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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 618

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

CENTURION AMENDMENT SCHEME 1504C

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 Metropolitan Municipality has approved an amendment scheme with regard to the land in the township of Louwlardia Extension 11, 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 1504C.

(13/2/Louwlardia x11 (1504C)) **Executive Director: Legal Services**
__ February 2008 (Notice No 389/2008)

PLAASLIKE BESTUURSKENNISGEWING 618

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

CENTURION WYSIGINGSKEMA 1504C

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 Metropolitaanse Munisipaliteit 'n wysigingskema met betrekking tot die grond in die dorp Louwlardia Uitbreiding 11, 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 1504C.

(13/2/Louwlardia x11 (1504C)) ***Uitvoerende Direkteur:* Regsdienste**
__ Februarie 2008 (Kennisgewing No 389/2008)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF LOUWLARDIA EXTENSION 11 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 Metropolitan Municipality hereby declares the township of Louwlardia Extension 11 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Louwlardia x11 (1504C))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY FRIEDSHELF 168 PROPERTIES (PROPRIETARY) LIMITED IN TERMS THE PROVISIONS OF CHAPTER III; SECTIONA AND C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 317 (A PORTION OF PORTION 225) OF THE FARM OLIEVENHOUTBOSCH 389JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Louwlardia Extension 11.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 4886/2006.

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 rights to minerals, but excluding –

1.3.1 the following servitudes which do not affect the township area;

1.3.1.1 "C1 The former Portion 225 (a portion of Portion 106) of the said farm OLIEVENHOUTBOSCH 389-JR, Province of Gauteng (whereof the property hereby transferred forms a portion) is subject to a servitude in perpetuity:

(i) to convey and transmit water by means of pipelines already laid and which may be laid along a strip of ground 5074 square metres indicated by the figure a b c d e f T on the annexed diagram S.G. No. A. 8087/1993 in favour of the RAND WATER BOARD

(ii) to patrol, inspect, maintain, repair, remove and relay such pipelines together with the necessary accessories in connection therewith, above or below ground level;

(iii) to build, repair and renew all embankments, which may be laid or constructed together with all rights of way, ingress and egress to and from the property

as will more fully appear from Notarial Deed of Servitude K 427/85 S".

1.3.1.2 "C3 By virtue of Notarial Deed K 6842/98 S dated 18-3-98 the within mentioned property is subject to a servitude of right of way and use 1,2001 Ha in favour of Portion 48 of the farm Randjiesfontein 405-JR which said servitude is depicted by the figure A B C D E F G H J K L M A by the attached diagram SG No. 9404/1996 as will more fully appear from the said Notarial Deed."

1.3.2 The following servitude which only affects a street in the township;

(i) "C2 By virtue of Notarial Deed of servitude K 964/95 S dated 28/7/1994 the within mentioned property is subject to a servitude for municipal purposes, 4,8488 Ha as depicted by figure A B C D E F G H J K L M N P Q R S T U V W X Y Z a b c d e on the diagram SG No. A 8088/93 annexed thereto in favour of the Town Council of Verwoerdburg as will more fully appear from the said Notarial deed and diagram."

(ii) "C.5 By virtue of Notarial Deed K5407/2001 the withinmentioned property is subject to a servitude for municipal purposes 418 square metres indicated on Diagram S.G. No. 7216/2000 by the figure A B C D in favour of CITY OF TSHWANE METROPOLITAN as will more fully appear from the said Notarial Deed."

1.3.3 The following servitude which affects Erven 1859 and 1860 in the township only;

(i) "A The former Portion 225 (a portion of Portion 106) of the said farm OLIEVENHOUTBOSCH 389-JR, Province of Gauteng (whereof the property hereby transferred forms a portion) is subject to the following condition;

The property hereby transferred is subject to a right in favour of ESKOM to convey electricity over the property together with ancillary rights, 47,22 metres wide, the centre line of which servitude is indicated by the line gh on the annexed diagram S.G. No. A.8087/1993 and 47,00 metres wide each, the centre lines of which servitudes are indicated by the lines jk, lm, and qr on the said annexed diagram SG A 8087/1993 as will more fully appear from Notarial Deed K 2445/1979S."

1.3.4 the servitude in favour of Rand Water registered in terms of Notarial Deed of Servitude No K912/2008S, SG No 9229/2001, which affects Erf 1860 in the township only.

