

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

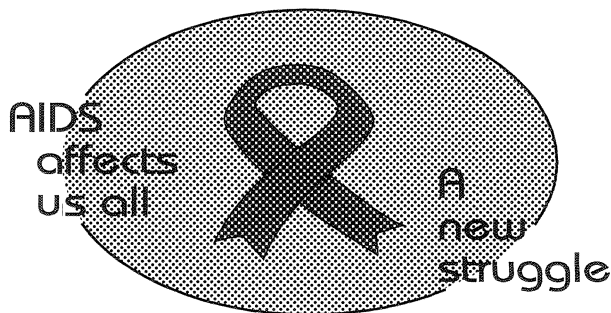
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DEPARTMENT OF HEALTH

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 1395

CITY OF TSHWANE

AKASIA/SOSHANGUVE AMENDMENT SCHEME 0293A

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 Amandasig Extension 58, 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 Executive Director: Chief Legal Counsel, and are open to inspection during normal office hours.

This amendment is known as Akasia/Soshanguve Amendment Scheme 0293A.

(13/2/Amandasig x58 (0293A))
__ September 2014

CHIEF LEGAL COUNSEL
(Notice No 603/2014)

PLAASLIKE BESTUURSKENNISGEWING 1395

STAD TSHWANE

AKASIA/SOSHANGUVE WYSIGINGSKEMA 0293A

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 Amandasig Uitbreiding 58, synde 'n wysiging van die Akasia/Soshanguve dorpsbeplanningskema, 1996, goedgekeur het.

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

Hierdie wysiging staan bekend as Akasia/Soshanguve wysigingskema 0293A.

(13/2/Amandasig x58 (0293A))
__ September 2014

HOOFREGSADVISEUR
(Kennisgewing No 603/2014)

CITY OF TSHWANE

DECLARATION OF AMANDASIG EXTENSION 58 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 Amandasig Extension 58 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Amandasig x58 (0293A))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY MARLOW PROJECTS CC IN TERMS OF THE PROVISIONS OF CHAPTER III: PART A AND C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 497 (A PORTION OF PORTION 495) OF THE FARM HARTEBEESTHOEK 303JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Amandasig Extension 58.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 7419/2007.

1.3 ENDOWMENT

Payable to the City of Tshwane Metropolitan Municipality.

The township owners shall pay a lump sum in the amount of **R500 000,00** to the Municipality as parks endowment in terms of Regulation 44(1) of the Town-planning and Townships Regulations, to the City of Tshwane. The amount shall be used by the City of Tshwane for the acquisition of land for park and/or public 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).

1.4 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, but excluding –

1.4.1 the following condition which does not affect the township area:

- C The remaining Extent of Portion "E" of the farm HARTEBEESTHOEK No 303 (formerly No 524) registration Division J.R. district Pretoria, measuring as such 239,0209 Hectares, of which the property hereby transferred forms a portion, is entitled to a servitude of right of way 9,45 meters wide along portion of the western boundary of Portion 1 of the said Portion "E" of the farm HARTEBEESTHOEK No 303, measuring 85,6532 Hectares, transferred to LILY MATY FLORA WHITE (born Cassell) by Deed of Transfer No. 5029/1923 dated 2nd June, 1923, and which Right of Way is more fully indicated on the diagram SG No A 508/1923 of said portion 1 of Portion E annexed to said Deed of Transfer No 5029/1923.

1.5 CONSOLIDATION OF ERVEN

The township owners shall at their own expense cause Erven 2401 and 2402 in the township to be consolidated.

1.6 DEMOLITION 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 Municipality to do so.

1.7 REMOVAL OR REPLACEMENT OF MUNICIPAL AND TELKOM SERVICES

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal or Telkom services, the cost thereof shall be borne by the township owner.

1.8 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, as well as any other applicable provisions, in terms of the Environment Conservation Act, 1989 (Act 73 of 1989) or the National Environmental Management Act, 1998 (Act 107 of 1998), as the case may be.

1.9 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 therefor, as previously agreed upon between the township owner and the municipality.

2. CONDITIONS OF TITLE

ALL ERVEN MENTIONED HEREUNDER SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED IMPOSED BY THE MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986

2.1 ALL ERVEN

2.1.1 The erf is subject to a servitude, 2m wide, in favour of the municipality for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes, 2m wide across the access portion of the erf, if and when required by the local authority: Provided that the municipality may dispense with any such servitude.

2.1.2 No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 (two) metres thereof.

2.1.3 The municipality shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude, such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the municipality.

2.2 ERF 2401

The erf is subject to a 2m wide stormwater servitude in favour of the Municipality as indicated on the General Plan.

2.3 ERF 2401

The erf is subject to a servitude for electrical purposes in favour of the Municipality as indicated on the General Plan.

2.4 ERF 2401

The erf is subject to a servitude 11m wide for road purposes in favour of the Municipality, as indicated on the general plan. On submission of a certificate from the municipality to the Registrar of Deeds stating that the servitude is no longer required, this condition shall lapse.

