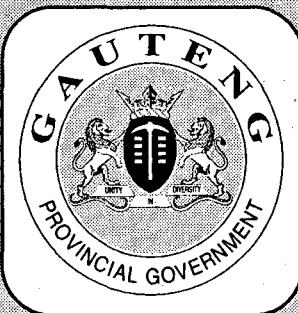


THE PROVINCE OF
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Provincial Gazette Extraordinary Buitengewone Provinciale Koerant

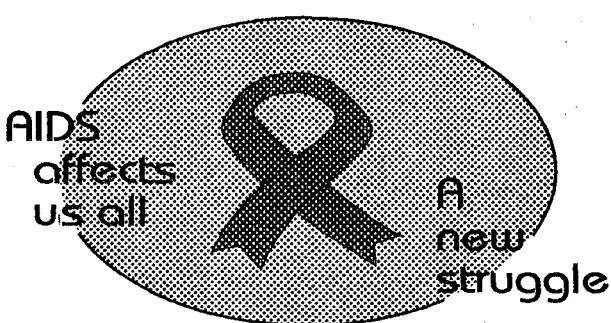
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Vol. 11

PRETORIA, 24 MARCH
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No. 121

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 630
CITY OF TSHWANE METROPOLITAN MUNICIPALITY
CENTURION AMENDMENT SCHEME 1352C

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 Celtsdal Extension 15, being an amendment of the Centurion Town-planning Scheme, 1992.

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

This amendment is known as Centurion Amendment Scheme 1352C.

(16/3/1997) General Manager: Legal Services
____ March 2005 (Notice No 448/2005)

PLAASLIKE BESTUURSKENNISGEWING 630
STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
CENTURION WYSIGINGSKEMA 1352C

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 Celtsdal Uitbreiding 15, synde 'n wysiging van die Centurion-dorpsbeplanningskema, 1992, goedgekeur het.

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

Hierdie wysiging staan bekend as Centurion-wysigingskema 1352C.

(16/3/1997) Hoofbestuurder: Regsdienste
____ Maart 2005 (Kennisgewing No 448/2005)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY
DECLARATION OF CELTISDAL EXTENSION 15 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 Celtsdal Extension 15 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(16/3/1997)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY RONSON TRADING (PTY) LTD IN TERMS OF THE PROVISIONS OF CHAPTER 3 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 38 (A PORTION OF PORTION 1) OF THE FARM SWARTKOP 383 JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Celtsdal Extension 15.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG Nr 897/3.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

- 1.3.1 All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of the rights to minerals, excluding:

- 1.3.1.1 The following servitude which only effects a street in the township:

The property mentioned herein is subject to a servitude for sewerage purposes as indicated by lines ABC and BD on Map SG Nr 153/79 which will be registered with opening of the township.

- 1.3.1.2 The following servitude which only effects erven 342, 343, 345 to 349 and 353:

"Onderhewig aan 'n ewigdurende serwituit van stormwater dreining ten gunste van die Stadsraad van Verwoerdburg aangedui deur die figuur ABCDEF groot 892 vierkante meter soos aangedui op Serwituit kaart LG Nr A9463/82 geheg aan Notariële Akte van Serwituit K3496/86S.

1.4 PRECAUTIONARY MEASURES

The township applicant shall with respect to the dolomite areas and its own expense, make arrangements with the Local Authority, in order to ensure that:

- 1.4.1 water will not accumulate to the effect that the entire surface of the dolomite area/s is drained properly and that streets are sealed effectively with tar, cement or bitumen; and
- 1.4.2 trenches and excavations for foundations, pipes and cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150 mm, and compacted until the same grade of compaction as that of the surrounding material is obtained.

1.5 FILLING IN OF EXISTING EXCAVATIONS

The township owner shall at its own expense cause the existing excavation affecting erven 351 and 352 to be filled in and compacted to the satisfaction of the local authority, when required to do so by the local authority.

1.6 REMOVAL OR REPLACEMENT OF MUNICIPAL/TELKOM SERVICES

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

1.7 ENDOWMENT

The township owner shall, in terms of the provisions of the Town Planning and Townships Ordinance, 1996, pay a lump sum endowment of R38 250,00 to the local authority for the provision of land for a park (public open space).

