

***THE PROVINCE OF
GAUTENG***



***DIE PROVINSIE VAN
GAUTENG***

Provincial Gazette Provinsiale Koerant

EXTRAORDINARY • BUITENGEWOON

Selling price • Verkoopprys: **R2.50**
Other countries • Buitelands: **R3.25**

Vol: 27

PRETORIA
17 JUNE 2022
17 JUNIE 2022

No: 234

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ISSN 1682-4520



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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 1022 OF 2022****CITY OF TSHWANE****PRETORIA REGION AMENDMENT SCHEME 531PR**

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 Kameeldrift Extension 12, being an amendment of the Pretoria Town-planning Scheme, 1974.

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

This amendment is known as Pretoria Region Amendment Scheme 531PR.

(CPD 9/1/1/1-KADx12 0515)
(CPD 9/2/4/2-531PR) (Item 30234))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

17 JUNE 2022
(Notice 115/2022)

CITY OF TSHWANE**DECLARATION OF KAMEELDRIFT EXTENSION 12 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 Kameeldrift Extension 12 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(CPD 9/1/1/1-KADx12 0515)
(CPD 9/2/4/2-531PR) (Item 30234))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY LEBRA DEVELOPMENT (PTY) LTD, (REGISTRATION NUMBER 2003/006588/07), IN TERMS OF THE PROVISIONS OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), READ WITH THE PROVISIONS OF SECTION 16(4) OF THE TSHWANE LAND USE MANAGEMENT BY-LAW, 2016, ON PORTION 1089 (A PORTION OF PORTION 998) OF THE FARM KAMEELDRIFT 298JR, GAUTENG PROVINCE, HAS BEEN APPROVED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Kameeldrift Extension 12.

1.2 LAYOUT/DESIGN

The township shall consist of erven indicated on General Plan SG No 5777/2009.

1.3 ACCESS

No ingress from Road P2-5 (K14) to the township and no egress from Road P2-5 (K14) from the township shall be allowed, other than via the exiting approved access to the township Kameeldrift.

1.4 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township applicant shall arrange for the drainage of the township to fit in with that of Road P2-5 (K14) and for all stormwater running of or being diverted from the road to be received and disposed of.

1.5 REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING SERVICES

If, by reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing municipal service, Post Office/ Telkom plant, the cost thereof shall be borne by the township applicant.

1.6 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner must, at his own expense, demolish all existing buildings and structures that lie within the building reserves or over communal boundaries, or demolish dilapidated structures to the satisfaction of the local municipality, when the municipality demands it.

1.7 ENVIRONMENTAL MANAGEMENT

1.7.1 The township applicant shall at its own expense ensure that an Environmental Management Plan (EMP) is submitted to the Department of Agriculture and Rural Development for approval before construction commences.

1.7.2 The township applicant must ensure that all conditions imposed by the Department of Agriculture and Rural Development in terms of the Environmental Authorisation referenced 002/05-06/2132 issued by the said Department on 2 October 2007 be adhered to.

1.8 OBLIGATIONS REGARDING SERVICES AND RESTRICTION REGARDING THE ALIENATION OF ERVEN

The township owner shall within such period as the Local Authority may determine, fulfil its obligations in respect of the provision of water, electricity and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems thereof, as previously agreed upon between the township owner and the local authority. Erven may not be alienated or be transferred into the name of a purchaser prior to the Local Authority certifying that sufficient guarantees/cash contributions in respect of the supply of services by the township owner have been submitted or paid to the said Local Authority.

1.9 CONSOLIDATION OF ERVEN

Erven 230 and 231 in the township shall be consolidated post proclamation and the Municipality herewith approves such consolidation, in terms of Section 92(1) of Ordinance 15 of 1986. A SG diagram for consolidation shall be submitted to the Surveyor General for approval and the endorsement of the General Plan, prior to a request in terms of Section 82 of the Ordinance.

2. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTERABLE

INSTALLATION AND PROVISION OF SERVICES

2.1 The township applicant shall install and provide internal engineering services in the township as provided for in the services agreement.

2.2 The Local Authority shall install and provide external engineering services for the township as provided for in the services agreement.

2.3 The provision of electrical services to this township shall to the satisfaction of the City of Tshwane being integrated with the supply to the balance of the surrounding townships, constituting the residential estate. No separate connection will be provided. Access to these services will be via existing roads or servitudes in the said townships.

3. DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

4. CONDITIONS OF TITLE

4.1 IMPOSED IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

4.1.1 ALL ERVEN

4.1.1.1 The erf is subjected to a servitude, 2 metres wide along any two boundaries in favour of the Local Authority for sewerage and other municipal purposes and, in the case of a panhandle erf, an additional servitude for municipal purposes 2 metres wide across the access portion of the erf, if and when required by the Local Authority: Provided that the Local Authority may relax or grant exemption from the required servitudes.

4.1.1.2 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 metres thereof.

4.1.1.3 The Local Authority 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 Local Authority.

4.2 CONDITIONS OF TITLE IN FAVOUR OF THIRD PARTIES TO BE REGISTERED/ CREATED ON FIRST REGISTRATION OF THE ERVEN CONCERNED

No erf in the township may be transferred unless the following requirements have been complied with and the following conditions and servitudes are registered:

4.2.1 All the erven will be subjected to the following conditions in favour of the Section 21 Company to be created on transfer of the erven to any purchaser:

The erf is subject to the articles and rules of the Roodepark Homeowners Association (Section 21 Company) and specifically the following conditions:

4.2.1.1 Every owner shall automatically be and become and shall remain a member of the Association and be subject to its articles until the owner ceases to be an owner as aforesaid. Neither the property nor any subdivision or neither consolidation thereof nor any unit erected thereon, nor any interest therein or thereto, shall be transferred to any person who has not agreed to become a member of the Association and to be bound by its constitution; and who has not secured payment by way of a debit order of the monthly levy due to the Association.

4.2.1.2 The owner of the property, or of any subdivision thereof, or of any sectional title unit erected thereon, or of any interest therein or thereto, shall not be entitled to transfer the property, or any subdivision or consolidation thereof, or any unit or any interest therein, without the Association's prior written consent which will not unreasonably be withheld, and without the Association having confirmed in writing that all amounts due to it by the owner have been paid;

4.2.1.3 In the event of disposing of the property, or in the event of the owner being an artificial person, such as a close corporation, company or trust and the member's interest, shares or beneficial interest (as the case may be), being disposed of, then in that event, the owner shall be responsible for payment of an administration fee charged by the Association, or its nominee, in consideration for attending to the formalities of the Association in this regard.

4.3 CONDITIONS OF TITLE IMPOSED BY THE GAUTENG DEPARTMENT OF PUBLIC TRANSPORT, ROADS AND WORKS BY VIRTUE OF ACT 8 OF 2001

The under-mentioned erf shall be subject to the condition as indicated:

4.3.1 ERVEN 230 AND 231

Except for any essential stormwater drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 16m from the reserved boundary of Road K14 nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of Gauteng Department of Public Transport, Roads and Works.

Printed by the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001,
for the **Gauteng Provincial Administration**, Johannesburg.

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Publications: Tel: (012) 748 6053, 748 6061, 748 6065

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