1.4 ACCESS

No ingress from Provincial Road K101 to the township and no egress to Provincial Road K101 and the Gauteng Rapid Rail Link shall be allowed.

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1.5 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of Provincial Road K101 and for all stormwater running off or being diverted from the road to be received and disposed of.

1.6 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at its own expense, erect a fence or other physical barrier to the satisfaction of the Director; Gauteng Roads Department, as and when required by him to do so and the township owner shall maintain such fence or physical barrier in good order and repair until such time as this responsibility is taken over by the local authority: Provided that the townships owner's responsibility for the maintenance shall cease when the local authority takes over the responsibility for the maintenance of the streets in the township.

1.7 PRECAUTIONARY MEASURES

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

1.7.1 water will accumulate, that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or butimen; and

1.7.2 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.

1.8 REMOVAL OR REPLACEMENT OF MUNICIPAL AND TELKOM SERVICES

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal and/or Telkom services, the cost thereof shall be borne by the township owner.

2. CONDITIONS OF TITLE

THE ERVEN MENTIONED HEREUNDER SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED, IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986.

2.1 ALL ERVEN

2.1.1 The erf is subject to a servitude, 3m wide, in favour of the municipality, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 3m wide across the access portion of the erf, if and when required by the municipality: Provided that the local authority may dispense with any such servitude. Where the erf is actually affected by a Council sewer line it must be protected by a 3 metre wide servitude.

any such servitude. Where the erf is actually affected by a Council sewer line it must be protected by a 3 metre wide servitude.

2.1.2 No building or other structure 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.

2.1.2 No building or other structure 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.

2.1.3 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 course 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.

2.2 ERF 1860

The erf is subject to a servitude in favour of Rand Water Board as indicated on the General Plan.

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STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

VERKLARING VAN LOUWLARDIA UITBREIDING 11 TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No 15 van 1986), verklaar die Stad Tshwane Metropolitaanse Munisipaliteit hierby die dorp Louwlardia Uitbreiding 11 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(13/2/Louwlardiax11 (15040))

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR FRIEDSHELF 168 PROPERTIES (PROPRIETARY) LIMITED INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III: DEEL A EN C VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 317 ('N GEDEELTE VAN GEDEELTE 225) VAN DIE PLAAS OLIEVENHOUTBOSCH 389JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Louwlardia Uitbreiding 11.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No 4886/2006.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd –

1.3.1 die volgende serwitute wat nie die dorp raak nie:

1.3.1.1 "01 The former Portion 225 (a portion of Portion 106) of the said farm OLIEVENHOUTBOSCH 389-JR, Province of Gauteng (whereof the property hereby transferred forms a portion) is subject to a servitude in perpetuity:

(i) to convey and transmit water by means of pipelines already laid and which may be laid along a strip of ground 5074 square metres indicated by the figure a b c d e f T on the annexed diagram S.G. No. A. 8087/1993 in favour of the RAND WATER BOARD

(ii) to patrol, inspect, maintain, repair, remove and relay such pipelines together with the necessary accessories in connection therewith, above or below ground level;

(iii) to build, repair and renew all embankments, which may be laid or constructed together with all rights of way, ingress and egress to and from the property

as will more fully appear from Notarial Deed of Servitude K 427/85 S".

1.3.1.2 "03 By virtue of Notarial Deed K 6842/98 S dated 18-03-98 the within mentioned property is subject to a servitude of right of way and use 1,2001 ha in favour of Portion 48 of the farm Randjiesfontein 405-JR which said servitude is depicted by the figure A B C D E F G H I J K L M A by the attached diagram SG No 9404/1996 as will more fully appear from the said Notarial Deed."

1.3.2 die volgende serwituut wat slegs 'n straat in die dorp raak:

(i) 02 By virtue of Notarial Deed of servitude K 964/95 S dated 28/7/1994 the within mentioned property is subject to a servitude for municipal purposes, 4,8488 Ha as depicted by figure A B C D E F G H J K L M N P Q R S T U V W X Y Z a b c d e on the diagram SG No. A 8088/93 annexed thereto in favour of the Town Council of Verwoerdburg as will more fully appear from the said Notarial deed and diagram."