1.8 TRANSFER OF ERVEN

Erven 360 and 361 must be transferred by the applicant at his expense to a company which company must be registered in terms of Section 21 of the Companies Act, 1973, or to a similar legal entity, which company or entity will be administered by a member association.

1.9 RESTRICTION ON THE ALIENATION OF LAND

Regardless the issuing of a certificate as contemplated in Section 82 (1)(b)(ii)(cc) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), no erf in the township may be transferred or be dealt with otherwise until the City of Tshwane Metropolitan Municipality certifies that the developer has complied with the provisions of conditions 1.10.1 to 1.10.4 inclusive below.

1.10 THE DEVELOPER'S OBLIGATIONS

1.10.1 ASSOCIATION AND STATUTES

The developer must register a section 21 company (homeowner's association) in terms of provisions of the Companies Act, 1973 (Act 61 of 1973). A copy of the registered Deed of Association (CM4) and the Company Statutes must be submitted to the City of Tshwane Metropolitan Municipality.

Association and Statutes must clearly state that the main objective of the homeowner's association is the maintenance of the internal engineering services of the development (i.e. water, sewerage, electricity, and the road and storm water sewers). The developer is deemed to be a member of the Section 21 Company, with all the rights and obligations of an ordinary member, until the last erf has been transferred.

1.10.2 PROVISION OF ENGINEERING DRAWINGS

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

1.10.3 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

Before any erf is transferred, the City of Tshwane Metropolitan Municipality must be provided with a certificate by a Professional Engineer for water, sewerage, electricity, and the internal road and storm water sewers in which is certified that the internal engineering services have been completed and that the engineers accept liability for the services. The municipality 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 Municipality an undertaking that the developer will complete this service on or before a certain date and must provide the Municipality with a guarantee issued by a recognised financial institution.

No building plans will be approved before the services are completed and (if applicable) taken over by the division of the Service Delivery Department.

1.10.4 MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months commences when the last of the internal engineering service (i.e. water, sewerage, electricity, and the road and storm water sewers) have been completed. The developer must furnish the section 21 company with a maintenance guarantee, issued by a recognised financial institution, in respect of poor workmanship and/or materials with regard to the civil engineering services and electricity service, which guarantee must be for an amount that is equal to 5% of the contract cost of the civil services and 10% of the contract cost of the electrical services and proof of this must be submitted to the City of Tshwane Metropolitan Municipality.

2. CONDITIONS OF TITLE

The erven mentioned hereunder are 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 ERVEN 334 TO 359

- 2.1.1 The erven are subject to a servitude, 3 metres wide, for municipal services (water, sewerage, 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, 2 metre 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 2 (two) metres thereof.
- 2.1.3 The City of Tshwane Metropolitan Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary, and furthermore the City of Tshwane Metropolitan Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the City of Tshwane Metropolitan Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.
- 2.1.4 It will be compulsory for every erf owner to become a member of a homeowners association which association will be a legal entity.
- 2.1.5 The homeowners association will be entitled to act on behalf of all its members (erf owners) with matters regarding the interests of the members. Furthermore the homeowners association will be entitled to put forward conditions regarding aesthetical requirements to be complied with concerning any improvements and/or alterations.
- 2.1.6 Conditions regarding clearances, before properties (erven) are transferred, must be obtained from the association.

2.2 ERVEN 339, 340, 342, 343, 350, 351, 355, 356 AND 359

The erf is subject to a servitude for services as indicated on the General Plan.

2.3 ERVEN 360 AND 361

The erf is subject to a servitude of right of way and for services as indicated on the General Plan.

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

VERKLARING VAN CELTISDAL UITBREIDING 15 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 Celtisdal Uitbreidung 15 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(16/3/1987)

BYLAE

STAAT VAN VOORWAARDEN WAAROP DIE AANSOEK GEDOEËN DEUR RONSON TRADING (PTY) LTD INGEVOLGE DIE BEPALINGS VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 38 ('N GEDEELTE VAN GEDEELTE 1) VAN DIE PLAAS SWARTKOP 383 JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDEN

1.1 NAAM

Die naam van die dorp is Celtisdal Uitbreidung 15.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No 897/3.

