 80) held hereunder forms a part of:
- E.1 Is subject to a servitude for Right of Way and Municipal purposes in extent 3331 (Three Thousand Three Hundred and thirty-One) square metres which is indicated by figure aBbcdefga on Diagram SG Number 5378/2016 in favour of the City of Tshwane as will more fully appear from the Notarial Deed K382/2016S.
- E.2 Is subject to a servitude for Right of Way and Municipal Purposes in extent 150 (One Hundred and Fifty) square metres which is indicated by the figure gfhg on Diagram S.G Number 5378/2016 in favour of the City of Tshwane as will more fully appear from the Notarial Deed K383/2016S.

## 3.6 The following conditions in Deed of Transfer T20299/2021 which affects Erf 2683 in the township:

- G. By virtue of Notarial Deed K382/2016S dated 18 November 2015 the within-mentioned property is subject to a servitude of Right of Way and Municipal purposes in extent 3 331 (Three Thousand and Thirty-One) square metres which is indicated by the figure ABCDEFGHA on Diagram SG No 2443/2015 in favour of the City of Tshwane as will more fully appear to the said Notarial Deed.
- H. By virtue of Notarial Deed K383/16S dated 18 November 2015 the within-mentioned property is subject to a servitude for Right of Way and Municipal purposes in extent 150 (One Hundred and Fifty) square metres which is indicated by the figure ABCA on Diagram SG No 2657/2015 in favour of the City of Tshwane as will more fully appear to the said Notarial Deed.

## 3.7 The following condition in Deed of Transfer T20299/2021 which affects erf 2684 in the township:

- I. By Notarial Deed No. K2528/2018S dated 18 April 2018 the within-mentioned property is subject to a servitude for a sewer, 1217 (One Thousand Two Hundred and Seventeen) Square Metres wide as indicated by the figure ABCDEFGHA in favour of the CITY OF TSHWANE METROPOLITAN MUNICIPALITY as will more fully appear to the said Notarial Deed.

3.8 The following Condition in Deed of Transfer T89144/2018 which affects Erf 2683 in the township:

H. By Notarial Deed No K2527/2018S dated 18 April 2018 the within-mentioned property is subject to a servitude for a sewer, 177 (one hundred and seventy seven) square metres wide as indicated by the figure ABCDEFA on Diagram SG No 1109/2017 in favour of the CITY OF TSHWANE METROPOLITAN MUNICIPALITY as will more fully appear on reference to the said Notarial Deed.

#### 4. CONDITIONS OF TITLE

4.1 Conditions of Title imposed in favour of the Municipality in terms of the section 16(4)(g) of the By-law.

##### 4.1.1 ALL ERVEN

4.1.1.1 Each erf is subject to a servitude, 2m wide, in favour of the Municipality, for sewerage and other municipal purposes, along any boundary 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 Municipality may dispense with any such servitude.

4.1.1.2 No building or other structure or any part of its foundation 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.

4.1.1.3 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 process 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.

4.1.1.4 The erven lie in an area with soil conditions that can cause serious damage to buildings and structures. In order to limit such damage, foundations and other structural elements of buildings and structures must be designed by a competent professional engineer and erected under his supervision. Building plans submitted to the Municipality for consideration shall indicate measures to be taken, to limit possible damage to buildings and structures as a result of detrimental foundation conditions. The owner of the erf shall comply with these measures in accordance with the recommendations contained in the Geo-technical report for the township and conditions imposed by the Council for Geoscience, unless it is proven to the Municipality and the Council for Geoscience, that such measures are unnecessary or that the same purpose can be achieved by other more effective means.

##### 4.1.2 ERF 2683 AND 2684

The erven are subject to a temporary stormwater attenuation structure; which structure must be completed prior to the approval of any building plans on the erf. The maintenance of the afore-mentioned structure is the responsibility of the owner of the erf. This condition may only be cancelled once the external stormwater attenuation dam, in terms of the Municipality's master storm water management plan for the catchment area, which is the responsibility of another developer, has been completed and taken over by the Municipality. In the event that the external stormwater structure has been completed before the approval of building plans, the temporary storm water attenuation structure will not be required. The stormwater connection will then have to be completed prior to occupation of the first building.



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