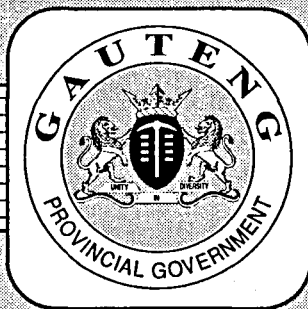


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

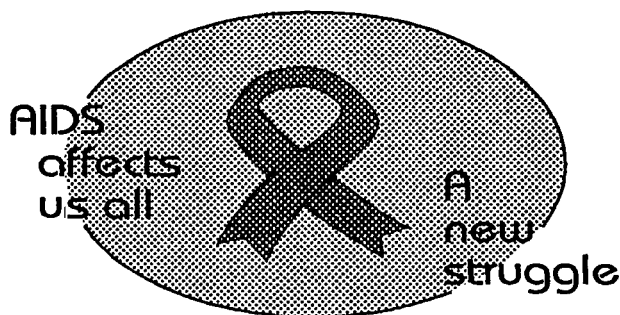
**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

Vol. 12

PRETORIA, 5 OCTOBER 2006
OKTOBER

No. 372

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LOCAL AUTHORITY NOTICES

**LOCAL AUTHORITY NOTICE 2835
CITY OF TSHWANE METROPOLITAN MUNICIPALITY
PRETORIA AMENDMENT SCHEME 9652P**

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 Glen Lauriston Extension 5, 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 Head: Legal and Secretarial Services, and are open to inspection during normal office hours.

This amendment is known as Pretoria Amendment Scheme 9652P.

(13/2/Glen Lauriston x5 (9652P))
— October 2006

Acting Head: Legal and Secretarial Services
(Notice No 1074/2006)

**PLAASLIKE BESTUURSKENNISGEWING 2835
STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
PRETORIA WYSIGINGSKEMA 9652P**

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 Glen Lauriston Uitbreiding 5, synde 'n wysiging van die Pretoria-dorpsbeplanningskema, 1974, goedgekeur het.

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

Hierdie wysiging staan bekend as Pretoria-wysigingskema 9652P.

(13/2/Glen Lauriston x5 (9652P))
— Oktober 2006

Waarnemende Hoof: Regs- en Sekretariële Dienste
(Kennisgewing No 1074/2006)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF GLEN LAURISTON EXTENSION 5 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 Glen Lauriston Extension 5 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Glen Lauriston x5 (9652P))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY ELZENE HESTER LAAS 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 334 (A PORTION OF PORTION 170) 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 Glen Lauriston Extension 5.

1.2 DESIGN

The township shall consist of erven, parks and streets as indicated on General Plan SG No 11293/2005.

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 –

1.3.1 the following conditions which do not affect the township;

1.3.1.1 Condition A2:

"The owners of the property hereby transferred and certain remaining extent of the Middle Portion of the Farm ZWARTKOP asforesaid, measuring 167,2707 Hectares, transferred to JOHANNES GERARD VAN BOESCHOTEN by Certificate of Partition Title No. 7343/1922, his Heirs, Executors, Administrators or Assigns, shall have the right reciprocally to the use of one-half of the water on the said property and flowing or stores in the public stream Hennopsrivier, forming the Southern boundary of and appertaining to the said properties with the reciprocal right to each owner to construct a dam or dams and to lead, convey or bring the said water therefrom on to his/her said property by means of pipes, furrows or channels constructed on or/and laid of the property of the other owner, with the further reciprocal right to each owner to erect pumping stations or other machinery or plant necessary for effectually conducting his/her said share in the use of the water to his/her own ground, with free access over the other's property for the proper and due exercise of such aforesaid rights. The said rights shall, however, be exercised by each owner in a reasonable manner and in a manner least injurious or objectionable to the other. Should either of the owners decide to take his/her said share of the water from the reservoirs, furrows, channels and other constructions erected or constructed by the other owner, the he/she shall only be entitled to do so after having paid the other owner one half of the share of the actual costs of constructions of such reservoirs, furrows, channels or other constructions.

