

**THE PROVINCE OF
GAUTENG**



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**Provincial Gazette Extraordinary
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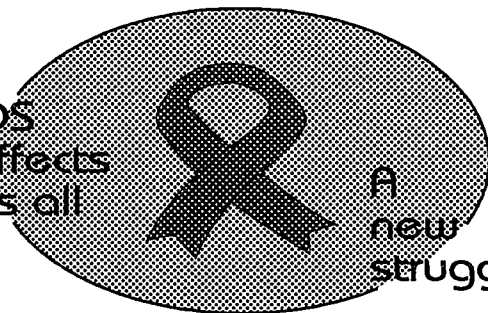
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PRETORIA, 14 JULY
JULIE 2004

No. 279

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 1398

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

PRETORIA AMENDMENT SCHEME 8363

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 Die Wilgers Extension 62, being an amendment of the Pretoria Town-planning Scheme, 1974.

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

This amendment is known as Pretoria Amendment Scheme 8363.

(K13/2/Die Wilgers x62 (8363))
 ___ July 2004

Acting General Manager: Legal Services
 (Notice No 543/2004)

PLAASLIKE BESTUURSKENNISGEWING 1398

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

PRETORIA WYSIGINGSKEMA 8363

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 Die Wilgers Uitbreiding 62, synde 'n wysiging van die Pretoria-dorpsbeplanningskema, 1974, goedgekeur het.

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

Hierdie wysiging staan bekend as Pretoria-wysigingskema 8363.

(K13/2/Die Wilgers x62 (8363))
 ___ Julie 2004

Waarnemende Hoofbestuurder: Regsdienste
 (Kennisgewing No 543/2004)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY**DECLARATION OF DIE WILGERS EXTENSION 62 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 Die Wilgers Extension 62 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(K13/2/Die Wilgers x62)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY PURPLE DOT INVESTMENTS 32 (PTY) LIMITED IN TERMS OF THE PROVISIONS OF PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 411 (A PORTION OF PORTION 404) OF THE FARM THE WILLOWS 340 JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Die Wilgers Extension 62.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 4452/1999.

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 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 K-34 and he shall receive and dispose of the stormwater running off or being diverted from the road.

1.5 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.

1.6 DEMOLITION OF BUILDINGS 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.

1.7 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.

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, 1986 (Ordinance 15 of 1986):

2.1.1 ALL ERVEN

2.1.1.1 The erf shall be subject to a servitude, 2 metre wide, for municipal services (water, sewerage, 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, 2 metre 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 2 metre 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.

2.1.2 ERVEN 1233 AND 1234

2.1.2.1 The applicant, or its successor in title, shall, when the right-in movement off Albeth Street to the eastern erf operate at level of service D (according to the latest available version of the US Transportation Research Board's Highway Capacity Manual) or result in a traffic safety hazard, implement realistic road upgrades to the satisfaction of the General Manager: Roads and Stormwater. The General Manager: Roads and Stormwater reserves the right to close the median opening should these upgrades not improve the level of service (to LOS D) or traffic safety conditions.'

2.1.2.2 A median island must be provided along the full length of Albeth Street, providing only for right-in movements. Right-out movements must therefore be restricted. The detail design of the road layout will be dealt with the application to perform work within the public road reserve.

2.1.2.3 Albeth Street must be designed with straight through lanes. A servitude for general municipal services and public right of way must be registered should additional road reserve width be required. This can however be done after proclamation of the township when the detail design of the road upgrades are addressed."

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

VERKLARING VAN DIE WILGERS UITBREIDING 62 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 Die Wilgers Uitbreiding 62 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(K13/2/Die Wilgers x62)

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR PURPLE DOT INVESTMENTS 32 (PTY) LIMITED INGEVOLGE DIE BEPALINGS VAN DEEL C VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 411 ('N GEDEELTE VAN GEDEELTE 404) VAN DIE PLAAS THE WILLOWS 340 JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES**1.1 NAAM**

Die naam van die dorp is Die Wilgers Uitbreiding 62.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No. 4452/1999.

1.3 BESIKKING 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 ONTVANGS VAN EN WEGDOEN MET STORMWATER

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van die Pad K-34 en hy moet die stormwater wat van die pad afloop of afgelei word, ontvang en daarmee wegdoen.

1.5 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.

1.6 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 Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis.

1.7 VERWYDERING VAN ROMMEL

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

2. TITELVOORWAARDES

2.1 Die erwe hieronder genoem, is onderworpe aan die voorwaardes soos aangedui, opgelê deur die Stad Tshwane Metropolitaanse Munisipaliteit ingevolge die bepalinge 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, 2 meter breed, vir munisipale dienste (water, riool, elektrisiteit, stormwater) (hierna "die dienste" genoem), ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit langs enige twee grense, 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 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 Stad Tshwane Metropolitaanse 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 goeëdoel noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die Stad Tshwane Metropolitaanse Munisipaliteit geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Stad Tshwane Metropolitaanse Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.
- 2.1.2 ERWE 1233 EN 1234
- 2.1.2.1 "The applicant, or its successor in title, shall, when the right-in movement off Albeth Street to the eastern erf operate al level of service D (according to the latest available version of the US Transportation Research Board's Highway Capacity Manual) or result in a traffic safety hazard, implement realistic road upgrades to the satisfaction of the General Manager: Roads and Stormwater. The General Manager: Roads and Stormwater reserves the right to close the median opening should these upgrades not improve the level of service (to LOS D) or traffic safety conditions."
- 2.1.2.2 "A median island must be provided along the full length of Albeth Street, providing only for right-in movements. Right-out movements must therefore be restricted. The detail design of the road layout will be dealt with the application to perform work within the public road reserve."
- 2.1.2.3 "Albeth Street must be designed with straight through lanes. A servitude for general municipal services and public right of way must be registered should additional road reserve width be required. This can however be done after proclamation of the township when the detail design of the road upgrades are addressed."

