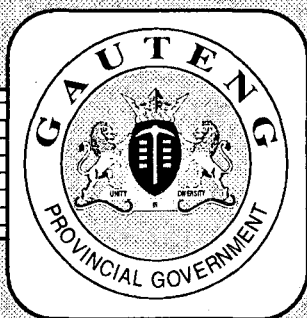


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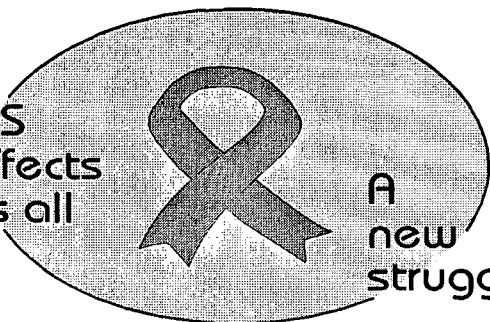
Vol. 9

PRETORIA, 9 MAY 2003
MEI

No. 161

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us all



A
new
struggle

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 819

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
AKASIA/SOSHANGUVE AMENDMENT SCHEME 0113**

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 **Ninapark Extension 31**, 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 City Manager, and are open to inspection during normal office hours.

This amendment is known as Akasia Soshanguve Amendment Scheme 0113.

General Manager: Legal Services

LOCAL AUTHORITY NOTICE 820

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF NINAPARK EXTENSION 31 AS AN 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 **Ninapark Extension 31** to be an approved township, subject to the conditions as set out in the Schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY SHAWU BELEGGINGS (EDMS). BPK. 1969/012193/07 (HEREINAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 547 (A PORTION OF PORTION 100) OF THE FARM WITFONTEIN 301 JR, PROVINCE OF GAUTENG HAS, BEEN GRANTED BY THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be **Ninapark Extension 31**.

1.2 DESIGN

The township shall consist of erven and a street as indicated on General Plan S.G. No. 405/2003.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

1.4 REMOVAL/REPLACEMENT/RELOCATION AND/OR UPGRADING OF MUNICIPAL SERVICES

If, by reason of the establishment of the township, it may become necessary to remove/replace/relocate/upgrade any existing municipal services, the expense thereof shall be borne by the township owner and all relevant work shall be carried out to the satisfaction and approval of the City of Tshwane Metropolitan Municipality.

1.5 PROVISION AND INSTALLATION OF ESSENTIAL SERVICES

The applicant shall make the necessary arrangements for the provision and installation of water, sanitation, the construction of roads and stormwater drainage and electricity in the township. The services installed by the applicant shall comply with the Local Authorities standards.

1.6 ACCESS

The access to the township, as approved by the City of Tshwane Metropolitan Municipality must be built before any development takes place.

1.7 REGISTRATION OF SERVITUDES

A 2 (two) metre wide servitude must be registered, at the expense of the applicant, over the municipal sewerage pipeline crossing over Stand Numbers 953, 954, 958 and 959 respectively, where this pipeline is not constructed in the building line area of the stands mentioned. The servitudes shall be registered in favour of the City of Tshwane Metropolitan Municipality and the Land Surveyor General certificates of these servitudes shall be submitted to the Department: Service Delivery, Division: Water and Sanitation, immediately after the registration thereof.

1.8 DEMOLITION OF EXISTING BUILDINGS AND STRUCTURES

The township owner shall at his own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries as well as outbuildings and dilapidated structures to be demolished when required by the Municipality.

1.9 MINIATURE SUBSTATIONS

If it should become necessary during the installation of services to place miniature substations within a 13 m road reserve or smaller, the servitudes inside the erven shall be registered in favour of the Municipality.

