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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 18

CITY OF TSHWANE

PRETORIA AMENDMENT SCHEME 9691P

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 Nellmapius Extension 8, being an amendment of the Pretoria Town-planning Scheme, 1974.

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

This amendment is known as Pretoria Amendment Scheme 9691P.

(13/2/Nellmapius x8 (9691P))
 ___ May 2012

Executive Director: Legal Services
 (Notice No 338/2012)

PLAASLIKE BESTUURSKENNISGEWING 18

STAD TSHWANE

PRETORIA WYSIGINGSKEMA 9691P

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 Nellmapius Uitbreiding 8, synde 'n wysiging van die Pretoria-dorpsbeplanningskema, 1974, goedgekeur het.

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

Hierdie wysiging staan bekend as Pretoria-wysigingskema 9691P.

(13/2/Nellmapius x8 (9691P))
 ___ Mei 2012

Uitvoerende Direkteur: Regsdienste
 (Kennisgewing No 338/2012)

CITY OF TSHWANE

DECLARATION OF NELLMAPIUS EXTENSION 8 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 Nellmapius Extension 8 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Nellmapius x8 (9691P))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY 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 24 OF THE FARM HATHERLEY 331JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Nellmapius Extension 8.

1.2 DESIGN

The township shall consist of erven, parks and streets as indicated on General Plan SG No 7605/2006.

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, but excluding –

1.3.1 the following servitude that do not affect the township;

Condition 1A. and 1B.

"1A. By Notarial Deed No 148/1949S registered on the 23rd day of February 1949, the right has been granted to ELECTRICITY SUPPLY COMMISSION to convey electricity over the property hereby transferred, together with the ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed;

B. By Notarial Deed No 18/1957S registered on the 7th day of January 1957, the right has been granted to ELECTRICITY SUPPLY COMMISSION to convey electricity over the property hereby transferred, together with ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed;

The servitude registered under Notarial Deeds K696/84S; K169/90S; K5655/92S and K743/93S in favour of Eskom.

"By Notarial Deed No 696/1984S the right has been granted on 21 February 1984 to ESKOM to convey electricity over the property hereby conveyed, together with the ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed and diagram grosse whereof is hereunto annexed;

By Notarial Deed No 743/1993S the right has been granted on 10 February 1993 to ESKOM to convey electricity over the property hereby conveyed, together with the ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed and diagram grosse whereof is hereunto annexed".

Servitude No K169/1990S: servitude in favour of ESCOM to convey electricity.

"By Notarial Deed No 169/1990S registered on the 12th day of January 1990, the right has been granted to ESKOM to convey electricity over the property hereby transferred, together with the ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed."

Servitude No K 5655/1992s: servitude in favour of ESCOM to convey electricity.

"By Notarial Deed No. 5655/1992S registered on the 19th day of October 1992, the right has been granted to ESKOM to convey electricity over the property hereby transferred, together with the ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed".

1.3.2 The following servitude that affects Erven 9112, 9776, 9858, 9551, 9191 and streets in the township:

The servitude registered under Notarial Deed No K 1358/1997s in favour of the Rand Water Board.

"By virtue of Notarial Deed of Servitude K1358//97S dated 18/12/95 the within mentioned property is subject to a servitude to convey and transmit water on a strip of ground 2,971 ha indicated by Figure ABCDEFGH on diagram SGA70/93 in Favour of the Rand Water Board with ancillary rights as will more fully appear from above mentioned notarial deed with diagram annexed."

The following servitude that affects Erf 9230 in the township:

The servitude registered under Notarial Deed No K 1262/1961 S in favour of ESKOM.

"C. By Notarial Deed No. K 1262/1961S registered on the 24th day of October 1961, the right has been granted to ELECTRICITY SUPPLY COMMISSION to convey electricity over the property hereby transferred together with ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed;"

1.4 LAND FOR MUNICIPAL PURPOSES

The following erven shall be transferred to the Local Authority:

Municipal: Erven 9191, 9112, 9230, 9190, 9551, 9776 and 9858.

1.5 ACCESS

1.5.1 Ingress from Provincial Road K16 to the township and egress to Provincial Road K16 from the township shall be restricted to the intersection of the access road into the township with K16.

1.5.2 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 Department of Transport and Public 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: Gauteng Department of Transport and Public Works.

1.6 RECEIVING AND DISPOSAL OF STORMWATER

The township owner shall arrange the stormwater drainage of the township in such a way as to fit in with that of Road K16 and K69 and he shall receive and dispose of the stormwater running off or being diverted from the road.

1.7 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.

