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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 455

CITY OF TSHWANE

PRETORIA AMENDMENT SCHEME 9594P

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 has approved an amendment scheme with regard to the land in the township of Mamelodi Extension 18, 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 Executive Director: Legal Services, and are open to inspection during normal office hours.

This amendment is known as Pretoria Amendment Scheme 9594P.

(13/2/Mamelodi x18 (9594P))
__ March 2010

Acting Executive Director: Legal Services
(Notice No 255/2010)

PLAASLIKE BESTUURSKENNISGEWING 455

STAD TSHWANE

PRETORIA WYSIGINGSKEMA 9594P

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 'n wysigingskema met betrekking tot die grond in die dorp Mamelodi Uitbreiding 18, synde 'n wysiging van die Pretoria-dorpsbeplanningskema, 1974, goedgekeur het.

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

Hierdie wysiging staan bekend as Pretoria-wysigingskema 9594P.

(13/2/Mamelodi x18 (9594P))
__ Maart 2010

Waarnemende Uitvoerende Direkteur: Regsdienste
(Kennisgewing No 255/2010)

CITY OF TSHWANE

DECLARATION OF MAMELODI 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 hereby declares the township of Mamelodi Extension 18 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Mamelodi x18 (9594P))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY 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 69 (A PORTION OF PORTION 50) OF THE FARM PIENAARSPOORT 339JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Mamelodi Extension 18.

1.2 DESIGN

The township shall consist of erven, parks and streets as indicated on General Plan SG No 2185/2002.

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 servitudes which do not affect the township;

“C By virtue of Notarial Deed No 1198/1970 as registered on 18 December 1970 the right has been granted to Eskom to convey electricity over the property together with ancillary rights and subject to conditions as will more fully appear on reference to the said notarial deed.”

“D By virtue of Notarial Deed No K1816/1974S the right has been granted to Eskom to convey electricity over the property together with ancillary rights and subject to conditions as will more fully appear on reference to the said notarial deed.”

“E By virtue of Notarial Deed No K2465/92 the right has been granted to Eskom to convey electricity over the property together with ancillary rights and subject to conditions as will more fully appear on reference to the said notarial deed.”

“F A portion of the property hereby transferred has been expropriated in terms of section 11(1)(b) of Act 37 of 1955 by THE SOUTH AFRICAN RAILWAYS and HARBOURS ADMINISTRATION as will fully appear from Notice of Expropriation 151/74 dated 4 April 1974.”

1.3.2 The following servitude that does affect the township:

(i) The power line servitude in favour of Eskom registered in terms of Notarial Deed of Servitude no K 565/1961 S as indicated on Diagram SG No A4239/1965, which affects Erf 40118 in the township only.

(ii) The power line servitude in favour of Eskom registered in terms of Notarial Deed of Servitude no. K 566/1961 S as indicated on Diagram SG No A2220/1948, which affects Erven 40118, 40119 and 40315 in the township only.

(iii) The 20m right-of-way servitude in favour of Remainder of Portion 10 of the farm Pienaarspoort 339 JR registered in terms of Notarial Deed of Servitude No K8257/95 which affects erven 38112, 38289, 40066, 40067, 40117, 40118, 40313 and streets in the township only.

1.4 LAND FOR MUNICIPAL PURPOSES

The following erven shall be utilized for municipal uses:

Erven 38077, 38112, 38289, 38896, 40066, 40067, 40117 and 40118.

1.5 OPEN SPACE

The following erven shall be reserved as Public Open Space:

Erven 40307, 40308, 40309, 40310, 40311, 40312, 40313, 40314 and 40315.

1.6 ACCESS

Unless the consent in writing of the Department of Transport and Public Works has been obtained, no ingress from Roads K16 and K54 to the township and no egress to Roads K16 and K54 shall be allowed.