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(ii) "C.5 By virtue of Notarial Deed K5407/2001 the withinmentioned property is subject to a servitude for municipal purposes 418 square metres indicated on Diagram S.G. No. 7216/2000 by the figure A B C D in favour of CITY OF TSHWANE METROPOLITAN as will more fully appear from the said Notarial Deed."

1.3.3 die volgende serwituut wat slegs Erwe 1859 en 1860 in die dorp raak:

(i) "A The former Portion 225 (a portion of Portion 106) of the said farm OLIEVENHOUTBOSCH 389-JR, Province of Gauteng (whereof the property hereby transferred forms a portion) is subject to the following condition:

The property hereby transferred is subject to a right in favour of ESKOM to convey electricity over the property together with ancillary rights, 47,22 metres wide, the centre line of which servitude is indicated by the line gh on the annexed diagram S.G. No. A.8087/1993 and 47,00 metres wide each, the centre lines of which servitudes are indicated by the lines jk, lm, and qr on the said annexed diagram SG A 8087/1993 as will more fully appear from Notarial Deed K 2445/1979S."

1.3.4 Die serwituut ten gunste van die Rand Water geregistreer ingevolge Notariele Akte van Serwituut No K912/2008S, SG No 9229/2001, wat slegs Erf 1860 in die dorp raak.

1.4 TOEGANG

Geen ingang van Provinsiale Pad K101 tot die dorp en geen uitgang tot Provinsiale Pad K101 en die Gauteng Rapid Rail Link word toegelaat nie.

1.5 ONTVANGS VAN EN WEGDOEN MET STORMWATER

Die dorpseienaar moet die stormwaterdreinering van die dorp so reël dat dit inpas by die van Pad K101 en hy moet die stormwater wat van die pad en/of spoor afloop of afgelei word, ontvang en daarmee wegdoen.

1.6 OPRIGTING VAN HEINING OF ANDER FISIESE VERSPERRING

Die dorpseienaar moet op eie koste 'n heining of ander fisiese versperring oprig tot tevredenheid van die Direkteur: Gauteng Paaie Departement, soos en wanneer deur hom verlang om dit te doen en die dorpseienaar moet sodanige heining of fisiese versperring in stand hou tot tyd en wyl hierdie verantwoordelikheid deur die plaaslike owerheid oorgeneem word; Met dien verstande dat die dorpseienaar se verantwoordelikheid ten aansien van die instandhouding van die heining sal verval sodra die plaaslike owerheid die verantwoordelikheid van die instandhouding van strate in die dorp oorgeneem het.

1.7 VOORKOMENDE MAATREëLS

Die dorpseienaar moet op eie koste reëlings met die munisipaliteit tref om te verseker dat –

1.7.1 water nie opdam nie, dat die hele oppervlakte van die dolomiet areas behoorlik gedreineer word en dat die strate doeltreffend met teer, beton of butimen geseël word; en

1.7.2 slote en uitgrawings vir fondamente, pype kabels of vir enige ander doeleindes behoorlik met klam grond in lae wat nie dikker as 150mm is nie, opgevul word en gekompakteer word totdat dieselfde verdigtingsgraad as wat die omliggende materiaal is, verkry is.

1.8 VERSKUIWING OF VERWYDERING VAN MUNISIPALE EN TELKOM DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale en TELKOM dienste te verskuif en/of te verwyder, moet die koste daarvan deur die dorpseienaar gedra word.

2. TITELVOORWAARDES

2.1 DIE ERWE HIERONDER GENOEM, IS ONDERWORPE AAN DIE VOORWAARDES SOOS AANGEDUI, OPGELÊ DEUR DIE STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986):

2.1.1 ALLE ERWE

2.1.1.1 Die erf is onderworpe aan 'n serwituut, 3 meter breed, vir rioleringsen ander munisipale dienste, langs enige 2 twee sygrense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 3 meter breed, oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die munisipaliteit: Met dien verstande dat die munisipaliteit van enige sodanige serwituut mag afsien. Waar die erf deur 'n munisipale diens geraak word, moet die diens beskerm word met 'n 3 meter bree serwituut.

2.1.1.2 Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen groot wortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 m daarvan geplant word nie.

2.1.1.3 Die munsipaliteit is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke wat hy volgens goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die munisipaliteit geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings wat sodanige rioolhoofpypleidings en ander werke veroorsaak.