1.8 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at his own expense erect a fence or other physical barrier to the satisfaction of the Head of the Department: Gauteng Department of Transport and Public Works, as and when required by him to do so, and the township owner shall maintain such fence or physical barrier in a good state of repair until such time as the erven in the township are transferred to ensuing landowners, after which the responsibility for the maintenance of such fence or physical barrier rests with the latter.

1.9 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 City of Tshwane 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, when required to do so by the City of Tshwane.

1.11 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.

1.12 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.

1.13 COMPLIANCE WITH CONDITIONS IMPOSED BY GDACEL

The developer shall at his own expense comply with all the conditions imposed by or by which the Gauteng Department of Agriculture, Conservation, Environment and Land Affairs (GDACEL) has granted the developer authorisation for the undertaking of the proposed activity (township development for special residential purposes) in terms of the relevant sections of the Environment Conservation Act, 1989.

2. CONDITIONS OF TITLE**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**

2.1.1.1 The erf shall be subject to a servitude, 1m wide, for municipal services (water, sewer, electricity and stormwater) (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, 1m 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 1m from it.

2.1.1.3 The City of Tshwane shall be entitled to temporarily deposit on the land adjoining the foresaid 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 shall be entitled to reasonable access to the said property for the aforesaid purposes, subject to the provision that the City of Tshwane shall make good any damage caused during the laying, maintenance or removal of such services and other works.

STAD TSHWANE**VERKLARING VAN NELLMAPIUS UITBREIDING 8 TOT GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No 15 van 1986), verklaar die Stad Tshwane hierby die dorp Nellmapius Uitbreiding 8 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(13/2/Nellmapius x8 (9691))

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR DIE STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III: DEEL C VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 24 VAN DIE PLAAS HATHERLEY 331JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES**1.1 NAAM**

Die naam van die dorp is Nellmapius Uitbreiding 8.

1.2 ONTWERP

Die dorp bestaan uit erwe, parke en strate soos aangedui op Algemene Plan LG No 7605/2006.

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, maar uitgesonderd -

1.3.1 die volgende serwituut wat nie die dorp raak nie;

Condition 1A. and 1B.

"1A. By Notarial Deed No 148/1949S registered on the 23rd day of February 1949, the right has been granted to ELECTRICITY SUPPLY COMMISSION to convey electricity over the property hereby transferred, together with the ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed;

B. By Notarial Deed No 18/1957S registered on the 7th day of January 1957, the right has been granted to ELECTRICITY SUPPLY COMMISSION to convey electricity over the property hereby transferred, together with ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed;

The servitude registered under Notarial Deeds K696/84S; K169/90S; K5655/92S and K743/93S in favour of Eskom.

"By Notarial Deed No 696/1984S the right has been granted on 21 February 1984 to ESKOM to convey electricity over the property hereby conveyed, together with the ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed and diagram grosse whereof is hereunto annexed;

By Notarial Deed No 743/1993S the right has been granted on 10 February 1993 to ESKOM to convey electricity over the property hereby conveyed, together with the ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed and diagram grosse whereof is hereunto annexed".

Servitude No K169/1990S: servitude in favour of ESCOM to convey electricity.

"By Notarial Deed No 169/1990S registered on the 12th day of January 1990, the right has been granted to ESKOM to convey electricity over the property hereby transferred, together with the ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed."

Servitude No K 5655/1992s: servitude in favour of ESCOM to convey electricity.

"By Notarial Deed No. 5655/1992S registered on the 19th day of October 1992, the right has been granted to ESKOM to convey electricity over the property hereby transferred, together with the ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed".

1.3.2 The following servitude that affects Erven 9112, 9776, 9858, 9551, 9191 and streets in the township:

The servitude registered under Notarial Deed No K 1358/1997s in favour of the Rand Water Board.

"By virtue of Notarial Deed of Servitude K1358//97S dated 18/12/95 the within mentioned property is subject to a servitude to convey and transmit water on a strip of ground 2,971 ha indicated by Figure ABCDEFGH on diagram SGA70/93 in Favour of the Rand Water Board with ancillary rights as will more fully appear from above mentioned notarial deed with diagram annexed."

The following servitude that affects Erf 9230 in the township:

The servitude registered under Notarial Deed No K 1262/1961 S in favour of ESKOM.

"C. By Notarial Deed No K 1262/1961S registered on the 24th day of October 1961, the right has been granted to ELECTRICITY SUPPLY COMMISSION to convey electricity over the property hereby transferred together with ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed:"

1.4 GROND VIR MUNISIPALE DOELEINDES

Die volgende erwe moet deur en op koste van die dorpseienaar aan die plaaslike bestuur oorgedra word:

Munisipaal: Erwe 9191, 9112, 9230, 9190, 9551, 9776 en 9858.

