

PLAASLIKE OWERHEID KENNISGEWING 25 VAN 2016**STAD TSHWANE****PERI-URBAN WYSIGINGSKEMA 72PU**

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 Fernel Park 1, synde 'n wysiging van die Peri-Urban dorpsbeplanningskema, 1975, goedgekeur het.

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

Hierdie wysiging staan bekend as Peri-Urban wysigingskema 72PU.

(13/2/Fernel Park x1 (72PU)
__ Januarie 2016

HOOFREGSADVISEUR
(Kennisgewing 203/2016)

CITY OF TSHWANE**DECLARATION OF FERNEL PARK EXTENSION 1 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 Fernel Park Extension 1 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Fernel Park x1 (72PU))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY NELBROS PROPERTY DEVELOPMENT EDMS BPK, UNDER THE PROVISION OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 240 (A PORTION OF PORTION 3) OF THE FARM TWEEFONTEIN 372JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Fernel Park Extension 1.

1.2 DESIGN

The township shall consist of erven as indicated on General Plan SG No 4957/2010.

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 rights to minerals, and more specifically Condition A in Title Deed T77144/2011:

“Portion 3 (A portion of Portion A) of the farm Tweefontein No 372 Registration Division J.R. the Province of Gauteng (of which the property hereby transferred forms a portion) is subject to the following:

Subject to an order of the Water Court (Supreme Court) North District 21, dated at Pretoria on the 22nd November, 1948 and 27th June, 1949 as will more fully appear from Servitude 620A/1949S.”

1.4 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

Should 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.

1.5 DEMOLITION OF BUILDING 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.

1.6 REMOVAL OF LITTER

The township owner shall at his own expense have 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.

1.7 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 COMPLIANCE WITH CONDITIONS IMPOSED BY GDACE

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Agriculture, Conservation, Environment and Land Affairs in compliance with regulations number 1182 and 1183, promulgated in terms of Section 21, 22 and 26 of the Environmental Conservation Act, for the development of this township.

1.10 CONSOLIDATION OF ERVEN

The Township owner shall at his own expense have erven 1 and 2 in the township consolidated to form erf 3 on proclamation of the township. The City of Tshwane Metropolitan Municipality hereby grants its consent to the consolidation in respect of Section 92(2) of Ordinance 15 of 1986, subject to a servitude for access and services being registered over erf 3 in favour of the Municipality.

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 METROPOLITAN MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 15 OF 1986

2.1.1 ALL ERVEN:

- 2.1.1.1 The erf shall be subject to a servitude, 2 meters wide, for municipal services (water, sewer, electricity and stormwater) (hereafter 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, 2 meters 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 building or other structures may be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2 meters thereof.
- 2.1.1.3 The City of Tshwane Metropolitan Municipality shall be entitled to deposit temporarily 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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