2.1.2 ERF 1860

Die erf is onderworpe aan 'n serwituut ten gunste van die Rand Water Raad, soos op die algemene plan aangedui.

LOCAL AUTHORITY NOTICE 619

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

CENTURION AMENDMENT SCHEME 1505C

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 Metropolitan Municipality has approved an amendment scheme with regard to the land in the township of Louwlardia Extension 22, 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 1505C.

(13/2/Louwlardia x22 (1505C)) **Executive Director: Legal Services**
__ February 2008 (Notice No 390/2008)

PLAASLIKE BESTUURSKENNISGEWING 619

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

CENTURION WYSIGINGSKEMA 1505C

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 Metropolitaanse Munisipaliteit 'n wysigingskema met betrekking tot die grond in die dorp Louwlardia Uitbreiding 22, 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 1505C.

(13/2/Louwlardia x22 (1505C)) **Uitvoerende Direkteur: Regsdienste**
__ Februarie 2008 (Kennisgewing No 390/2008)

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CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF LOUWLARDIA EXTENSION 22 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 Metropolitan Municipality hereby declares the township of Louwlardia Extension 22 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Louwlardia x22 (1505C))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY FRIEDSHELF 168 PROPERTIES (PROPRIETARY) LIMITED IN TERMS THE PROVISIONS OF CHAPTER III: SECTION A AND C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 318 (A PORTION OF PORTION 225) OF THE FARM OLIEVENHOUTBOSCH 389JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Louwlardia Extension 22.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 2887/2006.

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 rights to minerals, but excluding –

1.3.1 the following conditions/servitudes which do not affect the township area:

(i) "A The former Portion 225 (a portion of Portion 106) of the said farm OLIEVENHOUTBOSCH 389-JR, Province of Gauteng (whereof the property hereby transferred forms a portion) is subject to the following condition:

The property hereby transferred is subject to a right in favour of Eskom to convey electricity over the property together with ancillary rights 47,22 metres wide, the centre line of which servitude is indicated by the line g h on diagram SG No A8087/1993 annexed to the said Deed of Transfer T15491/1995 and 47,00 metres wide each, the cntre lines of which servitudes are indicated by the lines jk, lm, np and qr on diagram SG No. A8087/1993 annexed to the said Deed of Transfer T15491/1995 as will more fully appear from Notarial Deed K2445/1979S."

(ii) "C.2. By virtue of Notarial Deed of servitude K 964/95 S dated 28/7/1994 the within mentioned property is subject to a servitude for municipal purposes, 4,8488 Ha as depicted by figure A B C D E F G H J K L M N P Q R S T U V W X Y Z a b c d e on the diagram SG No. A 8088/93 annexed thereto I.F.O. the Town Council of Verwoerdburg as will more fully appear from the said Notarial deed and diagram."

(iii) "C.5 By virtue of Notarial Deed K5407/2001 the withinmentioned property is subject to a servitude for municipal purposes 418 square metres indicated on Diagram S.G! No. 7216/2000 by the figure A B C D in favour of CITY OF TSHWANE METROPOLITAN as will more fully appear from the said Notarial Deed."

1.3.2 the following servitude which affect Erven 1863 and 1862 in the township only;

(i) "C The former Portion 225 (a portion of Portion 106) of the said farm OLIEVENHOUTBOSCH 389-JR, Province of Gauteng (whereof the property hereby transferred forms a portion) is subject to a servitude in perpetuity;

1.(i) to convey and transmit water by means of pipelines already laid and which may be laid along a strip of ground 5074 square metres indicated by the figure a b c d e f T on the annexed diagram S.G. No. A. 8087/1993 in favour of the RAND WATER BOARD

"(ii) to patrol, inspect, maintain, repair, remove and relay such pipelines together with the necessary accessories in connection therewith, above or below ground level;

"(iii) to build, repair and renew all embankments, which may be laid or constructed together with all rights of way, ingress and egress to and from the property

as will more fully appear from Notarial Deed of Servitude K 427/85 S

(ii) "C.3 By virtue of Notarial Deed K 6842/98 S dated 18-3-98 the within mentioned property is subject to a servitude of right of way and use 1,2001 Ha in favour of Portion 48 of the farm Randjesfontein 405-JR which said servitude is depicted by the figure A B C D E F G H I J K L M A by the attached diagram SG No. 9404/1996 as will more fully appear from the said Notarial Deed."

