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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 197

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

PRETORIA AMENDMENT SCHEME 9648P

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 Annlin Wes Extension 12, 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 Head Legal and Secretarial Services, and are open to inspection during normal office hours

This amendment is known as Pretoria Amendment Scheme 9648P

(13/2/Annlin Wes x12 (9648P))
__ January 2007

Acting Head: Legal and Secretarial Services
(Notice No 412/2007)

PLAASLIKE BESTUURSKENNISGEWING 197

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

PRETORIA WYSIGINGSKEMA 9648P

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 Annlin Wes Uitbreiding 12, synde 'n wysiging van die Pretoria-dorpsbeplanningskema, 1974, goedgekeur het

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Waarnemende Hoof Regs- en Sekretariële Dienste, in bewaring gehou en lê gedurende gewone kantoorure ter insae

Hierdie wysiging staan bekend as Pretoria-wysigingskema 9648P

(13/2/Annlin Wes x12 (9648P))
__ Januarie 2007

Waarnemende Hoof: Regs- en Sekretariele Dienste
(Kennisgewing No 412/2007)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF ANNLIN WES EXTENSION 12 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 Annlin Wes Extension 12 to be an approved township, subject to the conditions as set out in the Schedule hereto

(13/2/Annlin Wes x12 (9648P))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY MILLE INVESTMENTS 187 (PTY) LTD IN TERMS OF THE PROVISIONS OF CHAPTER III PART A AND C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 358 (A PORTION OF PORTION 155) OF THE FARM WONDERBOOM 302JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1 CONDITIONS OF ESTABLISHMENT

1 1 NAME

The name of the township shall be Annlin Wes Extension 12

02020000

1 2 DESIGN

The township shall consist of erven as indicated on General Plan SG No 2630/2006

1 3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

1 4 ACCESS

1 4 1 Ingress from Road K97 (Lavender Road West) to the township and egress to Road K97 (Lavender Road West) from the township shall be restricted to the intersection of Pietro Avenue with such road

1 4 2 The township owner shall at his own expense arrange for a geometric lay-out design (scale 1 500) of the ingress and egress points referred to in (a) above and specifications for the construction of the junctions to be compiled and shall submit it to the Head of the Department Gauteng Provincial Government Department of Public Transport, Roads and Works, for approval After the design and specifications have been approved, the township owner shall construct the entrances at his own expense to the satisfaction of the Head of the Department Department of Public Transport, Roads and Works

1 5 RECEIVING AND DISPOSAL OF STORM-WATER

The township owner shall arrange the storm-water drainage of the township in such a way as to fit in with that of Road K97 (Lavender Road West) and he shall receive and dispose of the storm-water running off or being diverted from the road

1 6 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 7 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 8 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 9 DEMOLITION OF BUILDINGS AND STRUCTURES

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

1 10 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 Metropolitan Municipality, when required to do so by the City of Tshwane Metropolitan Municipality

1 11 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have Erven 148 and 149 in the township consolidated The City of Tshwane Metropolitan Municipality hereby grants its consent to the consolidation in respect of Section 92(1)(b) of Ordinance 15 of 1986

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 METROPOLITAN MUNICIPALITY 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, 2m wide, for municipal services (water, sewer, electricity and storm water) (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, 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 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 2m from it

2 1 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

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STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

VERKLARING VAN ANNLIN WES UITBREIDING 12 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 Annlin Wes Uitbreiding 12 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae

(13/2/Annlin Wes x12 (9648P))

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR MILLE INVESTMENTS 187 (PTY) LTD INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 358 ('N GEDEELTE VAN GEDEELTE 155) VAN DIE PLAAS WONDERBOOM 302JR, GAUTENG, TE STIG, TOEGESTAAN IS

1 STIGTINGSVOORWAARDES

1 1 NAAM

Die naam van die dorp is Annlin Wes Uitbreiding 12

1 2 ONTWERP

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG No 2630/2006

1 3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

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

1 4 TOEGANG

1 4 1 Ingang van Pad K97 (Lavenderweg Wes) tot die dorp en uitgang tot Pad K97 (Lavenderweg Wes) uit die dorp word beperk tot die interseksie van Pietroweg met sodanige pad

1 4 2 Die dorpseienaar moet op eie koste 'n meetkundige uitlegontwerp (skaal 1 500) van die ingang- en uitgangspunte genoem in 1 4 1 hierbo en spesifikasies vir die bou van die aansluitings laat opstel en vir goedkeuring aan die Hoof van die Departement Gauteng Provinsiale Regering Departement van Openbare Vervoer, Paaie en Werke, voorlê Die dorpseienaar moet, nadat die ontwerp en spesifikasies goedgekeur is, die toegange op eie koste bou tot tevredenheid van die Hoof van die Departement Gauteng Provinsiale Regering Departement van Openbare Vervoer, Paaie en Werke

1 5 ONTVANGS VAN EN WEGDOEN MET STORMWATER

Die dorpseienaar moet die stormwaterdreinering van die dorp so reël dat dit inpas by die van die Pad K97 (Lavenderweg Wes) en hy moet die stormwater wat van die pad afloop of afgelei word, ontvang en daarmee wegdoen

1 6 VERSKUIWING EN/OF VERWYDERING VAN MUNISIPALE DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale dienste te verskuif of te vervang, moet die koste daarvan deur die dorpseienaar gedra word

1 7 VERSKUIWING EN/OF VERWYDERING VAN ESKOM KRAGLYNE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande kraglyne van Eskom te verskuif, moet die koste daarvan deur die dorpseienaar gedra word

1 8 VERSKUIWING EN/OF VERWYDERING VAN TELKOM DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande dienste van TELKOM te verskuif en/of te verwyder, moet die koste daarvan deur die dorpseienaar gedra word

1 9 SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes en kantruimtes of oor gemeenskaplike grense gelê is, of bouvallige strukture laat sloop tot tevredenheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis

1 10 VERWYDERING VAN ROMMEL

Die dorpseienaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot tevredenheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis

1 11 KONSOLIDASIE VAN ERWE

Die dorpseienaar moet op eie koste Erwe 148 en 149 in die dorp laat konsolideer Die Stad Tshwane Metropolitaanse Munisipaliteit verleen hiermee ingevolge Artikel 92(1)(b) van Ordonnansie 15 van 1986, toestemming tot die konsolidasie

2 TITELVOORWAARDES

2 1 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 1 ALLE ERWE

2 1 1 1 Die erf is onderworpe aan 'n serwituut, 2 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 serwituut vir munisipale doeleindes, 2 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 serwituut mag afsien

2 1 1 2 Geen geboue of ander strukture mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 meter daarvan geplant word nie

2 1 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 ag, tydelik te plaas op grond wat aan die voornoemde serwituut 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

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