

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

Vol. 21

PRETORIA, 22 MAY  
MEI 2015

No. 195

**We all have the power to prevent AIDS**



**Prevention is the cure**

**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH

*N.B. The Government Printing Works will not be held responsible for the quality of "Hard Copies" or "Electronic Files" submitted for publication purposes*



**IMPORTANT NOTICE**

The Government Printing Works will not be held responsible for faxed documents not received due to errors on the fax machine or faxes received which are unclear or incomplete. Please be advised that an "OK" slip, received from a fax machine, will not be accepted as proof that documents were received by the GPW for printing. If documents are faxed to the GPW it will be the sender's responsibility to phone and confirm that the documents were received in good order.

Furthermore the Government Printing Works will also not be held responsible for cancellations and amendments which have not been done on original documents received from clients.

---

**CONTENTS • INHOUD**

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
	<b>LOCAL AUTHORITY NOTICE</b>		
878	Town-planning and Townships Ordinance (15/1986): Correction notice: Tshwane Amendment Scheme 301T .....	3	195

---

## LOCAL AUTHORITY NOTICE

### LOCAL AUTHORITY NOTICE 878

#### CITY OF TSHWANE

#### NOTICE OF RECTIFICATION

#### TSHWANE AMENDMENT SCHEME 301T

It is hereby notified in terms of the provisions of Section 80 of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), that Local Authority Notice 1400 in the Gauteng Provincial Gazette Extraordinary No 324, dated 26 October 2012, with regard to Montana Park Extension 94, is hereby rectified as follows:

#### AD PARAGRAPH 1.12 UNDER THE CONDITIONS OF ESTABLISHMENT:

#### “1.12 LAND TO BE TRANSFERRED TO THE NON PROFIT COMPANY (HOMEOWNERS' ASSOCIATION)

Erf 2897 shall be transferred to the Non Profit Company (homeowners' association) by and at the expense of the township owner within a period of six months after proclamation of the township, or prior to the first transfer of an erf in the township, whichever the sooner.

A servitude for access and municipal and engineering services shall be registered over Erf 2897 in favour of the City of Tshwane Metropolitan Municipality.

#### DELETE FROM PARAGRAPH 2.1.2 TO 2.2.2 UNDER CONDITIONS OF TITLE IN TOTO AND REPLACE WITH:

#### “2.1.2 ERF 2897

##### 2.1.2.1 The erf in its entirety shall be subject to:

- i) A servitude for access and municipal engineering services in favour of the City of Tshwane Metropolitan Municipality as indicated on the general plan;
- ii) A servitude for access and municipal engineering services in favour of all the erven in the township, with the exception of Erf 2897, as indicated on the general plan.

##### 2.1.2.2 All erven in the township, except Erf 2897, shall be entitled to a servitude for access and municipal engineering services over Erf 2897.

#### 2.2 CONDITIONS IN FAVOUR OF THIRD PARTIES TO BE REGISTERED/CREATED ON FIRST REGISTRATION OF ALL ERVEN, EXCEPT ERF 2897, IN THE TOWNSHIP:

##### 2.2.1 ALL ERVEN WITH THE EXCEPTION OF ERF 2897

2.2.1.1 The erf shall be subject to a servitude, 2m wide, for municipal services (water, sewer, electricity and storm water) (hereinafter referred to as "the services"), in favour of the Non Profit Company, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 2m wide, over the entrance portion of the erf, if and when required by the local authority: Provided that the local authority may waive any such servitude.

2.2.1.2 No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2m from it.

2.2.1.3 The Non Profit Company 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 Non Profit Company shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Non Profit Company shall make good any damage caused during the laying, maintenance or removal of such services and other works.

2.2.2 ALL ERVEN WITH THE EXCEPTION OF ERF 2897

Upon transfer, the owner of each erf must automatically become a member of the Non Profit Company and remain a member until he or she ceases to be the registered owner of that erf, which condition must be included in the title deed of the portion.”

(13/2/Montana Park x94 (301T))

**CHIEF LEGAL COUNSEL**

\_\_ May 2015  
(Notice 230/2015)

---