

***THE PROVINCE OF
GAUTENG***



***DIE PROVINSIE VAN
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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 759 OF 2018

CITY OF TSHWANE

PERI-URBAN AMENDMENT SCHEME 688PU

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 Innoland Extension 3, 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 688PU.

(CPD 9/1/1/1-INDx3 1271) + (CPD 9/2/4/2-688PU))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

____ MAY 2018
(Notice 178/2018)

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CITY OF TSHWANE

DECLARATION OF INNOLAND EXTENSION 3 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 Innoland Extension 3 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(CPD 9/1/1/1-INDx3 1271)
(CPD 9/2/4/2-688PU))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY INNOLAND PROPERTY GROUP (PTY) LTD, 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 1074 OF THE FARM ZWAVELPOORT 373JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Innoland Extension 3.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan No 5/2015.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to the following existing conditions and servitudes, namely:

Condition A

"A. Onderhewig aan Serwituut van reg van waterlyding (vanaf die Resterende Gedeelte van Gedeelte van gesegde plaas groot as sodanig 176,4456 hektaar) ten gunste van Gedeelte 12 ('n gedeelte van gedeelte) van gesegde plaas, soos meer ten volle sal blyk uit Notariële Akte van Serwituut Nr 654/1950-S."

Condition C

"C Onderworpe aan die Bevel van die Waterhof (Distrik 21, Pretoria) gedateer 27 Junie 1949 en geregistreer onder Nr 620A/1949S."

Condition D

"D Onderhewig aan die reg van die Stadsraad van Pretoria om elektrisiteit oor die eiendom te vervoer tesame met bykomende regte en onderhewig aan kondisies, soos meer volledig sal blyk uit Notariele Akte Nr 390/1966- S."

Condition F

"F Die hierinvermelde eiendom is onderhewig aan 'n persoonlike serwituut met betrekking tot mynbou-aktiwiteite op naasliggende eiendomme wat hierdie eiendom sal raak, soos meer volledig al blyk uit gemelde Notariele Akte No K 5817/1996 S."

Endorsement on page 5 of Deed of Transfer T80058/2008:

"The within mentioned property is subject to usufruct in favour of the INDEPENDENT INSTITUTE OF EDUCATION PROPRIETARY LIMITED Registration No 1987/004754/07 as will more fully appear from Notarial deed of Servitude of Usufruct K6473/2016 dated 6 September 2016".

1.4 RECEIVING AND DISPOSAL OF STORMWATER

The township owner shall arrange the stormwater drainage of the township to the satisfaction of the local Municipality and he shall receive and dispose of the stormwater running off or being diverted from the road.

1.5 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.

1.6 DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the Local Municipality to do so, the township owner shall at his own expense cause to be demolished to the satisfaction of the Local 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 Local Municipality, when required to do so by the Local 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 township owner.

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 township owner.

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 ACCESS

Except with the consent in writing of the Controlling Authority no ingress from Provincial Road K-34 to the township and no egress to Provincial Road K-34 from the township shall be allowed.

1.11.1 Ingress from Provincial Road K-34 to the township and no egress to Provincial Road K-34 from the township shall be restricted to the intersection of Innoland Boulevard with the said road.

1.11.2 The township owner shall at his own expense, submit a geometric design layout (scale 1:500) of the ingress and egress points referred to in (i) above, and specifications for the construction of the accesses, to the Deputy Director-General, Roads Branch, for approval. The township owner shall after approval of the layout and specifications, construct the said ingress and egress point at his own expense to the satisfaction of the Deputy Director-General, Roads Branch.

1.11.3 No ingress from Provincial Road K54 to the township and no egress to Provincial Road K54 from the township shall be allowed.

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 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 City of Tshwane, along any two boundaries, excepting 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 City of Tshwane 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 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.

2.1.2 ERF 1

The erf shall be subject to a Right of way servitude as shown on General Plan No 5/2015 in favour of the general public and the Municipality for engineering services which can be cancelled with the approval of the Municipality.

2.1.3 ERVEN 1 AND 2

The erven shall be subject to a 3 meter wide stormwater servitude as shown on the General Plan No 5/2015.

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