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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 1579

CITY OF TSHWANE

NOTICE OF RECTIFICATION

DECLARATION OF WILLOW PARK MANOR EXTENSION 65 AS APPROVED TOWNSHIP: PRETORIA AMENDMENT SCHEME 9812P

It is hereby notified in terms of the provisions of section 60 of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), that Local Authority Notice 1412 in the Gauteng Provincial Gazette Extraordinary No 199, dated 28 August 2009, is hereby rectified as follows in the English text:

1.14.1 ASSOCIATION AND STATUTES

Insert the following paragraph after the second paragraph, which ends with the wording "until the last erf has been transferred.":

Upon transfer, the owner of each Erven, 438 to 561, must automatically become a member of the Section 21 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.

2. CONDITIONS OF TITLE

Substitute Condition 2.1 up to and including Condition 2.2.3 with the following Conditions:

2.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITIONS 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 WITH EXCEPTION OF ERVEN 563 AND 564 (ACCESS, ACCESS CONTROL AND ESSENTIAL ENGINEERING SERVICES), ERF 562 (CEMETERY), ERF 565 (PRIVATE OPEN SPACE), ERVEN 566, 567 AND 568 (PRIVATE OPEN SPACE, STORMWATER RUNOFF CONTROL AND MANAGEMENT) AND ERVEN 569 TO 570 (STREETS)

2.1.1.1 The erf shall be subject to a servitude, 2 m wide, for municipal services (water, sewer, electricity and stormwater) (hereinafter referred to as 'the services'), in favour of the City of Tshwane, along any two boundaries, except in respect of a street boundary: Provided that the City of Tshwane 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 2 m 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 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 laying, maintenance or removal of such services and other works.

2.1.2 ERVEN 563 AND 564

2.1.2.1 The erven represent a servitude of right of way and access in favour of Erven 438 to 562 and Erven 565 to 570.

2.1.2.2 The erven represent a servitude area for essential engineering services in favour of the City of Tshwane.

2.1.3 ERVEN 438 TO 562 AND ERVEN 565 TO 570

The erven are entitled to a servitude of right of way and access over Erven 563 and 564.

2.1.4 ERVEN 569 AND 570

2.1.4.1 The erven represent a servitude of right of way in favour of Erven 438 to 568.

2.1.4.2 The erven represent a servitude area for essential engineering services in favour of the City of Tshwane.

2.1.5 ERVEN 438 TO 568

The erven are entitled to a servitude of right of way over Erven 569 and 570.

2.1.6 ERVEN 485 AND 510 AND ERVEN 442, 518 AND 526

The erven are subject to a servitude for stormwater runoff control and management, 5 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.7 ERF 509

2.1.7.1 The erf is subject to a servitude for stormwater runoff control and management, 5 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.7.2 The erf is subject to a sewer and electrical servitude, 4 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.8 ERF 441

2.1.8.1 The erf is subject to a servitude for stormwater runoff control and management, 5 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.8.2 The erf is subject to a sewer servitude, 2 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.9 ERF 521

The erf is subject to a sewer and stormwater servitude, 5 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.10 ERF 522

2.1.10.1 The erf is subject to a sewer and stormwater servitude, 5 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.10.2 The erf is subject to a sewer and stormwater servitude, 4 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.11 ERVEN 445, 446 AND 447

The erven are subject to a sewer and stormwater servitude, 5 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.12 ERF 448

2.1.12.1 The erf is subject to a sewer and stormwater servitude, 5 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.12.2 The erf is subject to a sewer servitude, 2 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.13 ERF 449

The erf is subject to a sewer and stormwater servitude, 5 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.14 ERF 454

2.1.14.1 The erf is subject to a stormwater servitude, 3 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.14.2 The erf is subject to a sewer servitude, 2 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.15 ERF 450

The erf is subject to a sewer and stormwater servitude, 4 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.16 ERVEN 451, 452 AND 453

The erven are subject to a sewer servitude, 2 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.17 ERVEN 502 TO 506

2.1.17.1 The erven are subject to a sewer servitude, 2 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.17.2 The erven are subject to a stormwater servitude, 2 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.18 ERF 500

2.1.18.1 The erf is subject to a sewer servitude, 2 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.18.2 The erf is subject to a stormwater servitude, 2 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.19 ERF 501

The erf is subject to a sewer servitude, 2 metres wide as indicated on the General Plan, in favour of the City of Tshwane.