1.3.1.2 Condition A 3:

"The owner of the aforesaid remaining extent of the middle Portion of the said farm ZWARTKOP, measuring 167,2707 Hectares, his Heirs, Executors, Administrators or Assigns, shall have the right to use the existing roads passing over the property hereby transferred to "Cantonments" and the main road between Pretoria and Johannesburg."

1.3.1.3 Condition A 4:

"SUBJECT to the provisions of the Pretoria Waterworks (Private) Bill No 15 of 1929."

1.3.1.4 "By virtue of Notarial Deed of servitude K652/05S dated 4th October 2004, the within mentioned property is subject to the right to develop a township in favour of Eldo Lake Estate (Pty) Limited, which condition will not be brought forward to the individual erven in the township".

1.3.2 The following condition which only affects Erf 140 (Park) and Campbell Road.

Condition C

"Kragtens Notariële Akte No. 840/1970-S, geregistreer op 8 Oktober 1970, is die reg aan die STADSRAAD VAN PRETORIA verleen om elektrisiteit oor hierinvermelde eiendom te vervoer, tesame met bykomstige regte, en onderhewig aan kondisies, soos meer volledig sal blyk uit gesgiede Akte en Kaart, afskrifte waarvan aangeheg is aan Aktes van Transsport T 22957/1953 en T 27281/1968 welke kraglyn aangedui word deur die figuur JK op kaart hierby."

1.3.3 The following condition which only affects Campbell Road.

Condition D

"Onderhewig aan 'n Serwituut vir Padboudoeleindes soos voorgestel deur die figuur L B C D E F MIDSPRUIT g H J K op Kaart L.G. No. A 1672/1977, gesedeer aan die Stadsraad van Pretoria kragtens Akte van Sessie No. K 498/1982-S geregistreer op 2 Maart 1982, welke serwituut aangedui word deur die figuur L B C D E F' op Kaart hierby. "

1.4 LAND FOR MUNICIPAL PURPOSES

The following erf/erven shall be transferred to the City of Tshwane Metropolitan Municipality by and at the expense of the township owner:

Parks (public open space): Erf 140.

1.5 PRECAUTIONARY MEASURES

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

- (i) compile a complete RISK MANAGEMENT PLAN and WET SERVICES PLAN:
- (ii) conduct and compile a construction report to ensure that the conditions on site and the positioning of structures and wet services are accordingly certified.

1.5.2 The township owner is responsible to facilitate the procedure to transfer the responsibility for the management of the Risk Management plan legally to a representative Body Corporate or similar entity, as applicable.

1.5.3 The township owner shall at its own expense, make arrangements with the local authority, in order to ensure that:

- (i) water will not accumulate to the effect that the entire surface of the dolomite area/s is drained properly and that streets are sealed effectively with tar, cement or bitumen; and
- (ii) trenches and excavations for foundations, pipes and cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150 mm, and compacted until the same grade of compaction as that of the surrounding material is obtained.

1.6 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 Campbell Road and he shall receive and dispose of the stormwater running off or being diverted from the road.

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 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.

1.9 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.

1.10 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.

1.11 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 has granted the applicant exemption from compliance with regulations No 1182 and 1183 promulgated in terms of sections 21, 22 and 26 of the Environmental Conservation Act, 1989 (Act 73 of 1989) for the development of this township.

1.12 COMPLIANCE WITH CONDITIONS IMPOSED BY GAUTRANS

The township owner is responsible to arrange the upgrading of the following roads with the Municipality and Gauteng Provincial Government, Department of Public Transport, Roads and Works:

1.12.1 K103/ Campbell Street (Saxby Road) Intersection.

1.12.2 K103/P1-2 intersection.

1.13 LAND TO BE TRANSFERRED TO THE SECTION 21 COMPANY (HOME OWNERS ASSOCIATION)

The following erf shall be transferred to the Section 21 Company (Homeowners' association) of to a Company registered in terms of Section 21 of the Companies Act, 1973, by and at the expense of the township owner:

Erf 139.