1.5 TOEGANG

1.5.1 Ingang vanaf Provinsiale Pad K16 tot die dorp en uitgang tot Provinsiale Pad K16 uit die dorp word beperk tot die interseksie van uitgangspad na die dorp met K16.

1.5.2 Die dorpseienaar moet op eie koste 'n meetkundige uitlegontwerp (skaal 1:500) van die ingang- en uitgangspunte genoem in 1.5.1 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 tevredeheid van die Hoof van die Departement: Gauteng Provinsiale Regering: Departement van Openbare Vervoer, Paaie en Werke.

1.6 ONTVANGS VAN EN WEGDOEN MET STORMWATER

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van Pad K16 en K69 en hy moet die stormwater wat van die pad afloop of afgelei word, ontvang en daarmee wegdoen.

1.7 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.

1.8 OPRIGTING VAN HEINING OF ANDER FISIESE VERSPERRING

Die dorpseienaar moet op eie koste 'n heining of ander fisiese versperring oprig tot tevredeheid van die Hoof van die Departement: Gauteng Provinsiale Regering: Departement van Openbare Vervoer, Paaie en Werke, soos en wanneer deur hom verlang om dit te doen en die dorpseienaar moet sodanige heining of fisiese versperring in 'n goeie toestand hou tot tyd en wyl die erwe in die dorp aan die daaropvolgende grondeienaars oorgedra word, waarna die verantwoordelikheid vir die instandhouding van sodanige heining of fisiese versperring by hulle berus.

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 tevredeheid van die Stad Tshwane wanneer die Stad Tshwane dit vereis.

1.10 VERWYDERING VAN ROMMEL

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

1.11 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.

1.12 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.

1.13 VOLDOENING AAN VOORWAARDES OPGELÊ DEUR DIE GAUTENGSE DEPARTEMENT VAN LANDBOU, BEWARING EN OMGEWING

Die dorpseienaar moet, op eie koste aan al die voorwaardes voldoen wat deur die Gautengse Departement van Landbou, Bewaring en Omgewing opgelê is, toestemming verleen vir die onderneming van die voorgestelde aktiwiteit (dorpsontwikkeling vir spesiale woon doeleindes) in terme van die relevante artikels van die Wet op Omgewingsbewaring, 1989.

2. TITELVOORWAARDES

2.1 DIE ERWE HIERONDER GENOEM, IS ONDERWORPE AAN DIE VOORWAARDES SOOS AANGEDUI, OPGELÊ DEUR DIE STAD TSHWANE 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, 1 meter breed, vir munisipale dienste (water, riool, elektrisiteit, stormwater) (hierna "die dienste" genoem), ten gunste van die Munisipaliteit langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 1 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 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 goeëdoelike noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die Munisipaliteit geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.

LOCAL AUTHORITY NOTICE 19**CITY OF TSHWANE****PRETORIA AMENDMENT SCHEME 9835P**

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 Nellmapius Extension 7, being an amendment of the Pretoria Town-planning Scheme, 1974.

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

This amendment is known as Pretoria Amendment Scheme 9835P.

(13/2/Nellmapius x7 (9835P))
__ May 2012

Executive Director: Legal Services
(Notice No 337/2012)

PLAASLIKE BESTUURSKENNISGEWING 19**STAD TSHWANE****PRETORIA WYSIGINGSKEMA 9835P**

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 Nellmapius Uitbreiding 7, synde 'n wysiging van die Pretoria-dorpsbeplanningskema, 1974, goedgekeur het.

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

Hierdie wysiging staan bekend as Pretoria-wysigingskema 9835P.

(13/2/Nellmapius x7 (9835P))
__ Mei 2012

Uitvoerende Direkteur: Regsdienste
(Kennisgewing No 337/2012)

CITY OF TSHWANE**DECLARATION OF NELLMAPIUS EXTENSION 7 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 Nellmapius Extension 7 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Nellmapius x7 (9835P))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY 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 22 OF THE FARM HATHERLEY 331JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Nellmapius Extension 7.

1.2 DESIGN

The township shall consist of erven, parks and streets as indicated on General Plan SG No 8113/2005.

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, but excluding –

1.3.1 the following servitude that do not affect the township;

- (a) Servitude No K148/1949S: servitude in favour of ESCOM to convey electricity.

"A. By Notarial Deed No 148/1949S registered on the 23rd day of February 1949, the right has been granted to ELECTRICITY SUPPLY COMMISSION to convey electricity over the property hereby transferred, together with the ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed".

- (b) Servitude No K 169/1990s: servitude in favour of ESCOM to convey electricity.