- 1.6.1 Ingress from Road K16 to the township and egress to Road K16 from the township shall be restricted to the intersections of the 25m streets between Erven 38367 and 39161,39231 and 39846,40037 and 40140, 40193 and 40118 of the township.
- 1.6.2 Ingress from Road K54 to the township and egress to Road K54 from the township shall be restricted to the intersection of the 25m street between Erven 38077 and 38082 of the township.
- 1.6.3 The township owner shall at his own expense arrange for a geometric lay-out design (scale 1:500) of the ingress and egress points referred to in (a) above and specifications for the construction of the junctions to be compiled and shall submit it to the Gauteng Provincial Government (Department of Transport and Roads), for approval. After the design and specifications have been approved, the township owner shall construct the entrances at his own expense to the satisfaction of the Gauteng Provincial Government (Department of Transport and Roads).
- 1.7 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 Roads K16 and K54 and he shall receive and dispose of the stormwater running off or being diverted from the road.
- 1.8 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.
- 1.9 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 Gauteng Provincial Government (Department of Transport and Roads), 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 this responsibility is taken over by the Municipality: Provided that the responsibility of the township owner for the maintenance thereof shall cease when the Municipality takes over the responsibility for the maintenance of the streets in the township.
- 1.10 DEMOLITION OF BUILDINGS AND STRUCTURES
- When required by the Municipality to do so, the township owner shall at his own expense cause to be demolished to the satisfaction of the Municipality all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures.
- 1.11 REMOVAL OF LITTER
- The township owner shall at his own expense have all litter within the township area removed to the satisfaction of the Municipality, when required to do so by the Municipality.
- 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 RESTRICTION ON THE ALIENATION OF Erf 38691
- The township owner shall not offer for sale or alienate Erf 38691 within a period of 6 months after the declaration of the township an approved township to any person or body other than the Gauteng Department of Education, unless the Gauteng Department of Education has indicated in writing that the Gauteng Department of Education does/do not wish to acquire the erf.

1.14 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.

2. CONDITIONS OF TITLE

2.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITION AS INDICATED, LAID DOWN BY THE CITY OF TSHWANE IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986).

2.1.1 ERVEN 7285 UP TO AND INCLUDING 7338

- (a) The erf shall be subject to a servitude, 2m wide, for municipal services (water, sewer, electricity and storm-water) (hereinafter referred to as "the services"), in favour of the local authority, along any three boundaries, including 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.
- (b) 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.
- (c) The City of Tshwane 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 Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

2.1.2 ERF 7339

- (a) The erf shall be subject to a servitude, 1,2m wide, for municipal services (sewerage), in favour of the City of Tshwane, as indicated on the General Plan.
- (b) 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.

- (c) The City of Tshwane 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 Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

2.1.3 ERF 7294 AND 7341

- (a) The erf shall further be subject to a servitude, 2m wide, for municipal services (sewerage), in favour of the City of Tshwane, as indicated on the General Plan.
- (b) 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.
- (c) The City of Tshwane 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 Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

2.1.4 ERF 7341

- (a) The erf shall further be subject to a servitude, 3m wide, for municipal services (sewerage), in favour of the City of Tshwane, as indicated on the General Plan.
- (b) 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.
- (c) The City of Tshwane 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 Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

2.1.5 ERVEN 7339, 7295 AND 7341

- (a) The erf shall further be subject to a servitude, 2m wide, for municipal services (storm water), in favour of the City of Tshwane, as indicated on the General Plan.
- (b) 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.

- (c) The City of Tshwane 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 Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

2.1.6 ERF 7340

- (a) The erf shall further be subject to a servitude, with varying widths, for municipal services (electricity), in favour of the City of Tshwane, as indicated on the General Plan.
- (b) 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.
- (c) The City of Tshwane 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 Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

2.1.7 ERVEN 7340 AND 7341

The erf in its entirety shall further be subject to a servitude for access and municipal engineering services (Water, Sewerage and Electricity) in favour of the City of Tshwane.

2.2 ERF 7342

The erf shall further be subject to a servitude of Right of Way, 4m wide, in favour of Erf 7333, as indicated on the General Plan.

2.3 ERF 7342

The erf shall further be subject to a servitude of Right of Way, 4m wide, in favour of Erf 7334, as indicated on the General Plan.

2.4 ERF 7342

The erf shall further be subject to a servitude of Right of Way, 4m wide, in favour of Erf 7335, as indicated on the General Plan.

2.5 ERF 7342

The erf shall further be subject to a servitude of Right of Way, 4m wide, in favour of Erf 7336, as indicated on the General Plan.
