

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE VAN  
GAUTENG**

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**No. 15**

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**URGENT NOTICE TO OUR VALUED CUSTOMERS: PUBLICATIONS OFFICE'S RELOCATION HAS BEEN TEMPORARILY SUSPENDED.**

Please be advised that the GPW Publications office will no longer move to 88 Visagie Street as indicated in the previous notices.

The move has been suspended due to the fact that the new building in 88 Visagie Street is not ready for occupation yet.

We will later on issue another notice informing you of the new date of relocation.

We are doing everything possible to ensure that our service to you is not disrupted.

As things stand, we will continue providing you with our normal service from the current location at 196 Paul Kruger Street, Masada building.

Customers who seek further information and or have any questions or concerns are free to contact us through telephone 012 748 6066 or email Ms Maureen Toka at [Maureen.Toka@gpw.gov.za](mailto:Maureen.Toka@gpw.gov.za) or cell phone at 082 859 4910.

Please note that you will still be able to download gazettes free of charge from our website [www.gpwonline.co.za](http://www.gpwonline.co.za).

We apologise for any inconvenience this might have caused.

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**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**

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**LOCAL AUTHORITY NOTICE 27 OF 2020****CITY OF TSHWANE****PERI-URBAN AMENDMENT SCHEME 712PU**

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 Fernel Park Extension 2, being an amendment of the Peri-Urban Town-planning Scheme, 1975.

Map 3 and the scheme clauses of this amendment scheme are filed with the Group Head: Economic Development and Spatial Planning, and are open to inspection during normal office hours.

This amendment is known as Peri-Urban Amendment Scheme 712PU.

(CPD 9/1/1/1-FNPx2 1172)  
(CPD 9/2/4/2-712PU)

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

17 JANUARY 2020  
(Notice 102/2020)

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**CITY OF TSHWANE****DECLARATION OF FERNEL PARK EXTENSION 2 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 Fernel Park Extension 2 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(CPD 9/1/1/1-FNPx2 1172)  
(CPD 9/2/4/2-712PU)

**SCHEDULE**

CONDITIONS UNDER WHICH THE APPLICATION MADE BY PRODEV PROPERTY DEVELOPMENT AND INVESTMENTS PROPRIETARY LIMITED (REGISTRATION NO 2013/072363/07), UNDER 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 241 (A PORTION OF PORTION 3) OF THE FARM TWEEFONTEIN 372JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

**1. CONDITIONS OF ESTABLISHMENT****1.1 NAME**

The name of the township shall be Fernel Park Extension 2.

**1.2 DESIGN**

The township shall consist of erven as indicated General Plan SG No 4959/2010.

**1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven shall be made subject to existing conditions and servitudes, if any.

**1.3.1 Condition A in the Title Deed T17929/2018**

Portion 3 (a portion of Portion A) of the farm Tweefontein No 372, Registration Division JR, the Province of Gauteng (of which the property hereby transferred forms a portion) is subject to the following:

Subject to an order of the Water Court (Supreme Court) North District 21, dated Pretoria on 22nd November, 1948 and the 27th June, 1949, as will more fully appear from Servitude 620A/1940S.

#### 1.4 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

Should 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 BUILDING 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 litter within the township area removed to the satisfaction of the City of Tshwane Metropolitan Municipality, when required to do so by the City of Tshwane Metropolitan 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 GDACE

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Agriculture, Conservation, Environment and Land Affairs in compliance with regulations number 1182 and 1183, promulgated in terms of Section 21, 22 and 26 of the Environmental Conservation Act, for the development of this township.

#### 1.10 CONSOLIDATION OF ERVEN

The township owner shall at his own expense after proclamation of the township but prior to the development of any erf in the township consolidate Erven 4 and 5 to the satisfaction of the Local Authority. The City of Tshwane hereby grants its consent to the consolidation of Erven 4 and 5 in terms of Section 92(1)(b) of Ordinance 15 of 1986, which consolidation shall only come into operation on proclamation of the township.

### 2. CONDITIONS OF TITLE

#### 2.1 ALL ERVEN

2.1.1 The erf shall be subject to a servitude, 2 metres wide, for municipal services (water, sewer, electricity and stormwater) (hereafter referred to as "the services"), in favour of the local authority, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 2 meters 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.

2.1.2 No building or other structures may be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2 meters thereof.

2.1.3 The City of Tshwane shall be entitled to deposit temporarily 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 shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the City of Tshwane shall make good any damage caused during the laying, maintenance or removal of such services and other works.





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