"By Notarial Deed No. 169/1990S registered on the 12th day of January 1990, the right has been granted to ESKOM to convey electricity over the property hereby transferred, together with the ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial deed and diagram grosse whereof is hereunto annexed."

- (c) Servitude No K 5655/1992s: servitude in favour of ESCOM to convey electricity.

"By Notarial Deed No. 5655/1992S registered on the 19th day of October 1992, the right has been granted to ESKOM to convey electricity over the property hereby transferred, together with the ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed".

- (d) Servitude No K 743/1993s: servitude in favour of EXCOM to convey electricity.

"By Notarial Deed No. 743/1993S registered on the 10th day of February 1993, the right has been granted to ESKON to convey electricity over the property hereby transferred, together with the ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed and diagram grosse whereof is hereunto annexed".

- (e) Servitude No K 1358/1997s: servitude in favour of Rand Water Boards to convey water.

"By virtue of Notarial Deed of Servitude K1358//97S dated 18/12/95 the within mentioned property is subject to a servitude to convey and transmit water on a strip of ground 2,971 ha indicated by Figure ABCDEFGH on diagram SGA79/93 in Favour of the Rand Water Board with ancillary rights as will more fully appear from above mentioned notarial deed with diagram annexed."

1.3.2 The following servitudes that affects Erf 8885 and a street in the township:

- (a) Condition1B:

"By Notarial Deed No K 18/1957S registered on the 7th day of January 1957, the right has been granted to ELECTRICITY SUPPLY COMMISSION to convey electricity over the property hereby transferred together with ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed;"

(b) Condition 1C:

"By Notarial Deed No K 1262/1961S registered on the 24th day of October 1961, the right has been granted to ELECTRICITY SUPPLY COMMISSION to convey electricity over the property hereby transferred together with ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed;"

(c) Servitude in favour of Eskom registered under Notarial Deed K 696/84S,

"By Notarial Deed No 696/1984S registered on the 21st day of February 1984, the right has been granted to ESKOM to convey electricity over the property hereby transferred, together with the ancillary rights and subject to conditions, as will more fully appear on reference to the said Notarial Deed as well as SG No A1725/1980 and SG no A1726/1980 and diagram grosse whereof is hereunto annexed".

1.4 LAND FOR MUNICIPAL PURPOSES

The following erf shall be transferred to the Local Authority:

Municipal: Erf 8885

1.5 ACCESS

1.5.1 Ingress from Provincial Road K16 to the township and egress to Provincial Road K16 from the township shall be restricted to the intersection of the access road into the township with K16.

1.5.2 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 Department of Transport and Public 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: Gauteng Department of Transport and Public Works.

1.6 RECEIVING AND DISPOSAL OF STORMWATER

The township owner shall arrange the stormwater drainage of the township in such a way as to fit in with that of Road K16 and he shall receive and dispose of the stormwater running off or being diverted from the road.

1.7 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.

1.8 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at his own expense erect a fence or other physical barrier to the satisfaction of the Head of the Department: Gauteng Department of Transport and Public Works, as and when required by him to do so, and the township owner shall maintain such fence or physical barrier in a good state of repair until such time as the erven in the township are transferred to ensuing landowners, after which the responsibility for the maintenance of such fence or physical barrier rests with the latter.

1.9 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 City of Tshwane 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, when required to do so by the City of Tshwane.

1.11 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.

1.12 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.

1.13 COMPLIANCE WITH CONDITIONS IMPOSED BY GDACEL

The developer shall at his own expense comply with all the conditions imposed by or by which the Gauteng Department of Agriculture, Conservation, Environment and Land Affairs (GDACEL) has granted the developer authorisation for the undertaking of the proposed activity (township development for special residential purposes) in terms of the relevant sections of the Environment Conservation Act, 1989.

2. CONDITIONS OF TITLE**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**

2.1.1.1 The erf shall be subject to a servitude, 1m wide, for municipal services (water, sewer, electricity and stormwater) (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, 1m 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 1m from it.

2.1.1.3 The City of Tshwane shall be entitled to temporarily deposit on the land adjoining the foresaid 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 shall be entitled to reasonable access to the said property for the aforesaid purposes, subject to the provision that the City of Tshwane shall make good any damage caused during the laying, maintenance or removal of such services and other works.

STAD TSHWANE**VERKLARING VAN NELLAPIUS UITBREIDING 7 TOT GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No 15 van 1986), verklaar die Stad Tshwane hierby die dorp Nellmapius Uitbreiding 7 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(13/2/Nellmapius x7 (9835))

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR DIE STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III: DEEL C VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 22 VAN DIE PLAAS HATHERLEY 331JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Nellmapius Uitbreiding 7.