(iii) the servitude in favour of Rand Water registered in terms of Notarial Deed of Servitude No K912/2008S, SG No 9229/2001.

1.4 ACCESS

No ingress from Road P1-2 (K101) to the township and no egress to Road P1-2 (K101) and the Gauteng Rapid Rail Link shall be allowed.

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1.5 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of Road P1-2 (K101) and for all stormwater running off or being diverted from the road to be received and disposed of.

1.6 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at its own expense, erect a fence or other physical barrier to the satisfaction of the Director: Gauteng Roads Department, as and when required by him to do so and the township owner shall maintain such fence or physical barrier in good order and repair until such time as this responsibility is taken over by the local authority: Provided that the townships owner's responsiblity for the maintenance shall cease when the local authority takes over the responsibility for the maintenance of the streets in the township.

1.7 PRECAUTIONARY MEASURES

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

1.7.1 water will accumulate, that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or butimen; and

1.7.2 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.

2. CONDITIONS OF TITLE

THE ERVEN MENTIONED HEREUNDER SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED, IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986.

2.1 ALL ERVEN

2.1.1 The erf is subject to a servitude, 3m wide, in favour of the municipality, for sewerage and other municipal purposes, 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 across the access portion of the erf, if and when required by the municipality: Provided that the local authority may dispense with any such servitude. Where the erf is actually affected by a Council sewer line it must be protected by a 3 metre wide servitude.

2.1.2 No building or other structure 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.

2.1.3 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 course 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.

2.2 ERVEN 1861 AND 1862

The erven is subject to a servitude in favour of Rand Water Board as indicated on the General Plan.

2.3 ERVEN 1861 TO 1864

The erven are subject to a 20m servitude for right of way and municipal purposes in favour of the Municipality, as indicated on the General Plan.

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STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

VERKLARING VAN LOUWLARDIA UITBREIDING 22 TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No 15 van 1986), verklaar die Stad Tshwane Metropolitaanse Munisipaliteit hierby die dorp Louwlardia Uitbreiding 22 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(13/2/Louwlardia x22 (1505C))

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR FRIEDSHELF 168 PROPERTIES (PROPRIETARY) LIMITED INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III: DEEL A EN C VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 318 ('N GEDEELTE VAN GEDEELTE 225) VAN DIE PLAAS OLIEVENHOUTBOSCH 389JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Louwlardia Uitbreiding 22.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No 2887/2006.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd –

1.3.1 Die volgende voorwaardes/serwitute wat nie dorp raak nie:

(ii) "A The former Portion 225 (a portion of Portion 106) of the said farm OLIEVENHOUTBOSCH 389-JR, Province of Gauteng (whereof the property hereby transferred forms a portion) is subject to the following condition:

The property hereby transferred is subject to a right in favour of Eskom to convey electricity over the property together with ancillary rights 47,22 metres wide, the centre line of which servitude is indicated by the line g h on diagram SG No A8087/1993 annexed to the said Deed of Transfer T15491/1995 and 47,00 metres wide each, the cntre lines of which servitudes are indicated by the lines jk, lm, np and qr on diagram SG No. A8087/1993 annexed to the said Deed of Transfer T15491/1995 as will more fully appear from Notarial Deed K2445/1979S."

(ii) "C.2. By virtue of Notarial Deed of servitude K 964/95 S dated 28/7/1994 the within mentioned property is subject to a servitude for municipal purposes, 4,8488 Ha as depicted by figure A B C D E F G H J K L M N P Q R S T U V W X Y Z a b c d e on the diagram SG No. A 8088/93 annexed thereto I.F.O. the Town Council of Verwoerdburg as will more fully appear from the said Notarial deed and diagram."

(iii) "C.5 By virtue of Notarial Deed K5407/2001 the withinmentioned property is subject to a servitude for municipal purposes 418 square metres indicated on Diagram S.G. No. 7216/2000 by the figure A B C D in favour of CITY OF TSHWANE METROPOLITAN as will more fully appear from the said Notarial Deed."

