

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 1002

CITY OF TSHWANE

TSHWANE AMENDMENT SCHEME 344T

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 Die Wilgers Extension 80, being an amendment of the Tshwane Town-planning Scheme, 2008.

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 Tshwane Amendment Scheme 344T.

(13/2/Die Wilgers x80 (344T))
__ June 2015

(Notice No 234/2015)

CHIEF LEGAL COUNSEL

PLAASLIKE BESTUUSKENNISGEWING 1002

STAD TSHWANE

TSHWANE WYSIGINGSKEMA 344T

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 Die Wilgers Uitbreiding 80, synde 'n wysiging van die Tshwane dorpsbeplanningskema, 2008, 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 Tshwane wysigingskema 344T.

(13/2/Die Wilgers x80 (344T))
__ Junie 2015

HOOFREGSADVISEUR
(Kennisgewing No 234/2015)

CITY OF TSHWANE

DECLARATION OF DIE WILGERS EXTENSION 80 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 Die Wilgers Extension 80 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Die Wilgers x80 (344T))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY LYNGREEN PROPERTIES (PROPRIETARY) LIMITED 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 618 (A PORTION OF PORTION 76) OF THE FARM THE WILLOWS 340JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Die Wilgers Extension 80.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 657/2012.

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 the following conditions:

Condition B in Deed of Transfer No T74556/2010, which does not affect the township.

"SUBJECT to the servitude in favour of ELIZABETH MARIA SUSANNA GRIFFITH, born Begeman, married out of community of property to Stafford Kinsley Griffith, as owner of the Remaining extent of Portion G of the said farm, measuring as such 808, 0107 hectares, held by Deed of Transfer T10127/1925 that the owner of Portion 6 of Portion G of the said farm shall not be entitled to trade thereon or to grant any trading rights in respect thereof."

The first part of Condition C in Deed of Transfer No T74556/2010, which does not affect the township.

"The property hereby transferred is further specially subject to the following condition: A right of way 15,74 metres wide, in favour of Portions Numbers 41, 45, 46, 48 and the Remaining Extent of Portion G of the farm The Willows 340 JR, as will more fully appear from Notarial Deed No. K45/1943S, registered on 25th January 1943".

The third part of Condition C in Deed of Transfer No T74556/2010, which does not affect the township.

"The property hereby transferred is further specially subject to the following condition :

And specially subject, further to the condition that no building of any description shall be erected on the property within a distance of 9,45 metres of the boundary between the said Portion 76 and the property hereby transferred and the remaining extent of portion 6 of Portion G of the said farm "THE WILLOWS", measuring as such 6,8523 hectares, held by the said ANNIE GILMOUR PARSONS, married out of community of property to Frederick MacFarlane Parsons, by Deed of Transfer No. T17175/1945, this condition having been imposed by the benefit of the said Annie Gilmour Parsons and her successors in title to the said remaining extent of portion 5 of portion G being binding on the transferee and his successors in title to the said portion 76.

Condition D in Deed of Transfer No T74556/2010, which does not affect the township.

"Subject to a servitude for road building in extent 3197 (THREE THOUSAND ONE HUNDRED AND NINETY SEVEN) square metres as reflected on Diagram S G 4207/2007 and more fully described in Notarial Deed of Servitude K3926/2008S in favour of the City of Tshwane.

Condition E in Deed of Transfer No T74556/2010, which does not affect the township.

"Subject to servitude in favour of the City of Tshwane Metropolitan Municipality to the effect that no development is permitted south of the 1425 metre contour line as will more fully appear from Notarial Deed of Servitude K4948/2010".

Condition F in Deed of Transfer No T74556/2010, which does not affect the township.

"By virtue of Notarial Deed of Servitude K3925/2008S the within mentioned property is subject to a servitude for road building purposes in favour of the City of Tshwane Metropolitan Municipality, measuring 3197 square metres, as indicated by the figures A B C D E F G and H J K L M N P Q R measuring 1071 (One Thousand and Seventy One) square metres and 1609 (One Thousand Six Hundred and Nine) square metres on Diagram G Number 4207/07, as will more fully appear from the aforesaid Notarial Deed.