1.2 ONTWERP

Die dorp bestaan uit erwe, parke en strate soos aangedui op Algemene Plan LG No 8113/2005.

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, maar uitgesonderd -

1.3.1 die volgende serwituut wat nie die dorp raak nie;

- (a) Servitude No K148/1949S: servitude in favour of ESCOM to convey electricity.

"A. By Notarial Deed No 148/1949S registered on the 23rd day of February 1949, the right has been granted to ELECTRICITY SUPPLY COMMISSION to convey electricity over the property hereby transferred, together with the ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed".

- (b) Servitude No K 169/1990s: servitude in favour of ESCOM to convey electricity.

"By Notarial Deed No. 169/1990S registered on the 12th day of January 1990, the right has been granted to ESKOM to convey electricity over the property hereby transferred, together with the ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial deed and diagram grosse whereof is hereunto annexed."

- (c) Servitude No K 5655/1992s: servitude in favour of ESCOM to convey electricity.

"By Notarial Deed No. 5655/1992S registered on the 19th day of October 1992, the right has been granted to ESKOM to convey electricity over the property hereby transferred, together with the ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed".

- (d) Servitude No K 743/1993s: servitude in favour of EXCOM to convey electricity.

"By Notarial Deed No. 743/1993S registered on the 10th day of February 1993, the right has been granted to ESKON to convey electricity over the property hereby transferred, together with the ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed and diagram grosse whereof is hereunto annexed".

- (e) Servitude No K 1358/1997s: servitude in favour of Rand Water Boards to convey water.

"By virtue of Notarial Deed of Servitude K1358//97S dated 18/12/95 the within mentioned property is subject to a servitude to convey and transmit water on a strip of ground 2,971 ha indicated by Figure ABCDEFGH on diagram SGA79/93 in Favour of the Rand Water Board with ancillary rights as will more fully appear from above mentioned notarial deed with diagram annexed."

1.3.2 die volgende serwitute wat Erf 8885 en 'n straat in die dorp raak:

- (a) Voorwaarde 1B:

"By Notarial Deed No K 18/1957S registered on the 7th day of January 1957, the right has been granted to ELECTRICITY SUPPLY COMMISSION to convey electricity over the property hereby transferred together with ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed;"

- (b) Voorwaarde 1C:

"By Notarial Deed No K 1262/1961S registered on the 24th day of October 1961, the right has been granted to ELECTRICITY SUPPLY COMMISSION to convey electricity over the property hereby transferred together with ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed;"

- (c) Serwituut ten gunste van Eskom geregistreer onder Notariale Akte K696/84S,

"By Notarial Deed No 696/1984S registered on the 21st day of February 1984, the right has been granted to ESKOM to convey electricity over the property hereby transferred, together with the ancillary rights and subject to conditions, as will more fully appear on reference to the said Notarial Deed as well as SG No A1725/1980 and SG no A1726/1980 and diagram gosse whereof is hereunto annexed".

1.4 GROND VIR MUNISIPALE DOELEINDES

Die volgende erf moet deur en op koste van die dorpseienaar aan die plaaslike bestuur oorgedra word:

Munisipaal: Erf 8885.

1.5 TOEGANG

1.5.1 Ingang vanaf Provinsiale Pad K16 tot die dorp en uitgang tot Provinsiale Pad K16 uit die dorp word beperk tot die interseksie van uitgangspad na die dorp met K16.

1.5.2 Die dorpseienaar moet op eie koste 'n meetkundige uitlegontwerp (skaal 1:500) van die ingang- en uitgangspunte genoem in 1.5.1 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 tevredeheid van die Hoof van die Departement: Gauteng Provinsiale Regering: Departement van Openbare Vervoer, Paaie en Werke.

1.6 ONTVANGS VAN EN WEGDOEN MET STORMWATER

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van Pad K16 en hy moet die stormwater wat van die pad afloop of afgelei word, ontvang en daarmee wegdoen.

1.7 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.

1.8 OPRIGTING VAN HEINING OF ANDER FISIESE VERSPERRING

Die dorpseienaar moet op eie koste 'n heining of ander fisiese versperring oprig tot tevreedenheid van die Hoof van die Departement: Gauteng Provinsiale Regering: Departement van Openbare Vervoer, Paaie en Werke, soos en wanneer deur hom verlang om dit te doen en die dorpseienaar moet sodanige heining of fisiese versperring in 'n goeie toestand hou tot tyd en wyl die erwe in die dorp aan die daaropvolgende grondeienaars oorgedra word, waarna die verantwoordelikheid vir die instandhouding van sodanige heining of fisiese versperring by hulle berus.

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 tevreedenheid van die Stad Tshwane wanneer die Stad Tshwane dit vereis.