2.1.20 ERVEN 480, 482, 484, 555 AND 558

The erven are subject to a sewer servitude, 2 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.21 ERF 479

2.1.21.1 The erf is subject to a sewer and electrical servitude, 4 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.21.2 The erf is subject to a stormwater servitude, 2 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.22 ERVEN 554 AND 561

The erven are subject to a stormwater servitude, 2 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.23 ERVEN 475 AND 483

The erven are subject to a sewer and stormwater servitude, 4 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.24 ERF 549

The erf is subject to a stormwater servitude, 2 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.25 ERVEN 543, 551, 552 AND 553

The erven are subject to a sewer and stormwater servitude, 5 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.26 ERVEN 547 AND 548

The erven are subject to a sewer servitude, 2 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.27 ERF 546

The erf is subject to a sewer and stormwater servitude, 4 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.28 ERF 542

2.1.28.1 The erf is subject to a sewer servitude, 2 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.28.2 The erf is subject to a sewer and stormwater servitude, 4 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.29 ERVEN 535 AND 537 TO 540

The erven are subject to a sewer and stormwater servitude, 4 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.30 ERF 533

The erf is subject to a sewer and stormwater servitude, 5 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.31 ERF 534

The erf is subject to a sewer servitude, 2 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.32 ERVEN 527, 528 AND 541

The erven are subject to a sewer servitude, 2 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.33 ERVEN 455 TO 472 AND 568

The erven are subject to a sewer servitude, 3 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.34 ERF 565

The erf is subject to a sewer and stormwater servitude, 5 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.35 ERVEN 566, 567 AND 568

The whole of Erven 566, 567 and 568 represent a servitude for stormwater runoff control and management in favour of the City of Tshwane.

2.2 CONDITIONS IMPOSED BY THE SOUTH AFRICAN NATIONAL ROADS AGENCY LIMITED IN TERMS OF THE NATIONAL ROADS ACT 54 OF 1971, AS AMENDED

The erven mentioned below shall be subject to conditions of title as indicated as imposed by the South African National Roads Agency Limited:

Erven 445 to 449, 454, 455, 464 to 472, 521, 522, 565, 566 and 568.

- 2.2.1 No structure or other thing (including anything which is attached to the land on which it stands even though it does not form part of that land) shall be erected, laid or established on the land without the written approval of SANRAL within a distance of 20 metres measured from the N4 as well as from Road P154-1 (K22/R104) road reserve boundary.
- 2.2.2 SANRAL will not be held liable for any damage or diminishment in value of the property arising out of any impact the development hereby approved may have on existing storm water drainage on the property. SANRAL hereby reserves its right to impose any conditions in this regard that it deems reasonable in the circumstances.
- 2.2.3 SANRAL will not be held liable should it be found at any future time that noise emanating from the road presents a problem for the development adjacent to the road and therefore either the developer, land owner or Local Authority will be liable for taking such steps as may be necessary to reduce the noise complained of.

(13/2/Willow Park Manor x65 (9812P))
___ October 2009

Executive Director: Legal Services
(Notice No 559/2009)

PLAASLIKE BESTUURSKENNISGEWING 1579

STAD TSHWANE

REGSTELLINGSKENNISGEWING

**VERKLARING VAN WILLOW PARK MANOR UITBREIDING 65 AS GOEDGEKEURDE DORP:
PRETORIA WYSIGINGSKEMA 9812P**

Hiermee word ingevolge die bepalings van artikel 60 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No 15 van 1986), bekend gemaak dat Plaaslike Bestuurskennisgewing 1412 in die Gauteng Buitengewone Provinsiale Koerant No 199, gedateer 28 Augustus 2009, hiermee reggestel word in die Engelse teks soos volg:

1.14.1 ASSOCIATION AND STATUTES

Voeg die volgende paragraaf in na die tweede paragraaf, wat eindig met die woorde "until the last erf has been transferred."

Upon transfer, the owner of each Erven, 438 to 561, must automatically become a member of the Section 21 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.