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

VERKLARING VAN AMANDASIG UITBREIDING 58 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 Amandasig Uitbreiding 58 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(13/2/Amandasig x58 (0293A))

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR MARLOW PROJECTS CC INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III: DEEL A EN C VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 497 ('N GEDEELTE VAN GEDEELTE 495) VAN DIE PLAAS HARTEBEESTHOEK 303JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Amandasig Uitbreiding 58.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No 7419/2007.

1.3 BEGIFTIGING

Betaalbaar aan die Stad Tshwane Metropolitaanse Munisipaliteit.

Die dorpseienaar moet as begiftiging, 'n totale bedrag van **R500 000,00** in terme van Regulasie 44(1) van die Dorpsbeplanning en Dorpe Regulasie, aan die Stad Tshwane betaal. Welke bedrag deur die Stad Tshwane 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).

1.4 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale.

1.4.1 die volgende voorwaarde wat nie die dorp raak nie:

- C The remaining Extent of Portion "E" of the farm HARTEBEESTHOEK No 303 (formerly No 524) registration Division J.R. district Pretoria, measuring as such 239,0209 Hectares, of which the property hereby transferred forms a portion, is entitled to a servitude of right of way 9,45 meters wide along portion of the western boundary of Portion 1 of the said Portion "E" of the farm HARTEBEESTHOEK No 303, measuring 85,6532 Hectares, transferred to LILY MATY FLORA WHITE (born Cassell) by Deed of Transfer No 5029/1923 dated 2nd June, 1923, and which Right of Way is more fully indicated on the diagram SG No A 508/1923 of said portion 1 of Portion E annexed to said Deed of Transfer No 5029/1923.

1.5 KONSOLIDASIE VAN ERWE

Die dorpseienaars moet op eie koste Erwe 2401 en 2402 in die dorp laat konsolideer.

1.6 SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes en kantruimtes of oor gemeenskaplike grense gelê is, of bouvallige strukture laat sloop tot tevredeheid van die Munisipaliteit wanneer die Munisipaliteit dit vereis.

1.7 VERSKUIWING OF VERWYDERING VAN MUNISIPALE OF TELKOM DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale of Telkom dienste te verskuif of te vervang, moet die koste daarvan deur die dorpseienaar gedra word.

1.8 VOLDOENING AAN VOORWAARDES OPGELÊ DEUR DIE GAUTENGSE DEPARTEMENT VAN LANDBOU, BEWARING EN DIE OMGEWING (DLBO)

Die dorpseienaar sal op sy eie koste voldoen aan al die voorwaardes wat opgelê is deur (DLBO) 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) of die Nasionale Bestuurswet, 1998 (Wet 107 van 1998) vir die ontwikkeling van die dorpsgebied.

1.9 VEPLIGTINGE TEN OPSIGTE VAN NOODSAAKLIKE DIENSTE

Die dorpseienaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water, elektrisiteit en sanitêre dienste en die installering van stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die munisipaliteit nakom.

2. TITELVOORWAARDES

2.1 DIE ERWE HIERONDER GENOEM, IS ONDERWORPE AAN DIE VOORWAARDES SOOS AANGEDUI, OPGELÊ 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 serwituut, 2 meter breed, ten gunste van die munisipaliteit, vir riolerings- en ander munisipale dienste, langs enige twee sygrense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 2 meter breed, oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die munisipaliteit. Met dien verstande dat die munisipaliteit van enige sodanige serwituut mag afsien.

2.1.1.2 Geen gebou of ander struktuur mag binne die voornoemde serwituut area opgerig word nie en geen groot wortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 m daarvan geplant word nie.

2.1.1.3 Die munisipaliteit is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke wat hy volgens goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings wat sodanige rioolhoofpypleidings en ander werke veroorsaak.

2.2 ERF 2401

Die erf is onderworpe aan 'n 2m bree stormwater serwituut ten gunste van die munisipaliteit, soos op die algemene plan aangedui.

2.3 ERF 2401

Die erf is onderworpe aan 'n serwituut vir elektriese doeleindes, ten gunste van die munisipaliteit, soos op die algemene plan aangedui.

2.4 ERF 2401

Die erf is onderworpe aan 'n serwituut 11m breed vir paddoeleindes, ten gunste van die Munisipaliteit, soos op die algemene plan aangedui. By die indiening van 'n sertifikaat van die munisipaliteit aan die Registrateur van Aktes dat die serwituut nie meer benodig word, verval die voorwaarde.

NOTICE – CHANGE OF TELEPHONE NUMBERS: GOVERNMENT PRINTING WORKS

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- Publications Enquiries : 012 748 6052/6053/6058 GeneralEnquiries@gpw.gov.za
 - Maps : 012 748 6061/6065 BookShop@gpw.gov.za
 - Debtors : 012 748 6060/6056/6064 PublicationsDebtors@gpw.gov.za
 - Subscription : 012 748 6054/6055/6057 Subscriptions@gpw.gov.za
- SCM : 012 748 6380/6373/6218
- Debtors : 012 748 6236/6242
- Creditors : 012 748 6246/6274

Please consult our website at www.gpwonline.co.za for more contact details.

The numbers for our provincial offices in Polokwane, East London and Mmabatho will not change at this stage.