1.10 VERWYDERING VAN ROMMEL

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

1.11 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.

1.12 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.

1.13 VOLDOENING AAN VOORWAARDES OPGELÊ DEUR DIE GAUTENGSE DEPARTEMENT VAN LANDBOU, BEWARING EN OMGEWING

Die dorpseienaar moet, op eie koste aan al die voorwaardes voldoen wat deur die Gautengse Departement van Landbou, Bewaring en Omgewing opgelê is, toestemming verleen vir die onderneming van die voorgestelde aktiwiteit (dorpsontwikkeling vir spesiale woon doeleindes) in terme van die relevante artikels van die Wet op Omgewingsbewaring, 1989.

2. TITELVOORWAARDES**2.1 DIE ERWE HIERONDER GENOEM, IS ONDERWORPE AAN DIE VOORWAARDES SOOS AANGEDUI, OPGELÊ DEUR DIE STAD TSHWANE 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, 1 meter breed, vir munisipale dienste (water, riool, elektrisiteit, stormwater) (hierna "die dienste" genoem), ten gunste van die Munisipaliteit langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 1 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 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 goeë dunnke noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die Munisipaliteit geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.

LOCAL AUTHORITY NOTICE 20**CITY OF TSHWANE****PRETORIA AMENDMENT SCHEME 9837P**

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 Nellmapius Extension 6, being an amendment of the Pretoria Town-planning Scheme, 1974.

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

This amendment is known as Pretoria Amendment Scheme 9837P.

(13/2/Nellmapius x6 (9837P))
__ May 2012

Executive Director: Legal Services
(Notice No 336/2012)

PLAASLIKE BESTUURSKENNISGEWING 20**STAD TSHWANE****PRETORIA WYSIGINGSKEMA 9837P**

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 Nellmapius Uitbreiding 6, synde 'n wysiging van die Pretoria-dorpsbeplanningskema, 1974, goedgekeur het.

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

Hierdie wysiging staan bekend as Pretoria-wysigingskema 9837P.

(13/2/Nellmapius x6 (9837P))
__ Mei 2012

Uitvoerende Direkteur: Regsdienste
(Kennisgewing No 336/2012)

CITY OF TSHWANE**DECLARATION OF NELLMAPIUS EXTENSION 6 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 Nellmapius Extension 6 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Nellmapius x6 (9837P))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY 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 21 OF THE FARM HATHERLEY 331JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Nellmapius Extension 6.

1.2 DESIGN

The township shall consist of erven, parks and streets as indicated on General Plan SG No 8112/2005.

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, but excluding –

1.3.1 the following servitude that do not affect the township;

(a) Servitude No K 148/1949S: servitude in favour of ESCOM to convey electricity.

"A. By Notarial Deed No 148/1949S registered on the 23rd day of February 1949, the right has been granted to ELECTRICITY SUPPLY COMMISSION to convey electricity over the property hereby transferred, together with the ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed".

(b) Servitude No K 169/1990s: servitude in favour of ESCOM to convey electricity.

"By Notarial Deed No 169/1990S registered on the 12th day of January 1990, the right has been granted to ESKOM to convey electricity over the property hereby transferred, together with the ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed and diagram grosse whereof is herunto annexed".

(c) Servitude No K 5655/1992s: servitude in favour of ESCOM to convey electricity.

"By Notarial Deed No 5655/1992S registered on the 19th day of October 1992, the right has been granted to ESKOM to convey electricity over the property hereby transferred, together with the ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed".

(d) Servitude No K 743/1993S: servitude in favour of ESCOM to convey electricity.

"By Notarial Deed No 743/1993S registered on the 10th day of February 1993, the right has been granted to ESKOM to convey electricity over the property hereby transferred, together with the ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed and diagram grosse whereof is herunto annexed".

(e) Servitude No K 1358/1997S: servitude in favour of Rand Water Board to convey water.

"By virtue of Notarial Deed of Servitude K1358/97S dated 18/12/95 the within mentioned property is subject to a servitude to convey and transmit water on a strip of ground 2,971 ha indicated by Figure ABCDEFGH on diagram SGA70/93 in Favour of the Rand Water Board with ancillary rights As will more fully appear from above mentioned Notarial Deed with diagram annexed."

(f) Servitude No K 18/1957S: servitude in favour of ESCOM to convey electricity.

"By Notarial Deed No. 18/1957S registered on the 7th day of January 1957, the right has been granted to ELECTRICITY SUPPLY COMMISSION to convey electricity over the property hereby transferred, together with the ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed and diagram grosse whereof is herunto annexed".

