

**THE PROVINCE OF
GAUTENG**



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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 1373 OF 2018**CITY OF TSHWANE****TSHWANE AMENDMENT SCHEME 321T**

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 Sunderland Ridge Extension 13, being an amendment of the Tshwane Town-planning Scheme, 2008.

Map 3 and the scheme clauses of this amendment scheme are filed with the Economic Development and Spatial Planning, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme 321T.

(CPD 9/1/1/1-SDRx13 659)
(CPD 92/2/4/2-321T)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

__ AUGUST 2018
(Notice 193/2018)

CITY OF TSHWANE**DECLARATION OF SUNDERLAND RIDGE EXTENSION 13 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 Sunderland Ridge Extension 13 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(CPD 9/1/1/1-SDRx13 659)
(CPD 92/2/4/2-321T)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY AMKA PRODUCTS (PROPRIETARY) LIMITED, 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 691 OF THE FARM ZWARTKOP 356JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Sunderland Ridge Extension 13.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 2467/2011.

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-

Condition 6 in Deeds of Transfer T84051/2010 and T84050/2010, which does not affect the township due to location:

“Gedeelte C van gedeelte van genoemde plaas Zwartkop 356, Registrasie Afdeling JR, (waarvan Gedeelte 165 hiermee getranspoorteer word) is onderhewig aan 'n Notariele Akte Nr. 849/1938S waarvolgens die genoemde Gedeelte C geregtig is onderhewig aan voorwaardes tot een halwe aandeel in die water uit die dam gelee op:

- (a) Gedeelte B van die middelste gedeelte van die genoemde plaas Zwartkop 356 Registrasie Afdeling JR, distrik Pretoria, groot 577,7309 hektaar, soos gehou kragtens Akte van Transport Nr 7410/1934.
- (b) Resterende Gedeelte van die middelste gedeelte van die genoemde plaas Zwartkop 356 Registrasie Afdeling JR, groot as sodanig 167,2707 hektaar, soos gehou kragtens Akte van Transport Nr 7343/1922, soos meer ten volle sal blyk uit die genoemde Notariele Akte.”

Condition 7 of Deed of Transfer T84051/2010, which reads as follows and does not affect the erven in the township due to location.

“By virtue of Notarial Deed No. K1620/2002S the withinmentioned property is entitled to a sewer pipeline servitude 3,00 metres wide the eastern boundary of which is indicated by the line A B on diagram SG No 8411/2000 over portion 147 (portion of Portion 16) of the Farm Zwartkop 356, Registration division JR as will more fully appear from reference to the said Notarial Deed”

Condition 8 of Deed of Transfer T84051/2010, which reads as follows and does not affect the erven in the township due to location.

“By virtue of Notarial Deed No K1621/2002S the withinmentioned property is entitled to a servitude for sewerage purposes only that portion of Portion 142 (portion of Portion 16) of the farm Zwartkop 356, Registration Division JR, extent 448 square metres indicated by the figure ABCDEA on diagram SG No 8164/2000 as will more fully appear from reference to the said Notarial Deed”

Condition 9 in Deed of Transfer T84051/2010, which affects erf 463 in the township only:

“By virtue of Notarial Deed No. K1622/2002S the withinmentioned property is subject to a servitude of right of way in favour of the General Public, 16 metres wide, the western boundary thereof is indicated by the line EFGHK on diagram SG No 8147/2000 as will more fully appear from reference to the said Notarial Deed”.

1.3 PRECAUTIONARY MEASURES

1.3.1 The township owner shall appoint a competent person(s) to prepare:-

1.3.1.1 A CONSTRUCTION REPORT, which must include the mapping details of the trenches and the revised stability map, confirming the conditions on site and the positioning of structures and wet services. A table indicating the risk classification and D designation for the erven must be included. Certification on the method of backfilling of the boreholes must also be included.

1.3.1.2 A DOLOMITE RISK MANAGEMENT PLAN, specific to the development. The legal transfer of the responsibility for the management of the Risk Management Plan, to a representative Body Corporate or similar as applicable must be included.

1.3.2 The township owner shall at its own expense, make arrangements with the Municipality, in order to ensure that-

1.3.2.1 water will not dam up, that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen to the satisfaction of the Municipality; and

1.3.2.2 trenches and excavations for foundations, pipes, cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150mm, and compacted until the same grade of compaction as that of the surrounding material is obtained, to the satisfaction of the Municipality.

