

***THE PROVINCE OF
GAUTENG***



***DIE PROVINSIE VAN
GAUTENG***

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take note!

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- ☐ Single notice, single email – with proof of payment or purchase order.
- ☐ All documents must be attached separately in your email to GPW.
- ☐ 1 notice = 1 form, i.e. each notice must be on a separate form
- ☐ Please submit your notice **ONLY ONCE**.
- ☐ Requests for information, quotations and inquiries must be sent to the Contact Centre **ONLY**.
- ☐ The notice information that you send us on the form is what we publish. Please do not put any instructions in the email body.



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PROCLAMATION • PROKLAMASIE

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PROCLAMATION • PROKLAMASIE

PROCLAMATION 4 OF 2016**CITY OF TSHWANE****TSHWANE AMENDMENT SCHEME 3376T**

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 Groenkloof Extension 11, being an amendment of the Tshwane Town-planning Scheme, 2008.

Map 3 and the scheme clauses of this amendment scheme are filed with the SED: Group Legal Services, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme 3376T.

(13/2/Groenkloof x11 (3376T))
___ January 2016

SED: GROUP LEGAL SERVICES
(Notice 208/2016)

PROKLAMASIE 4 VAN 2016**TSHWANE WYSIGINGSKEMA 3376T**

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 Groenkloof Uitbreiding 11, 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 3376T.

(13/2/Groenkloof x11 (3376T))
__ Januarie 2016

HOOFREGSADVISEUR
(Kennisgewing 208/2016)

CITY OF TSHWANE**DECLARATION OF GROENKLOOF 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 Groenkloof Extension 11 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Groenkloof x11 (3376T))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY EVEREST ASSET MANAGEMENT (PTY) LTD ON BEHALF OF THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY, UNDER THE PROVISIONS OF CHAPTER 4 (PART 3) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 142 (A PORTION OF PORTION 2) OF THE FARM GROENKLOOF 358JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Groenkloof Extension 11.

1.2 DESIGN

The township shall consists of erven and streets as indicated on General Plan SG No 2734/2010.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions:

1.3.1 Including the following which must be passed onto all erven in the township;

- A. The former Remaining Extent of Portion 2 of the farm GROEN-KLOOF, in extents 1122,5144 Hectares, whereof the property hereby transferred forms a portion, is subject to the following conditions:

1. Subject to Notarial Lease K33/1952 in favour of CHRISTIAN BORTHERS COLLEGE OLD BOYS' UNION, PRETORIA for a period of 99 years commencing on 1 April 1952, which lease was ceded to CHRISTIAN BORTHERS COLLEGE OLD BOY'S MEMORIAL CLUB by virtue of Notarial Deed of Cession K3/1959L.

1.3.2 But excluding the following servitudes which do not affect the township due to their locality:

2. By Notarial Deed K1183/1958S registered on the 25th October 1958, the right has been granted to ESKOM to convey electricity over the said Property together with ancillary rights and subject to conditions as more fully set out in aforesaid Notarial Deeds which said Notarial Deed was partially cancelled by virtue of Notarial Deed of Cancellation K1726/1989S and as will more fully appear from the said Notarial Deeds.
3. By Notarial Deed K226/1964S dated 14th February 1964, and registered on 20th February 1964, the said Property is subject to a right to convey water over the Property by means of pipe line in favour of Peri-Urban Areas Health Board as will more fully appear from the said Notarial Deed.
4. By virtue of Notarial Deed of Servitude K368/1965S dated the 19th and 24th December 1964, registered on the 12th day of April 1985, the said Property is subject to the right in favour of ESKOM to convey electricity over the said Property with ancillary rights and subject to conditions as more fully set out in aforesaid Notarial Deed.
5. By Notarial Deed K90/1973S dated the 24th of October 1972 and registered on the 23rd January 1973, the said Property is subject to:
 1. A servitude of sewerage pipeline;
 2. A servitude of sewerage pipeline;
 3. A servitude of pumpstation area.

In favour of the City Council of Verwoerdburg together with ancillary rights as will more fully appear from the said Notarial Deed of Diagram annexed hereto.

6. "KRAGTENS Notariële Akte van Sessie van Serwituut K3734/1977S is 'n:
 - a) Pyplynserwituut groot 3 meter wyd;
 - b) Pyplynserwituut groot 3 meter wyd;
 - c) Pyplynserwituut groot 3 meter wyd;
 - d) Pyplynserwituut groot 3 meter wyd;
 - e) Pyplynserwituut groot 3 meter wyd;

Gesedeer aan die Republiek van Suid-Afrika (in sy administrasie van Spoorweë en Hawens) met bykomende regte en soos meer volledig sal blyk uit gesegde Notariële Akte net Kaart daarby aangeheg: welke Serwituut kragtens Notariële Akte van Kansellasië en Vervanging van Serwituut K1322/1988S gedateer 20 April 1988 gedeeltelik gekanselleer en vervang met 'n pyplynserwituut 6 meter oor binnegelede Eiendom, soos meer volledig sal blyk uit gesegde Notariële Akte en aangehegte kaart en geregistreer op 3 Mei 1998."

"KRAGTENS Notariële Akte van Serwituut K1869/1987S geregistreer op 25 Junie 1987 is die reg aan ESKOM verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer, tesame met bykomende regte en onderworpe aan voorwaardes, soos meer volledig sal blyk uit gesegde Notariële Akte."

8. By virtue of Notarial Deed of Servitude K202/1998S dated 13 May 1996 the within mentioned property is subject to the right in perpetuity to convey and transmit water by means of pipeline already laid and which may hereafter be laid along a strip of ground 829 (eight hundred and twenty nine) square meters in extent as depicted by the Figures ABDEF on Servitude Diagram S.G. Number A1282/1994 with ancillary rights as will more fully appear from aforementioned 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 applicant.

1.5 CONSOLIDATION OF ERVEN

The township owner may at his own expense have the erven in the township consolidated. The City of Tshwane Metropolitan Municipality hereby grants its consent to the consolidation in respect of Section 92(1) (b) of Ordinance 15 of 1986.

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 applicant.

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 applicant.

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 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 Queen Wilhelmina Road 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 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

The erven shall be subject to the following conditions:

2.1.1.1 The erf is subject to a servitude, 2 m wide, in favour of the City of Tshwane Metropolitan 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 2 m wide across the access portion of the erf, if and when required by the City of Tshwane Metropolitan Municipality: Provided that the City of Tshwane Metropolitan Municipality may dispense with any such servitude.

2.1.1.2 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 m thereof.

2.1.1.3 The City of Tshwane Metropolitan 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 City of Tshwane Metropolitan Municipality.

2.1.2 ERF 612

2.1.2.1 The erf shall be subject to a servitude 3m wide for municipal services 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 ERVEN 611 AND 612

2.1.3.1 The erven shall be subject to a servitude of right of way registered in favour of the general public as indicated 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.

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