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IMPORTANT NOTICE

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 115

CITY OF TSHWANE

PRETORIA AMENDMENT SCHEME 9844P

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 has approved an amendment scheme with regard to the land in the township of Wapadrand Extension 36, being an amendment of the Pretoria Town-planning Scheme, 1974.

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

This amendment is known as Pretoria Amendment Scheme 9844P.

(13/2/Wapadrand x36 (9844P))
 ___ January 2011

Acting Executive Director: Legal Services
 (Notice No 181/2011)

PLAASLIKE BESTUURSKENNISGEWING 115

STAD TSHWANE

PRETORIA WYSIGINGSKEMA 9844P

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 'n wysigingskema met betrekking tot die grond in die dorp Wapadrand Uitbreiding 36, synde 'n wysiging van die Pretoria-dorpsbeplanningskema, 1974, goedgekeur het.

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

Hierdie wysiging staan bekend as Pretoria-wysigingskema 9844P.

(13/2/Wapadrand x36 (9844P))
 ___ Januarie 2011

Waarnemende Uitvoerende Direkteur: Regsdienste
 (Kennisgewing No 181/2011)

CITY OF TSHWANE

DECLARATION OF WAPADRAND EXTENSION 36 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 hereby declares the township of Wapadrand Extension 36 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Wapadrand x36 (9844P))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY IRENE MARIA DU PLESSIS IN HER CAPACITY AS DULY APPOINTED EXECUTOR IN THE ESTATE LATE SOPHIA ELIZABETH BURG IN TERMS OF THE PROVISIONS OF CHAPTER III: PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 657 (A PORTION OF PORTION 221) OF THE FARM THE WILLOWS 340JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Wapadrand Extension 36.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 8791/2008.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, but including –

1.3.1 The servitude of Right of Way vide Notarial Deed of Servitude K1289/1959S read with Diagram SG A5589/1975 which only affects Erven 712, 713, 714, Pivot Plate Street and Hans Strijdom Drive in the township.

1.3.2 The sewage pipeline servitude in favour of the Municipality 2m wide vide Notarial Deed K5641/1992S read with Diagram SG A8580/1991 which only affects Erf 713 in the township.

1.3.3 The servitude for the General Municipal Purposes vide Notarial Deed K5642/1992s read with Diagram SG A6393/1990 which only, affects Hans Strijdom Drive alternatively Disselboom Avenue East in the township.

1.4 REGISTRATION OF NOTARIAL TIE

The applicant shall at own expense have the following erven notarially tied:

1.4.1 Erf 711 Wapadrand Extension 36 shall be notarially tied with Erf 320 Wapadrand Extension 4.

1.4.2 Erf 713 Wapadrand Extension 36 shall be notarially tied with Erf 310 Wapadrand Extension 1.

1.5 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

Should it become necessary to move or replace any existing municipal services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.6 DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the City of Tshwane to do so, the township owner shall at his own expense cause to be demolished to the satisfaction of the Municipality all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures.

1.7 REMOVAL OF LITTER

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 Municipality.

1.8 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

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

1.9 REMOVAL AND/OR REPLACEMENT OF ESKOM POWER LINES

Should it become necessary to remove and/or replace any existing power lines of Eskom as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.10 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

Should it become necessary to remove and/or replace any existing TELKOM services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.11 COMPLIANCE WITH CONDITIONS IMPOSED BY GDACE

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Agriculture, Conservation and Environment including if applicable those by which exemption has been granted from compliance with regulations No 1182 and 1183 promulgated in terms of sections 21, 22 and 26 of the Environmental Conservation Act, (Act 73 of 1989) or the National Environmental Management Act, 1998 (Act 107 of 1998) and Regulations thereto, as the case may be, for the development of this township.

1.12 COMPLIANCE WITH CONDITIONS IMPOSED BY THE DEPARTMENT OF PUBLIC TRANSPORT, ROADS AND WORKS

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Public Transport, Roads and Works, has granted consent for the development.

1.13 RESTRICTION ON THE DISPOSAL OF ERF 714

The applicant shall not dispose of or develop Erf 714 and the transfer of Erf 714 shall not be permitted until the Municipality is satisfied that proper arrangements have been made to its satisfaction to have the erf or any subdivided portion thereof notarially tied to an adjacent erf in the townships of either Wapadrand Extensions 1, 6 or 8, adjacent thereto.

2. CONDITIONS OF TITLE

2.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITION 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

2.1.1.1 The erf shall be subject to a servitude, 2 m wide, for municipal services (water, sewer, electricity and storm water) (hereinafter referred to as "the services"), in favour of the City of Tshwane, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 2 m 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.

2.1.1.2 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 the laying, maintenance or removal of such services and other works which in its discretion it regards necessary, and furthermore the Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

2.1.2 The applicant shall at his own expense have the following servitudes registered in respect of the erven as indicated:

2.1.2.1 Hans Strijdom Drive alternatively Disselboom Avenue: a 2m wide servitude as shown on diagram SG A5782/1990.

2.1.2.2 A servitude in favour of the Municipality for roads, access and the conveyance of engineering services over Erf 339 and Erf 340 Wapadrand Extension 4 Township as indicated on SG Diagrams 8788/2008 and 8790/2008.

2.1.2.3 A servitude in favour of the Municipality for roads, access and the conveyance of engineering services over Erf 710 Wapadrand Extension 36 and the Remainder of Portion 221 of the farm The Willows 340 JR as indicated on SG Diagrams 4313/1997, 8784/2008, 8785/2008 and 8786/2008.

2.1.2.4 A servitude in favour of the Municipality for roads, access and the conveyance of engineering services over Erf 713 Wapadrand Extension 36 as a road splay.

2.2 CONDITIONS IMPOSED BY GAUTENG PROVINCIAL GOVERNMENT: DEPARTMENT OF PUBLIC TRANSPORT, ROADS AND WORKS

The erven mentioned hereunder shall be subjected to the following conditions:

2.2.1 ERVEN 710, 711 AND 712

- (i) Except for any essential stormwater drainage structure, no building structure, or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the land of the erf at a distance less than 16m from the boundary of the erf abutting on Hans Strijdom Drive nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the Gauteng Provincial Government: Department of Public Transport, Roads and Works.
 - (ii) Ingress to and egress from the erf shall not be permitted along the boundary of the erf abutting on Hans Strijdom Drive.
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