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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 1736

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

AKASIA-SOSHANGUVE AMENDMENT SCHEME 0280A

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 Amandasig Extension 51, being an amendment of the Akasia/Soshanguve Town-planning Scheme, 1996.

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 Akasia-Soshanguve Amendment Scheme 0280A.

(13/2/Amandasig x51(0280A))
 ___ July 2007

Acting Head: Legal and Secretarial Services
 (Notice No 982/2007)

PLAASLIKE BESTUURSKENNISGEWING 1736

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

AKASIA-SOSHANGUVE WYSIGINGSKEMA 0280A

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 Amandasig Uitbreiding 51, synde 'n wysiging van die Akasia/Soshanguve dorpsbeplanningskema, 1996, goedgekeur het.

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

Hierdie wysiging staan bekend as Akasia-Soshanguve-wysigingskema 0280A.

(13/2/Amandasig x51 (0280A))
 ___ Julie 2007

Waarnemende Hoof: Regs en Sekretariële Dienste
 (Kennisgewing No 982/2007)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF AMANDASIG EXTENSION 51 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 Amandasig Extension 51 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Amandasig x51 (0280A))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY MARLOW PROJECTS CC 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 477 (A PORTION OF PORTION 125) OF THE FARM HARTEBEESTHOEK 303 JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Amandasig Extension 51.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 9225/2006.

1.3 ENDOWMENT

The township owner shall, in terms of the provisions of Section 81 of the Town-planning and Townships Ordinance, 1986 pay a lump sum endowment of ~~R400 000,00~~ to the municipality for the provision of land for a park (public open space).

1.4 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 -

1.4.1 the following servitude in Deed of Transfer T023116/07 which does not affect the township area;

"B. The Remaining Extent of Portion E of the farm Hartebeesthoek 303 Registration Division J.R. district Pretoria measuring as such 239,0209 hectares of which the property hereby transferred forms a portion, is entitled to a Servitude of Right of Way 9,45 metres wide along portion of the western boundary of Portion 1 of said Portion E of the farm Hartebeesthoek 303, measuring 85,6532 hectares, transferred to Lily Mary Flora White (born Cassell) by Deed of Transfer No 5029/1923 and which right of way is more fully indicated on the diagram SG A508/1923 of said Portion 1 of Portion E annexed to said Deed of Transfer No 5029/1923."

1.5 CONSOLIDATION OF ERVEN

The township owner shall at his own expense cause Erven 2023 and 2024 in the township to be consolidated.

1.6 DEMOLITION OF BUILDINGS AND STRUCTURES

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

1.7 REMOVAL OR REPLACEMENT OF MUNICIPAL OR TELKOM SERVICES

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

1.8 COMPLIANCE WITH CONDITIONS IMPOSED BY THE GAUTENG DEPARTMENT OF AGRICULTURE, CONSERVATION AND ENVIRONMENT (GDACE)

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Agricultural, Conservation and Environment, as well as any other applicable provisions, in terms of the provisions of the Environmental Conservation Act, 1989 (Act 73 of 1989) of the National Environmental Management Act, 1998 (Act 107 of 1998) as the case may be.

1.9 OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The township owner shall within such period as the municipality may determine, fulfil its obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefor, as previously agreed upon between the township owner and the municipality.

2. CONDITIONS OF TITLE

2.1 THE ERVEN SHALL BE SUBJECT TO THE CONDITIONS IMPOSED BY THE LOCAL AUTHORITY 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 erven are subject to a servitude, 2 metre wide, in favour of the municipality, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2 metre wide across the access portion of the erf, if and when required by the municipality: Provided that the municipality may dispense with any such servitude.

2.1.1.2 No building or other structures shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 metre thereof.

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

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

VERKLARING VAN AMANDASIG UITBREIDING 51 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 Amandasig Uitbreiding 51 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(13/2/Amandasig x51 (0280A))

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR MARLOW PROJECTS CC 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 477 (‘N GEDEELTE VAN GEDEELTE 125) VAN DIE PLAAS HARTEBEEESTHOEK 303 JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Amandasig Uitbreiding 51.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedul op Algemene Plan LG No 9225/2006.

1.3 BEGIFTIGING

Die genoemde begiftigingsbedrag is betaalbaar kragtens die bepalings van Artikel 81 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), 'n totale bedrag van R400 000,00 betaal, welke bedrag deur die Stad Tshwane Metropolitaanse Munisipaliteit aangewend moet word vir die verkryging van grond vir 'n park (openbare oopruimte).

1.4 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 -

1.4.1 die volgende serwituit in Akte van Transport T023116/07 wat nie die dorp area raak nie:

"B. The Remaining Extent of Portion E of the farm Hartebeesthoek 303 Registration Division J.R. district Pretoria measuring as such 239,0209 hectares of which the property hereby transferred forms a portion, is entitled to a Servitude of Right of Way 9,45 metres wide along portion of the western boundary of Portion 1 of said Portion E of the farm Hartebeesthoek 303, measuring 85,6532 hectares, transferred to Lily Mary Flora White (born Cassell) by Deed of Transfer No 5029/1923 and which right of way is more fully indicated on the diagram SG A508/1923 of said Portion 1 of Portion E annexed to said Deed of Transfer No 5029/1923."

1.5 KONSOLIDASIE VAN ERWE

Die dorpseienaar moet op eie koste Erwe 2023 en 2024 in die dorp laat konsolideer.

1.6 SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes en kantrijmtes 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.

1.7 VERSKUIWING EN/OF VERWYDERING VAN MUNISIPALE OF TELKOM DIENSTE

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

1.8 VOLDOENING AAN VOORWAARDES OPGELê DEUR DIE GAUTENGSE DEPARTEMENT VAN LANDBOU, BEWARING, OMGEWING EN GRONDSAKE (DLBOG)

Die dorpseienaar sal op sy eie koste voldoen aan al die voorwaardes wat opgelê is deur (DLBOG), asook enige ander toepaslike voorwaardes, ingevolge die voorwaardes van die Wet op Omgewingsbewaring, 1989 (Wet No 73 van 1989) of die Nasionale Environmental Management Wet, 1998 (Wet 107 van 1998) soos van toepassing.

1.9 VEPLIGTINGE TEN OPSIGTE VAN NOODSAAKLIKE DIENSTE

Die dorpseienaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water, elektrisiteit en sanitêre dienste en die installering van stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die munisipaliteit nakom.

2. TITELVOORWAARDES

2.1 DIE ERWE IS ONDERWORPE AAN DIE VOORWAARDES SOOS AANGEDUI, OPGELEË DEUR DIE STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986):

2.1.1 ALLEERWE

2.1.1.1 Die erf is onderworpe aan 'n serwituut, 2 meter breed, vir rituelings- en ander munisipale dienste, langs enige twee sygrense, 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 verlang deur die plaaslike bestuur. Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.

2.1.1.2 Geen gebou of ander struktuur mag binne die voornoemde serwituut opgerig word nie en geen groot wortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 m daarvan geplant word nie.

2.1.1.3 Die munisipaliteit is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidinge en ander werke wat hy volgens goeë dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die munisipaliteit geregtig tot redelike toegang tot genoemde grond vir die voornoemde doei, onderworpe daaraan dat die munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings wat sodanige rioolhoofpypleidinge en ander werke veroorsaak.

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