

**THE PROVINCE OF
GAUTENG**



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GAUTENG**

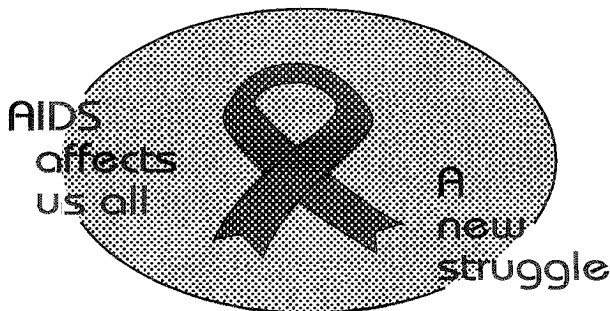
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We all have the power to prevent AIDS



**AIDS
HELPLINE**

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DEPARTMENT OF HEALTH

Prevention is the cure

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 144

CITY OF TSHWANE

BRONKHORSTSPRUIT AMENDMENT SCHEME 1BR

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 Cultura Park Extension 11, being an amendment of the Bronkhorstspruit Town-planning Scheme, 1980.

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 Bronkhorstspruit Amendment Scheme 1BR.

(13/2/Cultura Park x11 (1BR))
 __ February 2013

Chief Legal Counsel
 (Notice No 157/2013)

PLAASLIKE BESTUURSKENNISGEWING 144

STAD TSHWANE

BRONKHORSTSPRUIT WYSIGINGSKEMA 1BR

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 Cultura Park Uitbreiding 11, synde 'n wysiging van die Bronkhorstspruit dorpsbeplanningskema, 1980, 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 Bronkhorstspruit wysigingskema 1BR.

(13/2/Cultura Park x11 (1BR))
 __ Februarie 2013

Hoofregsadviseur
 (Kennisgewing No 157/2013)

CITY OF TSHWANE

DECLARATION OF CULTURA PARK EXTENSION 11 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 Cultura Park Extension 11 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Cultura Park x11 (1BR))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY MESSRS GODRICH FLOUR MILLS (PTY) LTD IN TERMS OF THE PROVISIONS OF CHAPTER III: PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 171 OF THE FARM KLIPEILAND 524JR, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT (CONDITIONS WHICH WILL BE APPLICABLE TO THE APPROVED TOWNSHIP IN TERMS OF SECTION 103 OF ORDINANCE 15 OF 1986)

- 1.1 NAME

The name of the township shall be Cultura Park Extension 11.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 3194/2011.

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 (if applicable), but excluding –

1.3.1 Conditions A(1), A(2) and A(3) since these do not affect the township due to position/locality.

1.3.2 Condition B, since ESKOM structures/servitudes are not affected due to position/locality.

1.4 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.

1.5 DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the City of Tshwane Metropolitan Municipality to do so, the township owner shall at its 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.

1.6 REMOVAL OF LITTER

The township owner shall at its 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.

1.7 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.

1.8 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.

1.9 COMPLIANCE WITH CONDITIONS IMPOSED BY GDARD

The township owner shall at its own expense comply with all the conditions imposed, by which the Gauteng Department of Agriculture and Rural Development 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.

1.10 NATIONAL HERITAGE RESOURCE ACT

The township owner shall at its own expense comply with the provisions of the National Heritage Resource Act, 25 of 1999.

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

The township owner shall at its own expense comply with all the conditions imposed by the Gauteng Department of Roads and Transport when consent was granted for the development.

1.12 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at its own expense erect a fence or other physical barrier to the satisfaction of the Gauteng Department of Roads and Transport along the Provincial Road P6-1 (K177) boundary, as and when required 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 vests with the latter.

1.13 ACCESS

No ingress/egress shall be permitted along Provincial Road P6-1 (K177) to/from the township. Neither for the first 100 metres from the mentioned Provincial Road along Nan-Hua Road.

1.14 RECEIVING AND DISPOSAL OF STORMWATER

The township owner shall arrange the stormwater drainage of the township in such a way as to be compatible with that of Provincial Road P6-1 (K177) and shall receive and dispose of the stormwater run-off being diverted from the Road.

The engineering services report containing the stormwater design proposal must be submitted to, and approved by the Municipality prior to proclamation of the township.

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 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 erf shall be subject to a servitude, 3m wide, for municipal services (water, sewer, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the Municipality, along any two boundaries, except 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 Municipality: Provided that the Municipality 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 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 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 ERVEN 5 AND 6

2.1.2.1 The erven shall be subject to a servitude, 3m wide, for general services purposes 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.

2.1.3 ERF 5

2.1.3.1 A 6m x 3m servitude for electrical switch-gear purposes shall be registered against the erf in favour of the Municipality, as denoted by figure hjkl on the township layout plan (Ref: TVN/PTN171KLIP/01) and on the General Plan.

2.1.3.2 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.

2.1.3.3 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.
