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**LOCAL AUTHORITY NOTICE**

**LOCAL AUTHORITY NOTICE 2190**

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

PRETORIA AMENDMENT SCHEME 9718P

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 Wapadrand Extension 32, 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 9718P.

(13/2/Wapadrand x32 (9718P))  
 \_\_ August 2007

Acting Head: Legal and Secretarial Services  
 (Notice No 1064/2007)

**PLAASLIKE BESTUURSKENNISGEWING 2190**

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

PRETORIA WYSIGINGSKEMA 9718P

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 Wapadrand Uitbreiding 32, 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 Sekretariele Dienste, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Pretoria-wysigingskema 9718P.

(13/2/Wapadrand x32 (9718P))  
 \_\_ Augustus 2007

Waarnemende Hoof: Regs- en Sekretariele Dienste  
 (Kennisgewing No 1064/2007)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF WAPADRAND EXTENSION 32 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 Wapadrand Extension 32 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Wapadrand x32 (9718P))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY RICHARD HAGERMAN FAMILY HOLDINGS (PTY) LTD 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 467 (A PORTION OF PORTION 298) OF THE FARM THE WILLOWS 340JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Wapadrand Extension 32.

## 1.2 DESIGN

The township shall consist of erven and a street as indicated on General Plan SG No 274/2007.

## 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 –

Onderworpe aan 'n pyplynserwituut 2 m wyd, die middellyn van welke serwituut aangetoon word deur die figuur ABCDE op kaart LG 5729/1999 ten gunste van die Stadsraad van Pretoria en meer volledig blyk uit Notariele Akte K4704/1999.

1.3.1 The following servitudes which only affect the following erven:

- (a) Right of way servitude for mineral purposes as shown on SG 220/2005 and affects Erven 705 and 706.
- (b) Sewerage servitude according to SG 221/2005 and affects Erf 705.
- (c) Pipe – line servitude 2 m wide according to SG 5729/1999 and affects Erven 705 and 706.
- (d) Storm-water servitude 3 m wide according to Diagram 222/2005 and affects Erf 705.

1.3.2 The following servitudes do not affect erven in the township.

- B. SUBJECT to s servitude in favour of ESCOM to convey electricity over the property and subject to the conditions as will more fully appear from Notarial Deed K64/1957S dated 23 January 1957.

Except with the written approval of the Controlling Authority as defined in Act 21 of 1940:

- (i) The land may not be subdivided;
- (ii) The land shall be used solely for residential' and agricultural purposes. The number of buildings on the land or on any duly approved subdivision thereof, shall not exceed one residence together with such outbuildings as are ordinarily required to be used in connection therewith and such further buildings and structures as may be required for purposes of agriculture.
- (iii) No store or place of business or industry whatsoever may be opened or conducted on the land.
- (iv) No building or any structure whatsoever may be erected within a distance of 94,46 meters from the centre line of a public road.

## 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 adjacent roads 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.

1.8 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.

1.9 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.

1.10 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at his 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, 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.

1.11 DEPARTMENT OF PUBLIC TRANSPORT, ROADS AND WORKS: ACOUSTIC SCREENING MEASURES

The applicant shall be responsible for any costs involved in the erection of acoustic screening along Roads K-34 and K-69.

1.12 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have Erven 705 and 706 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.

1.13 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.

1.14 ENDOWMENT

The township owner shall pay endowment for an area of 2 376m<sup>2</sup> in terms of Regulation 44(1) of the Town Planning and Townships Regulations to the Municipality. The amount for this area shall be used by the Municipality for the acquisition of land for park and/or open space purposes.

The said endowment amount shall be payable in accordance with the provisions of Section 81 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

1.15 ACCESS

No ingress from Provincial Road K69 (Hans Strijdom) and K34 (Lynnwood Road) to the township and no egress to Provincial Road K69 and K34 from the township shall be allowed.

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, 2m 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, 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.

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**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**

**VERKLARING VAN WAPADRAND UITBREIDING 32 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 Wapadrans Uitbreiding 32 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesil in die bygaande Bylae.

(13/2/Wapadrans x32 (9718P))

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN OOR RICHARD HAGERMAN FAMILY HOLDINGS (PTY) LTD INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III: DEEL e VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 467 (N GEOEELTE VAN GEDEELTE 298) VAN DIE PLAAS THE WILLOWS 340 JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Wapadrans Uitbreiding 32.

1.2 ONTWERP

Die dorp bestaan uit erwe en 'n straat soos aangedui op Algemene Plan LG No 274/2007.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Aile erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd -

Onderworpe aan 'n pyplynserwituut 2 m wyd, die middellyn van welke serwituut aangetoon word deur die figuur ABCDE op kaart LG 5729/1999 ten gunste van die Stadsraad van Pretoria en meer volledig blyk uit Notariele Akte K4704/1999.

1.3.1 Die volgende serwitute wat slegs die volgende erwe raak:

- (a) Reg van weg serwituut vir minerale doeleindes soos aangedui op LG 220/2005 en raak Erwe 705 en 706.
- (b) Riool serwituut volgens LG 221/2005 en raak Erf 705.
- (c) Pyplynserwituut 2m **breed** volgens SG 5729/1999 en raak Erwe 705 en 706.
- (d) Stormwater serwituut 3m **breed** volgens Diagram 222/2005 en raak Erf 705.

1.3.2 Die volgende serwitute wat nie erwe in die dorp raak nie

- B. SUBJECT to s servitude in favour of ESCOM to convey electricity over the property and subject to the conditions as will more fully appear from Notarial Deed K64/1957S dated 23 January 1957.