1.14 RESTRICTION ON THE ALIENATION AND DEVELOPMENT OF ERVEN 98 TO 111

The township owner may only transfer Erven 98 to 111 in the name of Eldo Lakes Estate (Pty) Ltd Reg 2003/013753/07. No further transfer of these erven to a third party or more may be permitted until the geological requirements have been fulfilled and the written consent of City of Tshwane Metropolitan Municipality first being obtained.

1.15 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have Erven 98 to 111 (14 erven) in the township consolidated. The City of Tshwane Metropolitan Municipality hereby grants its consent to the consolidation in respect of Section 92(1) (b) of Ordinance 15 of 1986.

1.16 THE DEVELOPER'S OBLIGATIONS

1.16.1 ASSOCIATION AND STATUTES

The developer must register a Section 21 Company (homeowners' association) in terms of the provisions of the Companies Act, 1973 (Act 61 of 1973). All the owners of units in the township must become members of the Section 21 Company. A copy of the registered Deed of Association (CM4) and the Company's Statutes must be submitted to the City of Tshwane Metropolitan Municipality.

The Association and Statutes must clearly state that the main objective of the homeowners' association is the maintenance of the internal engineering services of the development (ie water, sewerage, electricity, and the road and stormwater sewers). The developer is deemed to be a member of the Section 21 Company, with all the rights and obligations of an ordinary member, until the last erf has been transferred.

1.16.2 PROVISION OF ENGINEERING DRAWINGS

The developer must submit to the Municipality complete engineering drawings in respect of internal sewers and sewer connection points and complete engineering drawings in respect of the internal road and stormwater sewers as well as water and electricity services, prior to the commencement of the construction of the said services.

1.16.3 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

Before any erf is transferred, the Municipality must be provided with a certificate by a Professional Engineer for water, sewerage, electricity, and the internal road and stormwater sewers, in which it is certified that the internal engineering services have been completed and that the engineers accept liability for the services. The Municipality may at its own discretion allow an exception in respect of the internal road and stormwater sewers. If this is the case, the developer must give the Municipality an undertaking that the developer will complete this service on or before a certain date and must provide the Municipality with a guarantee issued by a recognized financial institution.

No building plans will be approved before the services are completed and (if applicable) taken over by the divisions of the Service Delivery Department.

1.16.4 MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months commences when the last of the internal engineering services (ie water, sewerage, electricity, and the road and stormwater sewers) have been completed. The developer must furnish the Section 21 Company with a maintenance guarantee, issued by a recognized financial institution, in respect of poor workmanship and/or materials with regard to the civil engineering services and the electricity services, which guarantee must be for an amount that is equal to 5% of the contract cost of the civil services and 10% of the contract cost of the electrical services, and proof of this must be submitted to the Municipality.

1.16.5 APPROVAL OF BUILDING PLANS

Before any erf is transferred, the developer must have building plans approved at the Municipality in respect of every erf, in accordance with the approved site development plan. The Power of Attorney to transfer the erven must be endorsed by the Municipality.

No building plans will be approved before the services are completed and (if applicable) taken over by the divisions of the Service Delivery Department.

1.17 CERTIFICATE OF COMPLIANCE

Regardless of the issuing of a certificate as contemplated in section 82(1)(b)(ii)(cc) of the Town-planning and Townships Ordinance, (Ordinance 15 of 1986), no erf may be transferred or otherwise dealt with until the City of Tshwane Metropolitan Municipality certifies that the developer has complied with the provisions of condition 2.16 inclusive above.

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 erven 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 42, 69, 75 AND 76, 89 AND 90, 97 TO 101, 103, 104, 107 TO 111, 113 AND 114, 116 TO 124

Part of the erf is situated in Geological Zone E which is unsuitable for the erection of any residential structures (excluding garages, carport(s), garden sheds, braai lapa, etc.). No structures shall be erected in Geological Zone E without the written approval of the Municipality.

