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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 522

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

AKASIA-SOSHANGUVE AMENDMENT SCHEME 0231A

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 Rosslyn Extension 18, 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 Acting Head: Legal and Secretarial Services, and are open to inspection during normal office hours.

This amendment is known as Akasia-Soshanguve Amendment Scheme 0231A.

(13/2/Rosslyn x18 (0231A))
 ___ March 2007

Acting Head: Legal and Secretarial Services
 (Notice No 522/2007)

PLAASLIKE BESTUURSKENNISGEWING 522

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

AKASIA-SOSHANGUVE WYSIGINGSKEMA 0231A

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 Rosslyn Uitbreiding 18, synde 'n wysiging van die Akasia/Soshanguve dorpsbeplanningskema, 1996, 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 Akasia-Soshanguve-wysigingskema 0231A.

(13/2/Rosslyn x18 (0231A))
 ___ Maart 2007

Waarnemende Hoof: Regs- en Sekretariële Dienste
 (Kennisgewing No 522/2007)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF ROSSLYN EXTENSION 18 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 Rosslyn Extension 18 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Rosslyn x18)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY NKWE PROJECTS (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 296 (A PORTION OF PORTION 125) OF THE FARM KLIPFONTEIN 268JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Rosslyn Extension 18.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 6227/2005.

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 condition in the Title Deed which shall not be passed on to the erven in the township;

1.3.1.1 A. Die voormalige Resterende Gedeelte van Gedeelte 125 vermeld, groot as sodanig 69,8641 hektaar is ONDERWORPE aan Huurkontrak Nr 179/1950 R.M. geregistreer op 30 Maart 1950, van die reg om "Magnetite" te myn op Gedeelte L1, groot 255,3220 hektaar van, en met verdere bykomende regte, op die hiermee getransporteerde eiendom, soos meer ten voile in genoemde Huurkontrak uiteengesit."

1.3.2 the following servitude in the Title Deed which does not affect the township:

1.3.2.1 C. ONDERHEWIG aan die reg verleen aan EVKOM om elektrisiteit oor die hierinvermelde eiendom te vervoer, tesame met bykomende regte, en onderworpe aan voorwaardes soos meer volledig sal blyk uit Notariële Akte K2993/19815, gedateer 8 Oktober 1981.

"Die hartlyne van 'n serwituut van elektriese kragleiding deurkruis die Resterende Gedeelte van Gedeelte 125 ('n Gedeelte van Gedeelte 1) van die plaas Klipfontein 268 langs die roete aangedui deur die lyne ab en cd op die aangehegte kaart SG No A.7533/82 welke kaart deur die Landmeter Generaal goedgekeur is op 16 November 1982, die omvang en wydte van die serwituut synde 11 meter aan beide kante van die gemelde lyne."

1.4 LAND FOR MUNICIPAL PURPOSES

The following erven shall be transferred to the Municipality by and at the expense of the township owner:

Parks (Public open space): Erf 1072

1.5 ACCESS

No ingress from Provincial Road K217 to the township and no egress to Provincial Road K217 from the township shall be allowed.

1.6 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange the drainage of the township to fit in with that of Road K217 and for all stormwater running off or being diverted from the road to be received and disposed of.

1.7 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.

1.8 PRECAUTIONARY MEASURES

The township owner shall at its own expense, make arrangements with the Municipality in order to ensure that –

- 1.8.1 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
- 1.8.2 trenches and excavations for foundations, pipes, 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.

1.9 DEMOLISHING OF BUILDINGS AND STRUCTURES

The township owner shall at its own expense cause all existing buildings and structures situated within the building line reserves side spaces or over common boundaries to be demolished to the satisfaction of the local authority, when required by the local authority to do so.

1.10 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.

1.11 REMOVAL OR REPLACEMENT OF MUNICIPAL OR TELKOM SERVICES

Should it become necessary to move or replace any existing municipal or Telkom services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.12 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.

1.13 OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The township owner shall within such period as the local authority may determine, fulfil its obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, as previously agreed upon between the township owner and the local authority.

1.14 RESTRICTION ON THE DISPOSAL AND DEVELOPMENT OF ERVEN

The township owner shall not dispose of or develop Erven 892 to 902, 948 to 957, 971 to 991 and 1005 to 1017 and transfer of the erven shall not be permitted until the local authority has been satisfied that the erven are no longer subject to inundation as a result of the 1:50 year floodline.

1.15 COMPLIANCE WITH CONDITIONS IMPOSED BY GDACE

The township owner shall at his own expense comply with all the conditions imposed by the Gauteng Department of Agriculture, Conservation and Environment in the Record of Decision in terms of the Environmental Conservation Act (Act 73 of 1989), for the development of this township.

2. CONDITIONS OF TITLE

- 2.1 ALL ERVEN WITH THE EXCEPTION OF THE ERVEN MENTIONED IN CLAUSE 1.4 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 The erf shall be subject to a servitude, 2 metre wide, for municipal services, in favour of the Municipality, 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.
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