

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

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## GENERAL NOTICES

### NOTICE 343 OF 2015

#### DECLARATION AS APPROVED TOWNSHIP

In terms of section 69 of the Town-planning and Townships Ordinance, 1965 (Ordinance 25 of 1965), the Administrator hereby declares Andeon Extension 6 township to be an approved township, subject to the conditions set out in the Schedule hereto.

GO 15/3/2/3/477

#### SCHEDULE

**CONDITIONS UNDER WHICH THE APPLICATION MADE BY COSMOPOLITAN PROJECTS TSHWANE (PTY) LTD UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 304 OF THE FARM ZANDFONTEIN NO. 317-J.R., PROVINCE OF GAUTENG, HAS BEEN GRANTED**

#### 1. CONDITIONS OF ESTABLISHMENT

##### 2.1 NAME

The name of the township shall be Andeon Extension 6.

##### 2.2 LAYOUT

The township shall consist of erven and streets as indicated on General Plan SG No 2451/2013.

##### 2.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven in the township shall be made subject to existing conditions and servitudes, if any, but excluding the following servitude in Deed of Transfer T144913/2007 in respect of the Remaining Extent of Portion 55 which affects Entabeni Street in the proposed township:

*“C. Kragtens Notariële Akte K3960/1990S is die eiendom hiermee getranspoteer onderhewig aan:*

*“n Serwituut van water pyleiding ten gunste van die City of Tshwane Metropolitan Municipality met bykomende regte, 6 meter wyd, die middellyn waarvan aangedui word deur die lyn AB op die kaart A968/1990, soos meer ten volle sal blyk uit gemelde Notariële Akte.”*

##### 2.4 LAND FOR MUNICIPAL PURPOSES

Erf 1760 shall be transferred to the City of Tshwane Metropolitan Municipality by and at the expense of the Applicant.

##### 2.5 REMOVAL OR REPLACEMENT OF TELKOM, ESKOM OR MUNICIPAL SERVICES

Should it become necessary to remove or replace any existing Telkom, Eskom or municipal services as a result of the establishment of the township, the cost shall be borne by the Applicant.

## 2.6 DEMOLITION OF BUILDINGS AND STRUCTURES

The Applicant 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 Municipality, when required by the Municipality to do so.

## 2.7 OBLIGATION WITH REGARD TO THE CONSTITUTION OF A HOME OWNERS' ASSOCIATION

- (i) Prior to the transfer of any erf, the Applicant must register a Section 14 company (home owners' association) in terms of the provisions of the Companies Act of 2008. A copy of the registered Deed of Association (CMA) and the Company Statutes must be submitted to the Municipality.
- (ii) Association and Statutes must clearly state that the main objectives of the home owners' association are the management and maintenance of all facilities / erven, and the maintenance of the internal roads and stormwater infrastructure. The Applicant is deemed to be a member of the Section 14 Non Profit Company with all the rights and obligations of an ordinary member, until the last erf in the township has been transferred.
- (iii) The Applicant shall construct the private roads and access control facility and then transfer Erven 1758 and 1761 to the Home Owners' Association who shall be responsible for the maintenance thereof.
- (iv) The Applicant shall develop Erf 1759, and shall, prior to or simultaneously with the registration of the first erven in the township or phase thereof, be transferred to the home owners' association as private open space. The home owners' association shall take full responsibility for the development, landscaping and maintenance of Erf 1759 in the township.
- (v) The Municipality shall not be liable for any damage to the access ways and/or access lanes internal or the stormwater drainage system in the township.
- (vi) Owners of Erven 1262 to 1756 in Andeon Extension 6 or of any subdivision thereof, or of any sectional title unit thereon or of any interest therein, shall automatically become and shall remain members of the home owners' association and be subject to its memorandum and articles until such owners cease to be owners as aforesaid. None of the said erven, nor any unit erected thereon, nor any interest therein, shall be transferred to any person who has not bound himself/herself/itself to the satisfaction of the home owners' association to become a member thereof and without the prior written confirmation of the home owners' association that all amounts due to the home owners' association by the owner have been paid in full.

## 2.8 COMPLIANCE WITH CONDITIONS IMPOSED BY GDARD

The Applicant shall at his own expense comply with all the conditions imposed, if any, 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 Environment Conservation Act, 1989 (Act 73 of 1989) or the National Environment Management Act, 1998 (Act 107 of 1998) and regulations thereto, as the case may be, for the development of this township.