1.3.2 Die volgende serwitute wat slegs Erwe 1863 en 1862 in die dorp raak;

(i) "C The former Portion 225 (a portion of Portion 106) of the said farm OLIEVENHOUTBOSCH 389-JR, Province of Gauteng (whereof the property hereby transferred forms a portion) is subject to a servitude in perpetuity:

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1.(i) to convey and transmit water by means of pipelines already laid and which may be laid along a strip of ground 5074 square metres indicated by the figure a b c d e f T on the annexed diagram S.G. No. A. 8087/1993 in favour of the RAND WATER BOARD

"(ii) to patrol, inspect, maintain, repair, remove and relay such pipelines together with the necessary accessories in connection therewith, above or below ground level;

"(iii) to build, repair and renew all embankments, which may be laid or constructed together with all rights of way, ingress and egress to and from the property

as will more fully appear from Notarial Deed of Servitude K 427/85 S

'(ii) "C.3 By virtue of Notarial Deed K 6842/98 S dated 18-3-98 the within mentioned property is subject to a servitude of right of way and use 1,2001 Ha in favour of Portion 48 of the farm Randjesfontein 405-JR which said servitude is depicted by the figure A B C D E F G H I J K L M A by the attached diagram SG No. 9404/1996 as will more fully appear from the said Notarial Deed."

(iii) the servitude in favour of Rand Water registered in terms of Notarial Deed of Servitude No K912/2008S, SG No 9229/2001.

1.4 TOEGANG

Geen ingang van Pad P1-2 (K101) tot die dorp en geen uitgang tot Pad P1-2 (K101) en die Gauteng Rapid Rail Link word toegelaat nie.

1.5 ONTVANGS VAN EN WEGDOEN MET STORMWATER

Die dorpseienaar moet die stormwaterdreinering van die dorp so reël dat dit inpas by die van Pad P1-2 (K101) en hy moet die stormwater wat van die pad en/of spoor afloop of afgelei word, ontvang en daarmee wegdoen.

1.6 OPRIGTING VAN HEINING OF ANDER FISIESE VERSPERRING

Die dorpseienaar moet op eie koste 'n heining of ander fisiese versperring oprig tot tevredenheid van die Direkteur: Gauteng Paaie Departement, soos en wanneer deur hom verlang om dit te doen en die dorpseienaar moet sodanige heining of fisiese versperring in stand hou tot tyd en wyl hierdie verantwoordelikheid deur die plaaslike owerheid oorgeneem word: Met dien verstande dat die dorpseienaar se verantwoordelikheid ten aansien van die instandhouding van die heining sal verval sodra die plaaslike owerheid die verantwoordelikheid van die instandhouding van strate in die dorp oorgeneem het.

1.7 VOORKOMENDE MAATREëLS

Die dorpseienaar moet op eie koste reëlings met die munisipaliteit tref om te verseker dat–

1.7.1 water nie opdam nie, dat die hele oppervlakte van die dolomiet areas behoorlik gedreineer word en dat die strate doeltreffend met teer, beton of butimen geseël word; en

1.7.2 slote en uitgrawings vir fondamente, pype kables of vir enige ander doeleindes behoorlik met klam grond in lae wat nie dikker as 150mm is nie, opgevul word en gekompakteer word totdat dieselfde verdigtingsgraad as wat die omliggende materiaal is, verkry is.

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2. TITELVOORWAARDES

DIE ERWE HIERONDER GENOEM, IS ONDERWORPE AAN DIE VOORWAARDES SOOS AANGEDUI, OPGELÊ DEUR DIE STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986):

2.1 ALLE ERWE

2.1.1 Die erf is onderworpe aan 'n serwituut, 3 meter breed, vir riolerings- en ander munisipale dienste, langs enige 2 twee sygrense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 2 meter breed, oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die munisipaliteit: Met dien verstande dat die munisipaliteit van enige sodanige serwituut mag afsien. Waar die erf deur 'n munisipale diens geraak word, moet die diens beskerm word met 'n 3 meter bree serwituut.

2.1.2 Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen groot wortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 m daarvan geplant word nie.

2.1.3 Die munsipaliteit is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke wat hy volgens goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die munisipaliteit geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings wat sodanige rioolhoofpypleidings en ander werke veroorsaak.