1.4 COMPLIANCE WITH CONDITIONS IMPOSED BY THE DEPARTMENT OF PUBLIC TRANSPORT AND ROADS

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

1.5 ACCESS

No ingress from Provincial Roads K103 and P166 (K71) to the township and no egress to Provincial Roads K-103 and P166 (K71) from the township shall be allowed (excluding the approved access).

1.5.1 Ingress from Road K103 to the township and egress to Road K103 from the township shall be restricted to the approved access point with such road.

1.5.2 The access gate, to the access road demarcated by Figure CEFHJJC on Erf 462 and Figure CDEC on Erf 463 on plan CPD/Sunderland Ridge X13/13, shall not be allowed nearer than 65m from the road reserve of Provincial Road K103.

1.5.3 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 and Roads, 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.

1.6 RECEIVING AND DISPOSAL OF STORMWATER

The stormwater plan for this township must be integrated with the greater stormwater master plan for the total relevant catchment area, including adjoining areas.

The low points in roads and the accumulation of stormwater in crescents, cul-de-sac's and lower lying erven must be drained to the satisfaction of the Municipality.

The township owner shall arrange for the stormwater drainage of the township in such a way as to fit in with that of Roads P166 (K71) and K103 and he shall receive and dispose of the stormwater running off or being diverted from the roads.

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 DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the City of Tshwane Metropolitan Municipality to do so, the township owner shall at its 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.

1.9 ERECTION OF A FENCE OF A PHYSICAL BARRIER

The township owner shall at its own expense erect a fence or other physical barrier to the satisfaction of the Head of the Department: Gauteng Provincial Government: Department of Public Transport, Roads and Works, as and when required by him to do so along the boundary of the property abutting Roads P166 (K71) and K103, 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.

1.10 DEPARTMENT OF PUBLIC TRANSPORT AND ROADS: ACOUSTIC SCREENING MEASURES

The township owner shall be responsible for any costs involved in the erection of acoustic screening along Roads P166 (K71) and K103, if and when the need arises to erect such screening.

1.11 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.

1.12 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.

1.13 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.

1.14 COMPLIANCE WITH CONDITIONS IMPOSED BY GDARD

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

1.15 RESTRICTION ON THE ALIENATION OF ERF 463

The township owner shall not offer for sale or alienate Erf 463, separate from Erf 462, to any person or body, unless the Municipality has indicated in writing that the alienation is supported.

1.16 NOTARIAL TIE OF ERVEN

The township owner shall at his own expense have Erf 462 and Erf 463 notorially tied.

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 ERF 462 AND 463**

2.1.1.1 The erf shall be subject to a servitude, 3m wide, for municipal services (water, sewer, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the City of Tshwane Metropolitan Municipality, 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.

2.1.1.4 As this erf forms part of the area that is underlain by dolomite, the owner shall make any prospective buyer/ tenant aware of the risk involved in developing on dolomite. The developer may make use of literature at the disposal of the investigator, together with a list of precautionary measures and monitoring schedules in order to ensure that the prospective buyer/ tenant understands how to manage dolomite stability risk responsibly.

2.1.2 ERF 462

2.1.2.1 The erf shall be subject to a servitude, 8m wide, for sewerage purposes, in favour of the City of Tshwane Metropolitan Municipality, as indicated on the township layout plan.

2.1.2.2 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 thereof.

2.1.2.3 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 essential, 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 main sewer pipelines and other works.

2.1.3 ERF 463

2.1.3.1 The erf shall be retained as a natural conservation open space.

2.1.3.2 The entire erf shall be subject to a servitude for access, maintenance and engineering services in favour of the City of Tshwane Metropolitan Municipality.

2.1.4 ERVEN 462 and 463

Erf 462 shall be subject to a right of way servitude in favour of Erf 463 as indicated on the general plan. Erf 463 shall be entitled to the same right of way servitude over Erf 462 as indicated on the General Plan.

Erf 463 shall be subject to a right of way servitude in favour of erf 462 as indicated on the general plan. Erf 462 shall be entitled to the same right of way servitude over Erf 463 as indicated on the General Plan.

2.1.5 ERF 462

The erf is subject to a servitude for an electrical sub-station, in favour of the City of Tshwane Metropolitan Municipality, as indicated on the General Plan.

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