2. CONDITIONS OF TITLE

Vervang Voorwaardes 2.1 tot en met en insluitende voorwaarde 2.2.3 met die volgende voorwaardes:

- 2.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITIONS 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 WITH EXCEPTION OF ERVEN 563 AND 564 (ACCESS, ACCESS CONTROL AND ESSENTIAL ENGINEERING SERVICES), ERF 562 (CEMETERY), ERF 565 (PRIVATE OPEN SPACE), ERVEN 566, 567 AND 568 (PRIVATE OPEN SPACE, STORMWATER RUNOFF CONTROL AND MANAGEMENT) AND ERVEN 569 TO 570 (STREETS)

- 2.1.1.1 The erf shall be subject to a servitude, 2 m wide, for municipal services (water, sewer, electricity and stormwater) (hereinafter referred to as 'the services'), in favour of the City of Tshwane, along any two boundaries, except in respect of a street boundary: Provided that the City of Tshwane 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 2 m 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 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 laying, maintenance or removal of such services and other works.
- 2.1.2 ERVEN 563 AND 564
- 2.1.2.1 The erven represent a servitude of right of way and access in favour of Erven 438 to 562 and Erven 565 to 570.
- 2.1.2.2 The erven represent a servitude area for essential engineering services in favour of the City of Tshwane.
- 2.1.3 ERVEN 438 TO 562 AND ERVEN 565 TO 570
- The erven are entitled to a servitude of right of way and access over Erven 563 and 564.
- 2.1.4 ERVEN 569 AND 570
- 2.1.4.1 The erven represent a servitude of right of way in favour of Erven 438 to 568.
- 2.1.4.2 The erven represent a servitude area for essential engineering services in favour of the City of Tshwane.
- 2.1.5 ERVEN 438 TO 568
- The erven are entitled to a servitude of right of way over Erven 569 and 570.
- 2.1.6 ERVEN 485 AND 510 AND ERVEN 442, 518 AND 526
- The erven are subject to a servitude for stormwater runoff control and management, 5 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.
- 2.1.7 ERF 509
- 2.1.7.1 The erf is subject to a servitude for stormwater runoff control and management, 5 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.
- 2.1.7.2 The erf is subject to a sewer and electrical servitude, 4 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.
- 2.1.8 ERF 441
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2.1.11 ERVEN 445, 446 AND 447

The erven are subject to a sewer and stormwater servitude, 5 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.12 ERF 448

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2.1.14 ERF 454

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2.1.21.2 The erf is subject to a stormwater servitude, 2 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.22 ERVEN 554 AND 561

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2.1.23 ERVEN 475 AND 483

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2.1.26 ERVEN 547 AND 548

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The erven are subject to a sewer and stormwater servitude, 4 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

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2.1.31 ERF 534

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2.1.32 ERVEN 527, 528 AND 541

The erven are subject to a sewer servitude, 2 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.33 ERVEN 455 TO 472 AND 568

The erven are subject to a sewer servitude, 3 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.34 ERF 565

The erf is subject to a sewer and stormwater servitude, 5 metres wide, as indicated on the General Plan, in favour of the City of Tshwane.

2.1.35 ERVEN 566, 567 AND 568

The whole of Erven 566, 567 and 568 represent a servitude for stormwater runoff control and management in favour of the City of Tshwane.

2.2 CONDITIONS IMPOSED BY THE SOUTH AFRICAN NATIONAL ROADS AGENCY LIMITED IN TERMS OF THE NATIONAL ROADS ACT 54 OF 1971, AS AMENDED

The erven mentioned below shall be subject to conditions of title as indicated as imposed by the South African National Roads Agency Limited:

Erven 445 to 449, 454, 455, 464 to 472, 521, 522, 565, 566 and 568.

2.2.1 No structure or other thing (including anything which is attached to the land on which it stands even though it does not form part of that land) shall be erected, laid or established on the land without the written approval of SANRAL within a distance of 20 metres measured from the N4 as well as from Road P154-1 (K22/R104) road reserve boundary.

2.2.2 SANRAL will not be held liable for any damage or diminishment in value of the property arising out of any impact the development hereby approved may have on existing storm water drainage on the property. SANRAL hereby reserves its right to impose any conditions in this regard that it deems reasonable in the circumstances.

2.2.3 SANRAL will not be held liable should it be found at any future time that noise emanating from the road presents a problem for the development adjacent to the road and therefore either the developer, land owner or Local Authority will be liable for taking such steps as may be necessary to reduce the noise complained of.

(13/2/Willow Park Manor x65 (9812P))
___ Oktober 2009

Uitvoerende Direkteur: Regsdienste
(Kennisgewing No 559/2009)