Except with the written approval of the Controlling Authority as defined in Act 21 of 1940:

- (i) The land may not be subdivided:
  - (ii) The land shall be used solely for residential and agricultural purposes. The number of buildings on the land or on any duly approved subdivision thereof, shall not exceed one residence together with such outbuildings as are ordinarily required to be used in connection therewith and such further buildings and structures as may be required for purposes of agriculture.
  - (iii) No store or place of business or industry whatsoever may be opened or conducted on the land.
  - (iv) No building or any structure whatsoever may be erected within a distance of 94,46 meters from the centre line of a public road.

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 aangrensende paaie 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 aile bestaande geboue en strukture wat binne boulynreserwes en kantruiertes 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.

**1.8 VERSKUIWING EN/OF VERWYDERING VAN ESKOM KRAGLYNE**

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande kraglyne van Eskom te verskuif, moet die koste daarvan deur die dorpseienaar gedra word.

**1.9 VERSKUIWING EN/OF VERWYDERING VAN TELKOM DIENSTE**

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande dienste van TELKOM te verskuif en/of te verwyder, moet die koste daarvan deur die dorpseienaar gedra word.

**1.10 OPRIGTING VAN HEINING OF ANDER FISIESE VERSPERRING**

Die dorpseienaar moet op eie koste 'n heining of ander fisiese versperring oprig tot tevredeheid van die Hoof van die Departement: Gauteng Provinsiale Regering: Departement van Openbare Vervoer, Paaie en Werke, soos en wanneer deur hom verlang om dit te doen en die dorpseienaar moet sodanige heining of fisiese versperring in 'n goeie loestand hou tot tyd en wyl die erwe in die dorp aan die daaropvolgende grondeienaars oorgedra word, waarna die verantwoordelikheid vir die instandhouding van sodanige heining of fisiese versperring by hulle berus.

**1.11 DEPARTEMENT VAN OPENBARE VERVOER, PAAIE EN WERKE: AKOESTIESE AFSKERMINGSMAATREËLS**

Die aansoeker sal verantwoordelik wees vir enige kostes met betrekking tot die oprigting van akoestiese afskermingsmaatreëls langs Paaie K-34 en K-69.

**1.12 KONSOLIDASIE VAN ERWE**

Die dorpseienaar moet op eie koste Erwe 705 en 706 in die dorp laat konsolideer. Die Stad Tshwane Metropolitaanse Munisipaliteit verleen hiermee ingevolge Artikel 92(1)(b) van Ordonnansie 15 van 1986, toestemming tot die konsolidasie.

**1.13 VOLDOENING AAN VOORWAARDES OPGELE DEUR DIE GAUTENGSE DEPARTEMENT VAN LANDBOU, BEWARING EN DIE OMGEWING (DLBO)**

Die dorpseienaar sal op sy eie koste voldoen aan al die voorwaardes wat opgele is deur Departement van Landbou, Bewaring en die Omgewing met die aansoek om vrystelling om aan die bepalings van Regulasie 1182 en 1183 gepromulgeer ingevolge artikel 21, 22 en 26 van die Wet op Omgewingsbewaring, 1989 (Wet No 73 van 1989) vir die onwikkeling van die dorpsgebied.

**1.14 BEGIFTIGING**

Die dorpseienaar moet aan die Stad Tshwane Metropolitaanse Munisipaliteit, begiftiging vir 'n area van 2 376m<sup>2</sup> in terme van Regulasie 44(1) van die Dorpsbeplanning en Dorpe Regulasie, betaal, welke bedrag deur die Stad Tshwane Metropolitaanse Munisipaliteit aangewend moet word vir die verkryging van grond vir park- en/of openbare-oopruimtedoeleindes.

Die genoemde begiftigingsbedrag is betaalbaar kragtens die bepalings van artikel 81 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).

**1.15 TOEGANG**

Geen ingang van Provinsiale Pad K69 (Hans Slijdom) en K34 (Lynnwoodweg) tot die dorp en geen uitgang tot Provinsiale Pad K69 en K34 uit die dorp word toegelaat nie.

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## 2. TITELVOORWAARDES

2.1 DIE ERWE HIERONDER GENOEM, IS ONDERWORPE AAN DIE VOORWAARDES SOOS AANGEDUI, OPGELE DEUR DIE STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT INGEVOLGE DIE BEPALINGS 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 serwiluul, 2m breed. vir munisipale dienste (water, riool, elektrisiteit, stormwater) (hierna "die diensle" genoem), ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit fangs enige lwee grense, uitgesonderd 'n sraatgrens en, in die geval van 'n pypseelerf, 'n addisionele serwiluul vir munisipale doeleindes, 2m breed, oor die loegangsgedeelte van die erf, indien en wanneer die plaaslike bestuur dit verlang: Mel dien verstande dal die plaaslike bestuur van enige sodanige serwiluul mag afsien.

2.1.1.2 Geen geboue of ander slrukture mag binne die voornoemde serwituulgebied opgerig word nie en geen graolwortelbome mag binne die gebied van sodanige serwiluut of binne 'n afstand van 2m daarvan geplant word nie.

2.1.1.3 Die Slad Tshwane Metropolilaanse Munisipaliteit is daarop gereglig am enige materiaal wal deur hom uitgegrawe word lydens die aanleg, onderhoud of verwydering van sodanige dienste en ander werke wat hy na goeiddunke noodsaaklik ag, lydelik te plaas op grand wat aan die voornoemde serwituul grens, en voorts is die Slad Tshwane Metropolilaanse Munisipaliteit geregtig op redeiike loegang tol genoemde grond vir die voornoemde doel, onderworpe daaraan dal die Slad Tshwane Melropoiiilaanse Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige diensle en ander werke veroorsaak word.

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