1.3.2 The following servitude that affects Erf 6630 in the township:

The servitude registered under Notarial Deeds K696/84S and K1262/1961S in favour of Eskom.

- (a) "By Notarial Deed No 696/1984S registered on the 21st day of February 1984, the right has been granted to Eskom to convey electricity over the property hereby transferred, together with the ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed as well as SG No. A1725/1980 and SG no A1726/1980 and diagram grosse whereof is herunto annexed".
- (b) "By Notarial Deed No 1262/1961S registered on the 24th day of October 1961, the right has been granted to Electricity Supply Commission to convey electricity over the property hereby transferred, together with the ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed".

1.4 LAND FOR MUNICIPAL PURPOSES

The following erf shall be transferred to the Local Authority:

Municipal: Erf 6630.

1.5 ACCESS

1.5.1 Ingress from Provincial Road K16 to the township and egress to Provincial Road K16 from the township shall be restricted to the intersection of the access road into the township with K16.

1.5.2 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 Department of Transport and Public 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: Gauteng Department of Transport and Public Works.

1.6 RECEIVING AND DISPOSAL OF STORMWATER

The township owner shall arrange the stormwater drainage of the township in such a way as to fit in with that of Road K16 and he shall receive and dispose of the stormwater running off or being diverted from the road.

1.7 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.

1.8 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at his own expense erect a fence or other physical barrier to the satisfaction of the Head of the Department: Gauteng Department of Transport and Public Works, as and when required by him to do so, and the township owner shall maintain such fence or physical barrier in a good state of repair until such time as the erven in the township are transferred to ensuing landowners, after which the responsibility for the maintenance of such fence or physical barrier rests with the latter.

1.9 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 City of Tshwane 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, when required to do so by the City of Tshwane.

1.11 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.

1.12 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.

1.13 COMPLIANCE WITH CONDITIONS IMPOSED BY GDACEL

The developer shall at his own expense comply with all the conditions imposed by or by which the Gauteng Department of Agriculture, Conservation, Environment and Land Affairs (GDACEL) has granted the developer authorisation for the undertaking of the proposed activity (township development for special residential purposes) in terms of the relevant sections of the Environment Conservation Act, 1989.

1.14 RESTRICTION OF THE TRANSFER OF AN ERF

Erf 7742 may not be alienated and transferred unless a 6m wide servitude for municipal services (water) over Erf 7742, in favour of the City of Tshwane is registered simultaneously with the transfer thereof.

2. CONDITIONS OF TITLE

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

2.1.1.1 The erf shall be subject to a servitude, 1m wide, for municipal services (water, sewer, electricity and stormwater) (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, 1m 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 1m from it.

2.1.1.3 The City of Tshwane shall be entitled to temporarily deposit on the land adjoining the foresaid 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 shall be entitled to reasonable access to the said property for the aforesaid purposes, subject to the provision that the City of Tshwane shall make good any damage caused during the laying, maintenance or removal of such services and other works.

STAD TSHWANE

VERKLARING VAN NELLMAPIUS UITBREIDING 6 TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No 15 van 1986), verklaar die Stad Tshwane hierby die dorp Nellmapius Uitbreiding 6 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(13/2/Nellmapius x6 (9837P))

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR DIE STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III: DEEL C VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 21 VAN DIE PLAAS HATHERLEY 331JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Nellmapius Uitbreiding 6.

1.2 ONTWERP

Die dorp bestaan uit erwe, parke en strate soos aangedui op Algemene Plan LG No 8112/2005.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

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

1.3.1 die volgende servituut wat nie die dorp raak nie;

- (a) Servitude No K 148/1949S: servitude in favour of ESCOM to convey electricity.

"A. By Notarial Deed No 148/1949S registered on the 23rd day of February 1949, the right has been granted to ELECTRICITY SUPPLY COMMISSION to convey electricity over the property hereby transferred, together with the ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed".

- (b) Servitude No K 169/1990s: servitude in favour of ESCOM to convey electricity.

"By Notarial Deed No 169/1990S registered on the 12th day of January 1990, the right has been granted to ESKOM to convey electricity over the property hereby transferred, together with the ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed and diagram grosse whereof is herunto annexed".

- (c) Servitude No K 5655/1992s: servitude in favour of ESCOM to convey electricity.

"By Notarial Deed No 5655/1992S registered on the 19th day of October 1992, the right has been granted to ESKOM to convey electricity over the property hereby transferred, together with the ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed".

- (d) Servitude No K 743/1993S: servitude in favour of ESCOM to convey electricity.

"By Notarial Deed No 743/1993S registered on the 10th day of February 1993, the right has been granted to ESKOM to convey electricity over the property hereby transferred, together with the ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed and diagram grosse whereof is herunto annexed".