2. CONDITIONS OF TITLE**2.1 ALL ERVEN SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS IMPOSED BY THE MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986):**

- 2.1.1 The erf is subject to a servitude, 1 m wide and an aggregate 3 metres wide in favour of the Municipality, for sewerage and other municipal purposes, along any two boundaries other than a street or rear boundary and in the case of a panhandle erf, an additional servitude for municipal purposes, 1 m 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.
- 2.1.2 The erf is subject to a servitude in favour of the Municipality for municipal purposes, 2 metres wide on the street and rear (mid-block) boundary: Provided that the Municipality may dispense with any such servitude.
- 2.1.3 No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 1 m thereof.
- 2.1.4 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.

PLAASLIKE BESTUURSKENNISGEWING 819**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****AKASIA/SOSHANGUVE WYSIGINGSKEMA 0113**

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 Ninapark Uitbreiding 31, synde 'n wysiging van die Akasia/Soshanguve-dorpsbeplanningkema, 1996, goedgekeur het.

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

Hierdie wysiging staan bekend as Akasia/Soshanguve-wysigingskema 0113.

Hoofbestuurder: Regsdienste

PLAASLIKE BESTUURSKENNISGEWING 820**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****VERKLARING VAN NINAPARK UITBREIDING 31 TOT GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Tshwane Metropolitaanse Munisipaliteit hierby die dorp **Ninapark Park Uitbreiding 31** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR SHAWU BELEGGINGS (EIENDOMS) BEPERK 1969/012193/07 INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE No. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 547 ('N GEDEELTE VAN GEDEELTE 100) VAN DIE PLAAS WITFONTEIN 301 JR, GAUTENG, TE STIG, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is **Ninapark Uitbreiding 31**.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No. 405/2003.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

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

1.4 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.

1.5 VOORSIENING VAN NOODSAAKLIKE DIENSTE

Die aansoeke moet die nodige reëlings met die plaaslike owerheid tref met betrekking tot die voorsiening en installering van water, elektrisiteit en sanitêre dienste asook die bou van strate en stormwaterdreinerings in die dorp.

1.6 TOEGANG

Toegang na die dorp, soos goedgekeur deur die Stad van Tshwane Metropolitaanse Munisipaliteit moet gebou word voordat enige ontwikkeling plaasvind.

1.7 REGISTRASIE VAN SERWITUTE

'n 2 (twee) meter wye serwituut moet op die koste van die applikant geregistreer word vir die munisipale rioolpypleiding oor Erwe 953, 954, 958 en 959 respektiewelik waar sodanige pypleiding nie binne die boulynarea van die genoemde erwe geleë is nie. Die serwitute moet ten gunste van die Stad van Tshwane Metropolitaanse Munisipaliteit geregistreer word en die Landmeter-Generaal sertifikate van sodanige serwitute moet onmiddellik na registrasie daarvan by die Departement Dienslewering, Afdeling: Water en Riolerings, ingedien word.

1.8 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 geleë is, of bouvallige strukture laat sloop tot tevredeheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis.

1.9 MINIATUURSUBSTASIES

Indien dit tydens die installering van dienste nodig sou wees om miniatuursubstasies binne 'n 13 m padreserwe of kleiner te plaas, sal serwitute binne die erwe geregistreer word ten gunste van die Plaaslike Owerheid.


2. TITELVOORWAARDES

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

Alle erwe is onderworpe aan die voorwaardes soos aangedui:

- 2.1.1 Die erwe is onderworpe aan 'n serwituut 1 meter breed en 'n gemiddeld van 3 m breed vir riolerings- en ander munisipale doeleindes en ten gunste van die plaaslike bestuur langs enige twee grense, uitgesonderd 'n straatgrens of agtergrens 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 verlang deur die plaaslike bestuur. Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- 2.1.2 Die erf is onderworpe aan 'n serwituut ten gunste van die Munisipaliteit vir munisipale doeleindes, 2 meter wyd op die straatgrens en agterste grens (mid-blok): Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- 2.1.3 Geen geboue of ander strukture mag binne die voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 1 (een) meter daarvan geplant word nie.

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