2.1.3 ERF 139

2.1.3.1 The whole of Erf 139 is subject to a servitude of right of way as shown on the General Plan;

2.1.3.2 The whole of Erf 139 is subject to a servitude for municipal and other engineering services as shown on the General Plan.

2.1.4 ERVEN 42 TO 138

Upon transfer, the owner of each erf must automatically become a member of the section 21 Company and remain a member until he or she ceases to be the registered owner of that erf, which condition must be included in the title deed of the portion.

2.1.5 ERF 101

The erf is subject to a servitude of right of way and the use of engineering services in favour of Erf 102 as indicated on the general plan.

2.1.6 ERF 106

The erf is subject to a servitude of right of way and the use of engineering services in favour of Erf 105 as indicated on the general plan.

2.1.7 ERVEN 98 TO 111

The township owner may only transfer Erven 98 to 111 in the name of Eldo Lakes Estate (Pty) Ltd Reg 2003/013753/07. No further transfer of these erven to a third party or more may be permitted until the geological requirements have been fulfilled and the written consent of City of Tshwane Metropolitan Municipality first being obtained.

LOCAL AUTHORITY NOTICE 2836

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

PRETORIA AMENDMENT SCHEME 9653P

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 Glen Lauriston Extension 6, 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 Head: Legal and Secretarial Services, and are open to inspection during normal office hours.

This amendment is known as Pretoria Amendment Scheme 9653P.

(13/2/Glen Lauriston x6 (9653P))
 ___ October 2006

Acting Head: Legal and Secretarial Services
 (Notice No 1075/2006)

PLAASLIKE BESTUURSKENNISGEWING 2836

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

PRETORIA WYSIGINGSKEMA 9653P

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 Glen Lauriston Uitbreiding 6, synde 'n wysiging van die Pretoria-dorpsbeplanningskema, 1974, goedgekeur het.

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

Hierdie wysiging staan bekend as Pretoria-wysigingskema 9653P.

(13/2/Glen Lauriston x6 (9653P))
 ___ Oktober 2006

Waarnemende Hoof: Regs- en Sekretariële Dienste
 (Kennisgewing No 1075/2006)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF GLEN LAURISTON EXTENSION 6 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 Glen Lauriston Extension 6 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Glen Lauriston x6 (9653P))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY MARTHA MARIA JANSE VAN RENSBURG IN TERMS OF THE PROVISIONS OF CHAPTER III: PART A AND C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON THE REMAINDER OF PORTION 170 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 Glen Lauriston Extension 6.

1.2 DESIGN

The township shall consist of erven, parks and streets as indicated on General Plan SG No 11294/2005.

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 –

1.3.1 the following conditions which do not affect the township;

1.3.1.1 Condition D:

"Onder hewig aan 'n Serwituut vir Padboudoeleindes soos voorgestel deur die figuur A B C D E F MIDSPRUIT g H J K op Kaart L.G. No. A 1672/1977, gesedeer aan die Stadsraad van Pretoria kragtens Akte van Sessie No. K 498/1982-S geregistreer op 2 Maart 1982."

1.3.1.2 Condition A2:

"The owners of the property hereby transferred and certain remaining extent of the Middle Portion of the Farm ZWARTKOP asforesaid, measuring 167,2707 Hectares, transferred to JOHANNES GERARD VAN BOESCHOTEN by Certificate of Partition Title No. 7343/1922, his Heirs, Executors, Administrators or Assigns, shall have the right reciprocally to the use of one-half of the water on the said property and flowing or stores in the public stream Hennopsrivier, forming the Southern boundary of and appertaining to the said properties with the reciprocal right to each owner to construct a dam or dams and to lead., convey or bring the said water therefrom on to his/her said property by means of pipes, furrows or channels constructed on or/and laid of the property of the other owner, with the further reciprocal right to each owner to erect pumping stations or other machinery or plant necessary for effectually conducting his/her said share in the use of the water to his/her own ground, with free access over the other's property for the proper and due exercise of such aforesaid rights. The said rights shall, however, be exercised by each owner in a reasonable manner and in a manner least injurious or objectionable to the other. Should either of the owners decide to take his/her said share of the water from the reservoirs, furrows, channels and other constructions erected or constructed by the other owner, the he/she shall only be entitled to do so after having paid the other owner one half of the share of the actual costs of constructions of such reservoirs, furrows, channels or other constructions."