## 2.9 ROAD UPGRADING

The applicant shall at his own expense be responsible for the implementation of the road upgrading for external links and external intersections as recommended in the approved traffic impact study dated 19 February 2008, to the satisfaction of the City of Tshwane Metropolitan Municipality.

## 2.10 STORMWATER SYSTEM

- (i) The storm water plan for the development area must be integrated with the greater storm water master plan for the total relevant catchment area including adjoining area.
- (ii) The low points in roads and the accumulation of storm water in crescents, cull-de-sacs and lower lying erven must be drained to the satisfaction of the local authority.

## 3. CONDITIONS OF TITLE

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, 1965 (Ordinance 25 of 1965)

### 3.1 CONDITIONS OF TITLE IMPOSED IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1965.

#### (a) ALL ERVEN

- (i) The erf shall be subject to a servitude, 2 m wide, for municipal services (water, sewer, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the City of Tshwane Metropolitan Municipality, 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, over the entrance portion of the erf, if and when required by the City of Tshwane Metropolitan Municipality: Provided that the City of Tshwane Metropolitan Municipality may waive any such servitude.
- (ii) 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.
- (iii) 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.

#### (b) ERVEN 1758 AND 1761

- (i) The erf is in totality subject to a servitude for municipal purposes and engineering services as well as a servitude of Right of Way in favour of the City of Tshwane Metropolitan Municipality as indicated on the General Plan.

- (ii) No building 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) ERVEN 1441, 1434, 1497, 1524, 1549 AND 1553**
- (i) The erf shall be subject to a servitude, 2 m wide, for municipal services (stormwater) in favour of the City of Tshwane Metropolitan Municipality, as indicated on the General Plan.
  - (ii) No building 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.
  - (iii) 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.
- (d) ERVEN 1758 AND 1761**
- (i) The erf is in totality subject to a servitude for engineering services as well as a servitude of Right of Way in favour of all other erven as indicated on the General Plan.
  - (ii) No building 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.
- (e) ALL ERVEN EXCEPT ERVEN 1758 AND 1761**
- (i) The erf is entitled to a servitude for engineering services as well as a servitude of Right of Way across Erven 1758 and 1761 as indicated on the General Plan.

### **3.2 CONDITIONS OF TITLE IN FAVOUR OF THIRD PARTIES TO BE REGISTERED / CREATED ON FIRST REGISTRATION OF THE ERVEN CONCERNED:**

**(a) ERVEN 1262 TO 1756**

The owner of any subdivision thereof, or of any sectional title unit thereon or of any interest therein, shall automatically become and shall remain members of the home owners' association and be subject to its memorandum and articles until such owners cease to be owners as aforesaid. None of the said erven, nor any unit erected thereof, nor any interest therein, shall be transferred to any person who has not bound himself/herself/itself to the satisfaction of the home owners' association to become a member thereof and without the prior written confirmation of the home owners' association that all amounts due to the home owners' association by the owner have been paid in full.

**NOTICE 344 OF 2015****TSHWANE AMENDMENT SCHEME 385T**

The Administrator hereby, in terms of the provisions of Section 89 of the Town-planning and Townships Ordinance, 1986, declares that he approved an amendment scheme, being an amendment of the Tshwane Town-planning Scheme 2008, comprising the same land as Andeon Extension 6 Township.

Map 3 and the scheme clauses of the amendment scheme are filed with the Gauteng Provincial Government, Johannesburg, and the City of Tshwane, and are open for inspection at all reasonable times

The amendment is known as Tshwane Amendment Scheme 385T

**(GO 15/3/2/3/477)**

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**NOTICE—CHANGE OF TELEPHONE NUMBERS: GOVERNMENT PRINTING WORKS**

As the mandated government security printer, providing world class security products and services, Government Printing Works has adopted some of the highly innovative technologies to best serve its customers and stakeholders. In line with this task, Government Printing Works has implemented a new telephony system to ensure most effective communication and accessibility. As a result of this development, our telephone numbers will change with effect from 3 February 2014, starting with the Pretoria offices.

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012 748 6061/6065 [BookShop@gpw.gov.za](mailto:BookShop@gpw.gov.za)
  - Debtors: 012 748 6060/6056/6064 [PublicationsDebtors@gpw.gov.za](mailto:PublicationsDebtors@gpw.gov.za)
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- SCM: 012 748 6380/6373/6218
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- Creditors: 012 748 6246/6274

Please consult our website at [www.gpwonline.co.za](http://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.