1.3 BESKIKKING OOR BESTAAANDE TITELVOORWAARDEN

1.3.1 Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, uitgesonderd:

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

The property mentioned herein is subject to a servitude for sewerage purposes as indicated by lines ABC and BD on Map SG Nr 153/79 which will be registered with opening of the township.

1.3.1.2 Die volgende serwituut wat slegs erwe 342, 343, 345 tot 349 en 353 raak:

"Onderhewig aan 'n serwituut van stormwater dreinering ten gunste van die Stadsraad van Verwoerburg aangedui deur die figuur ABCDEF groot 892 vierkante meter soos aangedui op Serwituut kaart LG Nr A9463/82 geheg aan Notariële Akte van Serwituut K3496/86S.

1.4 VOORKOMENDE MAATREëLS

Die dorpseienaar moet op eie koste reëlings met die plaaslike bestuur tref om te verseker dat:

- 1.4.1 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
- 1.4.2 slotte en uitgrawings vir fondamente, pype kables of vir enige ander doeleinades 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.

1.5 OPVULLING VAN BESTAANDE UITGRAWINGS

Die dorpseienaar moet op eie koste die bestaande uitgrawings wat erwe 351 en 352 raak, laat opvul en kompakteer tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

1.6 VERSKUIWING OF DIE VERVANGING VAN MUNISIPALE/TELKOM DIENSTE

Indien, as gevolg van die stigting van die dorp, dit mag nodig word om enige bestaande munisipale/Telkom dienste te verskuif, verwijder of te vervang, sal die koste daarvan deur die dorpseienaar gedra word.

1.7 BEGIFTIGING

Die dorpseienaar moet ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, aan die plaaslike bestuur as begiftiging 'n globale bedrag van R38 250,00 betaal vir die voorsiening van grond vir 'n park (openbare oopruimte).

1.8 OORDRAG VAN GROND

Erwe 360 en 361 moet op koste van die applicant aan 'n maatskappy oorgedra word, welke maatskappy ingevolge die bepalings van artikel 21 van die Wet op Maatskappye, Wet 61 van 1973, of 'n soortgelyke regpersoon, geinkorporeer moet word en welke maatskappy deur 'n huiseienaarsvereniging bestuur sal word.

1.9 BEPERKING OP DIE VERVREEMDING VAN GROND

Ongeag die uitreiking van 'n sertifikaat ingevolge Artikel 82(1)(b)(ii)(cc) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), mag geen erf in die dorp getransporteer of andersins mee gehandel word nie alvorens die Stad van Tshwane Metropolitaanse Munisipaliteit gesertificeer het dat die dorpstigter voldoen het aan die vereistes soos uiteengesit in voorwaarde 1.10.1 tot 1.10.4 hieronder.

1.10 VERPLIGTINGE VAN DIE ONTWIKKELAAR**1.10.1 AKTE VAN OPRIGTING**

Die dorpseienaar moet 'n Artikel 21 Maatskappy (huseienaarsvereniging) regstreer ingevolge die Maatskappyewet, 1973 (Wet 61 van 1973). 'n Kopie van die geregistreerde Akte van Oprigting (CM4) en die Maatskappy Statute moet ingedien word by die Stad Tshwane Metropolitaanse Munisipaliteit.

Die Akte van Oprigting moet duidelik stipuleer dat die hoofdoelwit van die huseienaarsvereniging die instandhouding van die interne ingenieursdienste van die dorp is (bv water, riol, elektrisiteit, paaie en stormwater riolering). Die dorpseienaar moet 'n lid van die Artikel 21 Maatskappy wees met alle regte en verpligte van 'n gewone lid tot en met die oordrag van die laaste erf.

1.10.2 VOORSIENING VAN INGENIEURSTEKENINGE

Die dorpseienaar moet volledige ingenieurstekening met betrekking tot die interne riooleringstelsel en rioolaansluitingspunte en volledige ingenieursstekeninge ten opsigte van die interne paaie en stormwaterriolering asook water en elektrisiteitsdienste by die Stad Tshwane Metropolitaanse Munisipaliteit indien alvorens konstruksie aan enige van die gemelde dienste begin mag word.

