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CONTENTS • INHOUD

<i>No.</i>	<i>Page No.</i>	<i>Gazette No.</i>
GENERAL NOTICE		
666 Development Facilitation Act (67/1995): Approval of a land development area: Part of the Remainder of Portion 2, farm Sjambok Zyn Oude Kraal 258 JR.....	3	6563

GENERAL NOTICE

NOTICE 666 OF 2008

NORTH WEST DEVELOPMENT TRIBUNAL

NOTICE IN TERMS OF SECTION 33 (4) OF THE DEVELOPMENT FACILITATION ACT, 1995

It is hereby notified in terms of section 33 (4) of the Development Facilitation Act (Act No. 67 of 1995), that the North West Development Tribunal has approved the Land Development Area application in respect of Garankuwa Unit 20 situated on a part of the Remainder of Portion 2 of the farm Sjambok Zyn Oude Kraal 258-JR subject to the following Conditions of Establishment.

"CONDITIONS OF ESTABLISHMENT"

CONDITIONS OF ESTABLISHMENT IMPOSED BY THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY (LAND OWNER/SELLER) IN TERMS OF THE PROVISIONS OF REGULATION 21 OF THE DEVELOPMENT FACILITATION ACT, 1995 IN RESPECT OF ERVEN IN THE GA-RANKUWA 20 LAND DEVELOPMENT AREA, LOCATED ON **PORTION 40 (A PORTION OF PORTION 2)** OF THE FARM SJAMBOK ZIJN OUDEKRAAL 258-JR

1. **CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP**
 - (1) **GENERAL**
The applicant shall ensure that the geotechnical report has been approved.

2. **CONDITIONS OF ESTABLISHMENT**
 - (1) **NAME**
The name of the land development area shall be Ga-Rankuwa Unit 20.

 - (2) **DESIGN**
The land development area shall consist of stands (erven) and streets as indicated on **General Plan SG 1707/2006**

 - (3) **ENGINEERING SERVICES**
 - (a) The municipality shall be responsible for the installation and provision of internal engineering services; and

- (b) The municipality shall be responsible for the installation and provision of external engineering services.

(4) ENVIRONMENTAL EXEMPTION CONDITIONS IMPOSED BY THE NORTH WEST DEPARTMENT OF AGRICULTURE CONSERVATION AND ENVIRONMENT

To be advised in terms of the Record of Decision.

(5) 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.

3. TITLE CONDITIONS

(1) LAND USE

The land uses of the erven to be transferred in the above-mentioned township are as follows:

(a) ALL ERVEN

- (i) The use zone of the erf is as defined and subject to such conditions as are contained in the Land Use conditions filed in the Deeds Office: Provided that on the date on which a town planning scheme or other land use control mechanism relating to the township comes into force the rights and obligations contained in such scheme shall supersede those contained in the aforesaid Land Use conditions.
- (ii) The use of the erf can on application to the municipality concerned, be altered by the municipality on such terms as it may determine and subject to such conditions as it may impose.

(b) THE FOLLOWING CONDITIONS WOULD BE APPLICABLE TO THE SPECIFIC ERVEN IN THE DEVELOPMENT

- (i) ERVEN 1 UP TO AND INCLUDING 174, 176 UP TO AND INCLUDING 201, 203 UP TO AND INCLUDING 238, 240 UP TO AND INCLUDING 407, 413 UP TO AND INCLUDING 528, 530 UP TO AND INCLUDING 671, 675 UP TO AND INCLUDING 685, 687 UP TO AND INCLUDING 1082, 1084 UP TO AND INCLUDING 1178, 1181 UP TO AND INCLUDING 1237, 1240 UP TO AND INCLUDING 1336 AND 1339 UP TO AND INCLUDING 1461

The use zone of the erf shall be "Residential": Provided that on the date on which a town planning scheme or other land use control mechanism relating to the erf comes into force, the rights and obligations contained in such scheme shall supersede the above.

- (ii) ERVEN 408 UP TO AND INCLUDING 412 AND 1462 UP TO AND INCLUDING 1467
The use zone of the erf shall be "Business Purposes" (shops): Provided that on the date on which a town planning scheme or other land use control mechanism relating to the erf comes into force the rights and obligations contained in such scheme shall supersede the above.
- (iii) ERVEN 239, 674 AND 1338
The use of the erf shall be "Community Facilities" (community hall, clinic, etc.): Provided that on the date on which a town planning scheme or other land use control mechanism relating to the erf comes into force, the rights and obligations contained in such scheme shall supersede the above.
- (iv) ERVEN 175, 672, 686, 1083, 1180, 1239 AND 1469
The use zone of the erf shall be "Community Facility" (crèche): Provided that on the date on which a town planning scheme or other land use control mechanism relating to the erf comes into force the rights and obligations contained in such scheme shall supersede the above.
- (v) ERVEN 202, 529, 673, 1179, 1238, 1337 AND 1468
The use zone of the erf shall be "Community Facility" (church): Provided that on the date on which a town planning scheme or other land use control mechanism relating to the erf comes into force the rights and obligations contained in such scheme shall supersede the above.
- (vi) ERVEN 1470 UP TO AND INCLUDING 1477
The use zone of the erf shall be "Public Open Space": Provided that on the date on which a town planning scheme or other land use control mechanism relating to the erf comes into force, the rights and obligations contained in such scheme shall supersede the above.

4. SERVITUDE/S FOR MUNICIPAL PURPOSES

The following servitude/s shall be registered against the title deeds of all the erven:

1. This erf is subject to a servitude, 2m wide, in favour of the municipality for sewerage and other municipal purposes 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 municipality may waive any such servitude.

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;

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 for the aforesaid purpose, subject to any damage done during the process of construction, maintenance or removal of such sewerage mains and other works being made good by the municipality.

5. REGULATIONS

The erf is subject to all such regulations as either is already or shall in future be in force in the township in which it is situated."

The approval is subject to the compliance with conditions that have been laid down by:

- Department of Agriculture Conservation and Environment,
- City of Tshwane Metropolitan Municipality – Housing,
- Telkom,
- Magalies Water and
- Department of Land Affairs.

NP CLAASSEN

Designated Officer North West