1.3.1.3 Condition A 3:

"The owner of the aforesaid remaining extent of the middle Portion of the said farm ZWARTKOP, measuring 167,2707 Hectares, his Heirs, Executors, Administrators or Assigns, shall have the right to use the existing roads passing over the property hereby transferred to "Cantonments" and the main road between Pretoria and Johannesburg."

1.3.1.4 Condition A 4:

"SUBJECT to the provisions of the Pretoria Waterworks (Private) Bill No 15 of 1929."

1.3.1.5 "By virtue of Notarial Deed of servitude K652/05S dated 4th October 2004, the within mentioned property is subject to the right to develop a township in favour of Eldo Lake Estate (Pty) Limited, which condition will not be brought forward to the individual erven in the township".

1.3.2 The following condition which only affects Erf 194 (Park).

Condition C

"Kragtens Notariële Akte No. 840/1970-S, geregistreer op 8 Oktober 1970, is die reg aan die STADSRAAD VAN PRETORIA verleen om elektrisiteit oor hierinvermelde eiendom te vervoer, tesame met bykomstige regte, en onderhewig aan kondisies, soos meer volledig sal blyk uit gesgiede Akte en Kaart, afskrifte waarvan aangeheg is aan Aktes van Transsport T22957/1953 en T27281/1968 welke kraglyn aangedui word deur die figuur JK op kaart hierby."

1.4 LAND FOR MUNICIPAL PURPOSES

The following erf/erven shall be transferred to the City of Tshwane Metropolitan Municipality by and at the expense of the township owner:

Parks (public open space): Erf 194.

1.5 PRECAUTIONARY MEASURES

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

- (i) compile a complete RISK MANAGEMENT PLAN and WET SERVICES PLAN;
- (ii) conduct and compile a construction report to ensure that the conditions on site and the positioning of structures and wet services are accordingly certified.

1.5.2 The township owner is responsible to facilitate the procedure to transfer the responsibility for the management of the Risk Management plan legally to a representative Body Corporate or similar entity, as applicable.

1.5.3 The township owner shall at its own expense, make arrangements with the local authority, in order to ensure that:

- (i) water will not accumulate to the effect that the entire surface of the dolomite area/s is drained properly and that streets are sealed effectively with tar, cement or bitumen; and
- (ii) trenches and excavations for foundations, pipes and cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150 mm, and compacted until the same grade of compaction as that of the surrounding material is obtained.

1.6 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 Campbell Road and he shall receive and dispose of the stormwater running off or being diverted from the road.

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 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.

1.9 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.

1.10 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.

1.11 COMPLIANCE WITH CONDITIONS IMPOSED BY GAUTRANS

The township owner is responsible to arrange the upgrading of the following roads with the Municipality and Gauteng Provincial Government, Department of Public Transport, Roads and Works:

1.11.1 K103/ Campbell Street (Saxby Road) Intersection.

1.11.2 K103/P1-2 intersection.

1.12 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 has granted the applicant exemption from compliance with regulations No 1182 and 1183 promulgated in terms of sections 21, 22 and 26 of the Environmental Conservation Act, 1989 (Act 73 of 1989) for the development of this township.

1.13 LAND TO BE TRANSFERRED TO THE SECTION 21 COMPANY (HOME OWNERS ASSOCIATION)

The following erven shall be transferred to the Section 21 Company (Homeowners' association) or to a Company registered in terms of Section 21 of the Companies Act, 1973, by and at the expense of the township owner:

Erven 191, 192 and 193.

1.14 THE DEVELOPER'S OBLIGATIONS**1.14.1 ASSOCIATION AND STATUTES**

The developer must register a Section 21 Company (homeowners' association) in terms of the provisions of the Companies Act, 1973 (Act 61 of 1973). All the owners of units in the township must become members of the Section 21 Company. A copy of the registered Deed of Association (CM4) and the Company's Statutes must be submitted to the City of Tshwane Metropolitan Municipality.

