

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

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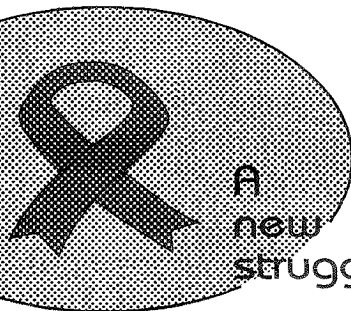
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PRETORIA, 24 JULY 2012
JULIE 2012

No. 217

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

Prevention is the cure

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CONTENTS · INHOUD*No.**Page
No. Gazette
 No.***LOCAL AUTHORITY NOTICE**

991 Town-planning and Townships Ordinance (15/1986): City of Tshwane: Pretoria Amendment Scheme 9854P 3 217

LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 991

CITY OF TSHWANE

PRETORIA AMENDMENT SCHEME 9854P

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 Kirkney Extension 30, being an amendment of the Pretoria Town-planning Scheme, 1974.

Map 3 and the scheme clauses of this amendment scheme are filed with the Chief Legal Counsel, and are open to inspection during normal office hours.

This amendment is known as Pretoria Amendment Scheme 9854P.

(13/2/Kirkney x30 (9854P))
__ July 2012

Chief Legal Counsel
(Notice No 406/2012)

PLAASLIKE BESTUURSKENNISGEWING 991

STAD TSHWANE

PRETORIA WYSIGINGSKEMA 9854P

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 Kirkney Uitbreiding 30, synde 'n wysiging van die Pretoria-dorpsbeplanningskema, 1974, goedgekeur het.

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

Hierdie wysiging staan bekend as Pretoria-wysigingskema 9854P.

(13/2/Kirkney x30 (9854P))
__ Julie 2012

Hoofregsadviseur
(Kennisgewing No 406/2012)

CITY OF TSHWANE

DECLARATION OF KIRKNEY EXTENSION 30 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 Kirkney Extension 30 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Kirkney x30 (9854P))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY FIRST AONE TRADE AND INVEST 1 (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 199 OF THE FARM ZANDFONTEIN 317JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Kirkney Extension 30.

1.2 DESIGN

The township shall consist of erven, parks and streets as indicated on General Plan SG No 3354/2010.

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 of minerals, but excluding -

1.3.1 The following condition that affects the township but that shall not be passed on to erven in the township:

A The property hereby transferred is entitled to rights of way indicated on the General Plan of the said Western Portion of the said farm Zandfontein filed in the Deeds Office Pretoria.

And the following conditions that does not affect the township:

B DIE VOORMALIGE RESTERENDE GEDEELTE van Gedeelte 162 (gedeelte van gedeelte 47) van die plaas ZANDFONTEIN Nr 317 Registrasie Afdeling JR, Transvaal, Groot 26,5525 hektaar, aangetoon deur die figuur MNQRHN op Kaart LG Nr A2739/1985 aangeheg by Sertifikaat van Verenigde Titel T20366/85 is onderhewig aan die volgende voorwaarde:-

"Aan n serwituut van deurgang 31 meter wyd ten gunste van die STADSRAAD VAN PRETORIA vir die geleiding van elektriese krag deur middel van hoogspannings of luggrade of ondergrondse kables of ander geskikte geleidingsmiddelle, tesame met bykomende regte onderhewig aan voorwaardes soos meer ten volle sal blyk uit Notariele Akte van Serwituut van Deurgang K990/77S met kaart daaraan geheg, gedateer 22 Maart 1977 en soos meer ten volle sal blyk uit die figure Zabc op Kaart LG Nr A2739/1985 aangeheg by Sertifikaat van Verenigde Titel T20366/85."

C. Die VOORMALIGE GEDEELTE 171 van die plaas ZANDFONTEIN Nr 317, Registrasie Afdeling J.R. Transvaal, Groot 21,4133 hektaar, soos aangetoon deur figuur BkurweCDEPeKB op Kaart LG Nr A2739/1985 geheg aan Sertifikaat van Verenigde Titel T20366/85 is onderhewig aan die volgende voorwaardes:-

(a) Onderhewig aan n kraglyn serwituut 31 meter wyd gesedeer aan die STADSRAAD VAN PRETORIA onder Akte van Sessie K2124/1978S Geregistreer op 6 September 1978 en soos meer ten volle sal blyk uit figure WXY op Kaart LG Nr A2739/1985 geheg aan Sertifikaat van Verenigde Titel T20366/85.

(b) Onderhewig aan n serwituut vir Munisipale doeleindes 6,00 meter wyd ten gunste van die STADSRAAD VAN PRETORIA soos meer volledig blyk uit Notariele Akte K3993/1984 geregistreer op 26 November 1984 en soos meer volledig sal blyk uit die figure UV op kaart LG Nr A2739/1985 geheg aan Sertifikaat van Verenigde Titel T20366/85.

D. DIE VOORMALIGE RESTERENDE GEDEELTE VAN GEDEELTE 47 ('n gedeelte van Gedeelte 17) van die plaas ZANDFONTEIN 317, Registrasie Afdeling JR, Transvaal, groot 24,4389 hektaar soos aangetoon deur die figure LePFGRQL op Kaart LG Nr A2739/1985 aangeheg by Sertifikaat van Verenigde titel T20366/85, is onderworpe aan die volgende voorwaarde:-

“Onderworpe aan 'n Kraglyn serwituut 31 meter wyd gesedeer aan die STADSRAAD VAN PRETORIA onder Akte van Sessie K3024/1978S geregistreer op 7 Desember 1978 en soos meer ten volle sal blyk uit die figure YZ op die Kaart LG Nr A2739/1985 aangeheg by Sertifikaat van Verenigde Titel T20366/85.”

1.4 LAND FOR MUNICIPAL PURPOSES

The following erf shall be transferred to the City of Tshwane Metropolitan Municipality by and at the expense of the township owner simultaneously with the first transfer of any erf in the township:

Parks (public open space): Erf 903

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 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 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 COMPLIANCE WITH CONDITIONS IMPOSED BY GDACE

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Agriculture, Conservation and Environment including if applicable those by which exemption has been granted from compliance with Regulations No 1182 and 1183 promulgated in terms of Sections 21, 22 and 26 of the Environmental Conservation Act, (Act 73 of 1989) or the National Environmental Management Act, 1998 (Act 107 of 1998) and Regulations thereto, as the case may be, for the development of this township.

1.11 COMPLIANCE WITH CONDITIONS IMPOSED BY THE DEPARTMENT OF PUBLIC TRANSPORT, ROADS AND WORKS

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Public Transport, Roads and Works, has granted consent for the development.

1.12 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.

1.13 ACCESS

No ingress from Provincial Road P2-4 (Van Der Hoff Road) to the township and no egress to Provincial Road P2-4 from the township shall be allowed.

1.14 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 P2-4 and he shall receive and dispose of the storm water running off or being diverted from the road.

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 WITH THE EXCEPTION OF THE ERVEN REFERRED TO IN CLAUSE 1.4

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

2.1.2 ERF 850

2.1.2.1 The erf shall be subject to a servitude 2m wide for municipal services (stormwater) in favour of the City of Tshwane Metropolitan Municipality, as indicated on the general plan.

2.1.2.2 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 therefrom.

2.1.2.3 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 essential, 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 main sewer pipelines and other works.