Condition G in Deed of Transfer No T74556/2010, which affects the streets in the township only.

"By virtue of Notarial Deed of Servitude K4949/2010 the within mentioned property is subject to a servitude for municipal services and access purposes for the General Public in favour of the City of Tshwane Metropolitan Municipality over the property, indicated by the figure DEFGAHJKLM, the point where the line DC intersects with the southern boundary of Botterklapper Street with Erf 1239, Die Wilgers Extension 60 Township, D on Diagram SG Number 1217/2008, as will more fully appear from the aforesaid Notarial Deed".

Condition H in Deed of Transfer No. T74556/2010, which affects a street in the township only.

“By virtue of Notarial Deed of Servitude K4950/2010 the within mentioned property is subject to a servitude of right of way for vehicular access purposes, measuring 16 (sixteen) metres wide, parallel to an on the western side of the line MN on Diagram SG Number 1217/2008, as will more fully appear from the aforesaid Notarial Deed.”

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 his own expense cause to be demolished to the satisfaction of the City of Tshwane Metropolitan 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 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.

1.7 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal services, 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 ACCESS

No ingress from road K34 to the township and no egress to road K34 from the township shall be allowed.

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 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.

1.11 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have Erf 1354 and Erf 1355 in the township consolidated. The City of Tshwane Metropolitan Municipality hereby grants its consent to the consolidation in respect of Section 92(2) of Ordinance 15 of 1986.

1.12 NATIONAL HERITAGE RESOURCE ACT:

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

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, 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, 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 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 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 ERF1355

2.1.2.1 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 eastern side of the cul-de-sac as indicated on the layout 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.

2.1.2.3 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.

IMPORTANT Information from Government Printing Works

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Government Printing Works has implemented rules for completing and submitting the electronic Adobe Forms when you, the customer, submits your notice request.

Please take note of these guidelines when completing your form.



GPW Business Rules

1. No hand written notices will be accepted for processing, this includes Adobe forms which have been completed by hand.
2. Notices can only be submitted in Adobe electronic form format to the email submission address submit.egazette@gpw.gov.za. This means that any notice submissions not on an Adobe electronic form that are submitted to this mailbox will be **rejected**. National or Provincial gazette notices, where the Z95 or Z95Prov must be an Adobe form but the notice content (body) will be an attachment.
3. Notices brought into GPW by "walk-in" customers on electronic media can only be submitted in Adobe electronic form format. This means that any notice submissions not on an Adobe electronic form that are submitted by the customer on electronic media will be **rejected**. National or Provincial gazette notices, where the Z95 or Z95Prov must be an Adobe form but the notice content (body) will be an attachment.
4. All customers who walk in to GPW that wish to submit a notice that is not on an electronic Adobe form will be routed to the Contact Centre where the customer will be taken through the completion of the form by a GPW representative. Where a customer walks into GPW with a stack of hard copy notices delivered by a messenger on behalf of a newspaper the messenger must be referred back to the sender as the submission does not adhere to the submission rules.
5. All notice submissions that do not comply with point 2 will be charged full price for the notice submission.
6. The current cut-off of all Gazette's remains unchanged for all channels. (Refer to the GPW website for submission deadlines – www.gpwonline.co.za)
7. Incorrectly completed forms and notices submitted in the wrong format will be rejected to the customer to be corrected and resubmitted. Assistance will be available through the Contact Centre should help be required when completing the forms. (012-748 6200 or email info.egazette@gpw.gov.za)
8. All re-submissions by customers will be subject to the above cut-off times.
9. All submissions and re-submissions that miss the cut-off will be rejected to the customer to be submitted with a new publication date.
10. Information on forms will be taken as the primary source of the notice to be published. Any instructions that are on the email body or covering letter that contradicts the notice form content will be ignored.

You are therefore advised that effective from **Monday, 18 May 2015** should you not comply with our new rules of engagement, all notice requests will be rejected by our new system.

Furthermore, the fax number **012- 748 6030** will also be **discontinued** from this date and customers will only be able to submit notice requests through the email address submit.egazette@gpw.gov.za.