2.2 ERWE 1861 EN 1862

Die erwe is onderworpe aan 'n serwituut ten gunste van die Rand Water Raad, soos op die algemene plan aangedui.

2.3 ERWE 1861 TOT 1864

Die erwe is onderworpe aan 'n 20m serwituut vir Reg van Weg en munisipale doeleindes ten gunste van die Munisipaliteit, soos op die algemene plan aangedui.

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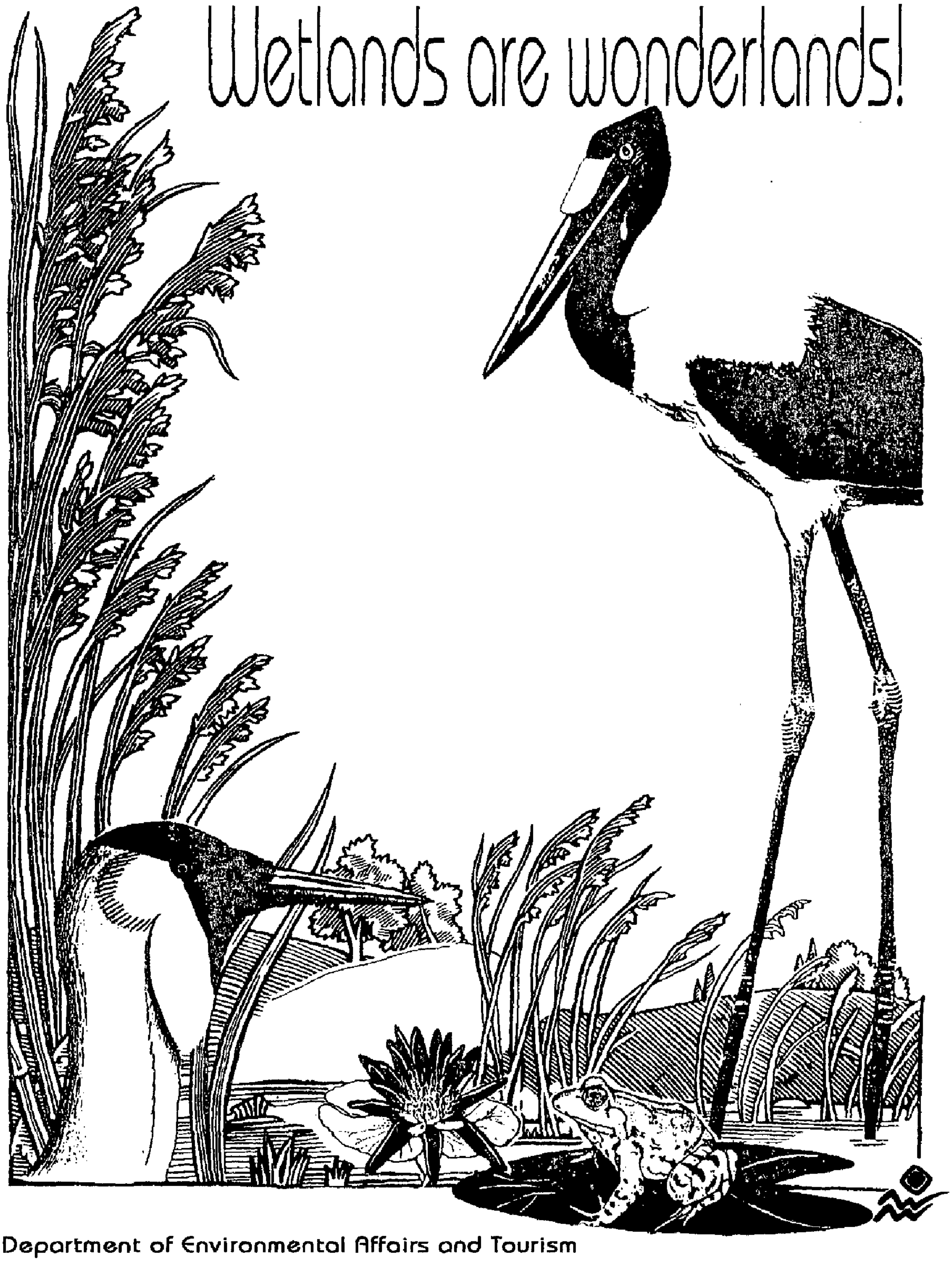

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