The Association and Statutes must clearly state that the main objective of the homeowners' association is the maintenance of the internal engineering services of the development (ie water, sewerage, electricity, and the road and stormwater sewers). The developer is deemed to be a member of the Section 21 Company, with all the rights and obligations of an ordinary member, until the last erf has been transferred.

1.14.2 PROVISION OF ENGINEERING DRAWINGS

The developer must submit to the Municipality complete engineering drawings in respect of internal sewers and sewer connection points and complete engineering drawings in respect of the internal road and stormwater sewers as well as water and electricity services, prior to the commencement of the construction of the said services.

1.14.3 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

Before any erf is transferred, the Municipality must be provided with a certificate by a Professional Engineer for water, sewerage, electricity, and the internal road and stormwater sewers, in which it is certified that the internal engineering services have been completed and that the engineers accept liability for the services. The Municipality may at its own discretion allow an exception in respect of the internal road and stormwater sewers. If this is the case, the developer must give the Municipality an undertaking that the developer will complete this service on or before a certain date and must provide the Municipality with a guarantee issued by a recognized financial institution.

No building plans will be approved before the services are completed and (if applicable) taken over by the divisions of the Service Delivery Department.

1.14.4 MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months commences when the last of the internal engineering services (ie water, sewerage, electricity, and the road and stormwater sewers) have been completed. The developer must furnish the Section 21 Company with a maintenance guarantee, issued by a recognized financial institution, in respect of poor workmanship and/or materials with regard to the civil engineering services and the electricity services, which guarantee must be for an amount that is equal to 5% of the contract cost of the civil services and 10% of the contract cost of the electrical services, and proof of this must be submitted to the Municipality.

1.14.5 APPROVAL OF BUILDING PLANS

No building plans will be approved before the services are completed and (if applicable) taken over by the divisions of the Service Delivery Department.

1.15 CERTIFICATE OF COMPLIANCE

Regardless of the issuing of a certificate as contemplated in section 82(1)(b)(ii)(cc) of the Town-planning and Townships Ordinance, (Ordinance 15 of 1986), no erf may be transferred or otherwise dealt with until the City of Tshwane Metropolitan Municipality certifies that the developer has complied with the provisions of condition 2.16 inclusive above.

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 erven 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 142 TO 146, 149, 171 TO 174 AND 181 TO 186

Part of the erf is situated in Geological Zone E which is unsuitable for the erection of any residential structures (excluding garages, carport(s), garden sheds, braai lapa, etc.) No structures shall be erected in Geological Zone E without the written approval of the Municipality.

2.1.3 ERF 191

2.1.3.1 The whole of Erf 191 is subject to a servitude of right of way in favour of Erven 142 to 190 and Erf 194.

2.1.3.2 The whole of Erf 191 is subject to a servitude for municipal and other engineering services as shown on the General Plan.

2.1.4 ERF 192

2.1.4.1 The whole of Erf 192 is subject to a servitude of right of way in favour of Erven 148 to 190 and Erf 194.

2.1.4.2 The whole of Erf 192 is subject to a servitude for municipal and other engineering services as shown on the General Plan.

2.1.5 ERF 193

2.1.5.1 The whole of Erf 193 is subject to a servitude of right of way in favour of Erven 142 to 147.

2.1.5.2 The whole of Erf 193 is subject to a servitude for municipal and other engineering services as shown on the General Plan.

2.1.6 ERVEN 142 TO 190

Upon transfer, the owner of each erf must automatically become a member of the section 21 Company and remain a member until he or she ceases to be the registered owner of that erf, which condition must be included in the title deed of the portion.

2.1.7 ERVEN 143, 144, 145 AND 146

Development on the erf may not be effected until detailed footprint investigations have been conducted for each structure and suitable Risk Class founding solutions identified, to the satisfaction of the Municipality and the Council for Geoscience.

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