1.10.3 VOORSIENING VAN 'N SERTIFIKAAT DEUR 'N PROFESSIONELE INGENIEUR

'n Ingenieursertifikaat onderteken deur 'n Professionele Ingenieur moet by die Stad Tshwane Metropolitaanse Munisipaliteit ingehandig word (alvorens enige erwe oorgedra mag word) met betrekking tot water, riol, elektrisiteit en interne paaie en stormwaterriolering wat sertificeer dat die interne ingenieursdienste voltooi is en dat die ingenieur verantwoordelikheid aanvaar vir alle dienste. Die munisipaliteit beskik oor die diskresie om 'n uitsondering te maak met betrekking tot interne paaie en stormwaterriolering. Indien laasgenoemde van toepassing is, moet die dorpseienaar aan die Munisipaliteit 'n onderneming gee dat die dienste voltooi sal wees teen 'n vasgestelde datum en moet die ontwikkelaar 'n waarborg dienooreenkomsdig inhandig wat deur 'n erkende finansiële instelling uitgereik is.

Bouplanne sal nie goedgekeur word alvorens die dienste voltooi en deur die Dienste Departemente oorgeneem is nie (indien van toepassing).

1.10.4 INSTANDHOUDINGSTERMYN EN WAARBORG

Na voltooiing van alle interne ingenieursdienste (bv. Water, riol, elektrisiteit en die paaie en stormwaterriolering) sal 'n instandhoudingstermy van 12 (TWAALF) maande daarop van toepassing wees. 'n Instandhoudingswaarborg aan die Artikel 21 Maatskappy voorsien, uitgereik deur 'n erkende finansiële instelling en gelykstaande aan 5% van die kontrakkoste ten opsigte van die geinstalleerde paaie en stormwaterdienste en 10% van die kontrakkoste ten opsigte van die geinstalleerde elektrisiteitsdienste, welke waarborg voorsiening maak om enige defektiewe vakmanskap en/of materiale met betrekking tot die paaie en stormwaterdienste en elektrisiteitsdienste te herstel. 'n Bewys van hierdie waarborg moet by die Stad Tshwane Metropolitaanse Munisipaliteit ingehandig word.

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 ERWE 334 TOT 359

- 2.1.1 Die erf is onderworpe aan 'n serwituit, 3 meter breed, vir munisipale dienste (water, riool, elektrisiteit, stormwater) (hierna "die dienste" genoem), ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituit vir munisipale doeleindes, 3 meter breed, oor die toegangsgedeelte van die erf, indien en wanneer die plaaslike bestuur dit verlang: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituit mag afsien.
- 2.1.2 Geen geboue of ander strukture mag binne die voornoemde serwituitgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituit of binne 'n afstand van 2 meter daarvan geplant word nie.
- 2.1.3 Die Stad Tshwane Metropolitaanse Munisipaliteit is daarop geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige dienste en ander werke wat hy na goeddunke noodsaaklik aag, tydelik te plaas op grond wat aan die voornoemde serwituit grens, en voorts is die Stad Tshwane Metropolitaanse Munisipaliteit geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Stad Tshwane Metropolitaanse Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.
- 2.1.4 Dit is verpligtend dat elke eienaar van 'n erf 'n lid word van die Huiseienaarsvereniging welke Huiseienaarsvereniging 'n regspersoon is.
- 2.1.5 Die Huiseienaarsvereniging sal geregtig wees om 'n belang van en namens die lede (erf eienaars) te handel in alle sake waarin hul 'n belang het. Die Huiseienaarsvereniging sal geregtig wees om voorwaardes te stel met betrekking tot die estetiese vereistes waaraan voldoen moet word wanneer enige verbetering en/of wysigings deur die lede aangebring word.
- 2.1.5 Die voorwaardes vir die verkryging van 'n uitklaaringsertifikaat voordat 'n eiendom oorgedra word, moet by die Huiseienaarsvereniging verkry word.

2.2 ERWE 339, 340, 342, 343, 350, 351, 355, 356 EN 359

Die erf is onderworpe aan 'n serwituit vir dienste, soos op die Algemene Plan aangedui.