- (e) Servitude No K 1358/1997S: servitude in favour of Rand Water Board to convey water.

"By virtue of Notarial Deed of Servitude K1358/97S dated 18/12/95 the within mentioned property is subject to a servitude to convey and transmit water on a strip of ground 2,971 ha indicated by Figure ABCDEFGH on diagram SGA70/93 in Favour of the Rand Water Board with ancillary rights As will more fully appear from above mentioned Notarial Deed with diagram annexed."

- (f) Servitude No K 18/1957S: servitude in favour of ESCOM to convey electricity.

"By Notarial Deed No. 18/1957S registered on the 7th day of January 1957, the right has been granted to ELECTRICITY SUPPLY COMMISSION to convey electricity over the property hereby transferred, together with the ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed and diagram grosse whereof is hereto annexed".

1.3.2 The following servitude that affects Erf 6630 in the township:

The servitude registered under Notarial Deeds K696/84S and K1262/1961S in favour of Eskom.

- (a) "By Notarial Deed No 696/1984S registered on the 21st day of February 1984, the right has been granted to ESKOM to convey electricity over the property hereby transferred, together with the ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed as well as SG No. A1725/1980 and SG No A1726/1980 and diagram grosse whereof is hereto annexed".

- (b) "By Notarial Deed No 1262/1961S registered on the 24th day of October 1961, the right has been granted to ELECTRICITY SUPPLY COMMISSION to convey electricity over the property hereby transferred, together with the ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed".

1.4 GROND VIR MUNISIPALE DOELEINDES

Die volgende erf moet deur en op koste van die dorpseienaar aan die plaaslike bestuur oorgedra word:

Munisipaal: Erf 6630.

1.5 TOEGANG

- 1.5.1 Ingang vanaf Provinsiale Pad K16 tot die dorp en uitgang tot Provinsiale Pad K16 uit die dorp word beperk tot die interseksie van uitgangspad na die dorp met K16.

- 1.5.2 Die dorpseienaar moet op eie koste 'n meetkundige uitlegontwerp (skaal 1:500) van die ingang- en uitgangspunte genoem in 1.5.1 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.

1.6 ONTVANGS VAN EN WEGDOEN MET STORMWATER

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van Pad K16 en hy moet die stormwater wat van die pad afloop of afgelei word, ontvang en daarmee wegdoen.

1.7 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.

1.8 OPRIGTING VAN HEINING OF ANDER FISIESE VERSPERRING

Die dorpseienaar moet op eie koste 'n heining of ander fisiese versperring oprig tot tevredeheid van die Hoof van die Departement: Gauteng Provinsiale Regering: Departement van Openbare Vervoer, Paaie en Werke, soos en wanneer deur hom verlang om dit te doen en die dorpseienaar moet sodanige heining of fisiese versperring in 'n goeie toestand hou tot tyd en wyl die erwe in die dorp aan die daaropvolgende grondeienaars oorgedra word, waarna die verantwoordelikheid vir die instandhouding van sodanige heining of fisiese versperring by hulle berus.

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 tevredeheid van die Stad Tshwane wanneer die Stad Tshwane dit vereis.

1.10 VERWYDERING VAN ROMMEL

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

1.11 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.

1.12 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.

1.13 VOLDOENING AAN VOORWAARDES OPGELÊ DEUR DIE GAUTENGSE DEPARTEMENT VAN LANDBOU, BEWARING EN OMGEWING

Die dorpseienaar moet, op eie koste aan al die voorwaardes voldoen wat deur die Gautengse Departement van Landbou, Bewaring en Omgewing opgelê is, toestemming verleen vir die onderneming van die voorgestelde aktiwiteit (dorpsontwikkeling vir spesiale woon doeleindes) in terme van die relevante artikels van die Wet op Omgewingsbewaring, 1989.

1.14 BEPERKING OP DIE OORDRAG VAN 'N ERF

Erf 7742 mag nie vervreem en getranspoteer word nie, alvorens 'n 6m wye serwitut vir munisipale dienste (water) oor Erf 7742, ten gunste van die Stad Tshwane geregistreer is gelyktydig met die oordrag daarvan nie.

2. TITELVOORWAARDES**2.1 DIE ERWE HIERONDER GENOEM, IS ONDERWORPE AAN DIE VOORWAARDES SOOS AANGEDUI, OPGELÊ DEUR DIE STAD TSHWANE 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, 1 meter breed, vir munisipale dienste (water, riool, elektrisiteit, stormwater) (hierna "die dienste" genoem), ten gunste van die Munisipaliteit langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 1 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.

2.1.1.4 Die 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 Munisipaliteit geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.