2.3 ERWE 360 EN 361

Die erf is onderworpe aan 'n serwituit van reg van weg en vir dienste soos op die Algemene Plan aangedui.

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HENNIE MALAN

Director: Financial Management
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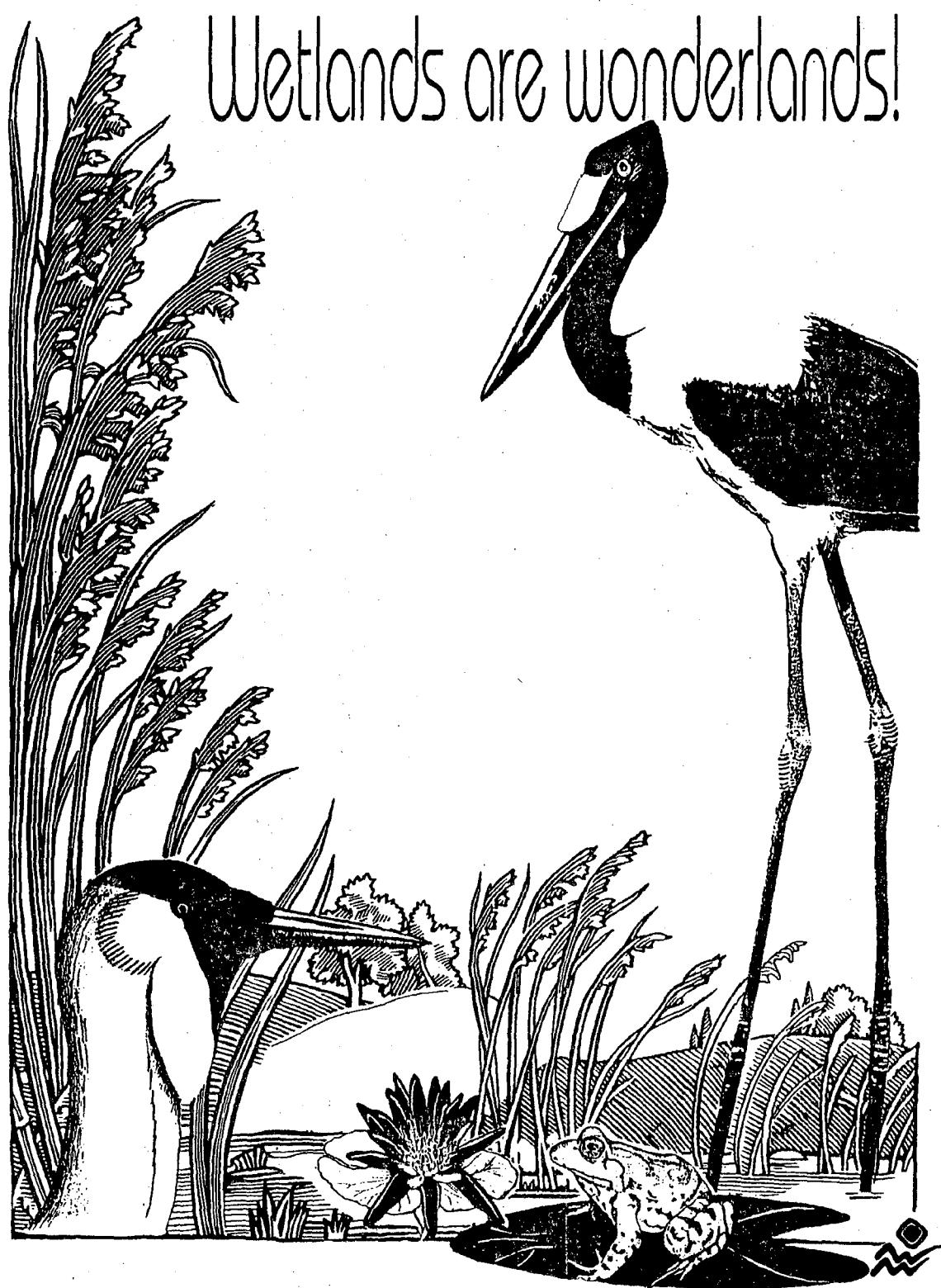
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