

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

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MAART 2015

No. 87

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DEPARTMENT OF HEALTH

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**Advertisement Email:** ctp@egazette.co.za

**Department and Tender Category Details:** Department of Health, Supplies

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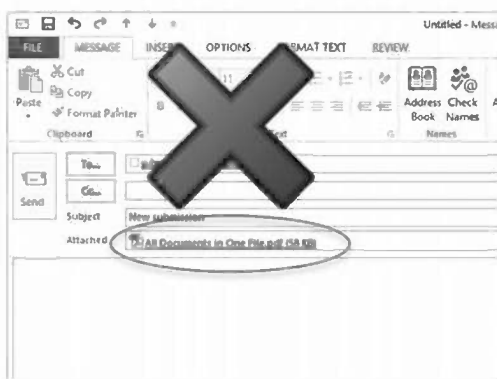
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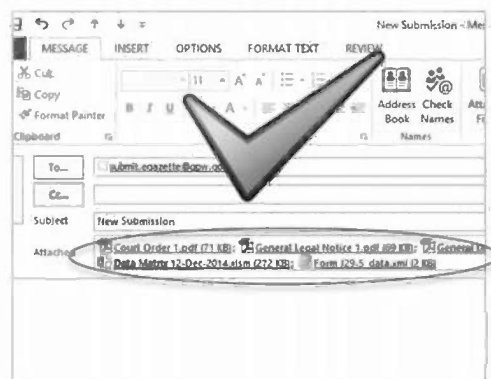
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# LOCAL AUTHORITY NOTICE

## NOTICE 502 OF 2015

### CITY OF TSHWANE

#### PRETORIA AMENDMENT SCHEME 13013P

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 Willow Park Manor Extension 73, being an amendment of the Pretoria Town-planning Scheme, 1974.

Map 3 and the scheme clauses of this amendment scheme are filed with the Chief Legal Counsel, and are open to inspection during normal office hours.

This amendment is known as Pretoria Amendment Scheme 13013P.

(13/2/Willow Park Manor x73 (13013P)  
 \_\_\_ March 2015

**CHIEF LEGAL COUNSEL**  
 (Notice No 220/2015)

## KENNISGEWING 502 VAN 2015

### STAD TSHWANE

#### PRETORIA WYSIGINGSKEMA 13013P

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 Willow Park Manor Uitbreiding 73, synde 'n wysiging van die Pretoria-dorpsbeplanningskema, 1974, 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 Pretoria-wysigingskema 13013P.

(13/2/Willow Park Manor x73 (13013P))  
 \_\_\_ Maart 2015

**HOOFREGSADVISEUR**  
 (Kennisgewing No 220/2015)

### CITY OF TSHWANE

#### DECLARATION OF WILLOW PARK MANOR EXTENSION 73 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 Willow Park Manor Extension 73 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Willow Park Manor x73 (13013P))

#### SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY ZOTEC DEVELOPMENTS (PROPRIETARY) LTD 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 670 OF THE FARM THE WILLOWS 340JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

#### 1. CONDITIONS OF ESTABLISHMENT

##### 1.1 NAME

The name of the township shall be Willow Park Manor Extension 73.

##### 1.2 DESIGN

The township shall consist of erven, parks and streets as indicated on General Plan SG No 2336/2009.

### 1.3 LAND FOR MUNICIPAL PURPOSES

The following erven shall be transferred to the City of Tshwane Metropolitan Municipality by and at the expense of the township owner being the first transfer in the township:

Public Open Space: Erf 579

### 1.4 ENDOWMENT

No endowment is payable to the City of Tshwane Metropolitan Municipality.

### 1.5 PRECAUTIONARY MEASURES

1.5.1 The township owner shall at its own expense, make arrangements with the Municipality, in order to ensure that-

1.5.1.1 water will not accumulate to the effect that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen to the satisfaction of the Municipality; and

1.5.1.2 trenches and excavations for foundations, pipes, cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150mm, and compacted until the same grade of compaction as that of the surrounding material is obtained, to the satisfaction of the Municipality.

### 1.6 ACCESS

No direct access to or from the township adjacent to the Bronkhorstspuit Road along the line of no access shall be allowed and no direct access to or from the township adjacent to Vivian Road along the line of no access shall be allowed.

### 1.7 RECEIVING AND DISPOSAL OF STORMWATER

The Service Report containing the stormwater design proposal must be submitted to the Head of the Department: Department of Public Transport and Roads for approval at the time of the application, i.e. before Township Proclamation.

### 1.8 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.

### 1.9 ACOUSTIC SCREENING/ NOISE BARRIER

The applicant shall be responsible for any costs involved in the erection of Acoustic Screening along Bronkhorstspuit Road, if and when the need arises to erect such screening.

### 1.10 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.

### 1.11 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.

### 1.12 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.

### 1.13 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.

### 1.14 COMPLIANCE WITH CONDITIONS IMPOSED BY GDARD

The township owner shall at his own expense comply with all the conditions imposed by the Gauteng Department of Agriculture and Rural Development, 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.

### 1.15 NATIONAL HERITAGE RESOURCE ACT

The township owner shall at his own expense comply with the provisions of the National Heritage Resource Act, 25 of 1999.

### 1.16 OBLIGATIONS WITH REGARD TO SERVICES AND RESTRICTION REGARDING THE ALIENATION OF ERVEN

The township owners shall 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 transferred into the name of a purchaser/developer 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.

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

### 2.1 INSTALLATION OF INTERNAL AND EXTERNAL SERVICES

A certificate issued in terms of section 82 of the Town Planning and Townships Ordinance (Ordinance 15 of 1986) must be lodged with the first transfer or with any other act of registration such as the issuing of a Certificate of Title.

### 2.2 THE DEVELOPER'S OBLIGATIONS

#### 2.2.1 PROVISION OF ENGINEERING DRAWINGS

The developer must submit to the City of Tshwane Metropolitan Municipality complete engineering drawings in respect of internal sewers and sewer connection points and complete engineering drawings in respect of the internal road and storm water sewers as well as water and electricity services, prior to the commencement of the construction of the said services.

The detail design drawings will only be evaluated after the required Services Reports has been approved.

The Developer must obtain a way-leave from the Municipality prior to commencement of construction work, if such work will be done on Municipal property.

#### 2.2.2 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

Before any erf is transferred, the City of Tshwane Metropolitan Municipality must be provided with a certificate by a Professional Engineer for water, sewerage, electricity, and the internal road and storm water sewers, in which it is certified that the internal engineering services have been completed and that the engineers accept liability for the services. The City of Tshwane Metropolitan Municipality may at its own discretion allow an exception in respect of the internal road and storm water sewers. If this is the case, the developer must give the City of Tshwane Metropolitan Municipality an undertaking that the developer will complete this service on or before a certain date and must provide the City of Tshwane Metropolitan Municipality with a guarantee issued by a recognized financial institution.

No building plans will be approved before the services are completed and (if applicable) taken over by the divisions of the Public Works and Infrastructure Development Department.

#### 2.2.3 MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months commences on the date on which the council has certified that the provisions of Section 82 (1)(b)(ii)(cc) of the Town-Planning and Townships Ordinance 15 of 1986 has been complied with and when the last of the internal engineering services (i.e. water, sewerage, electricity), and the road and storm water sewers have been completed.

A maintenance guarantee must be issued for the said period by a recognized financial institution, in respect of poor workmanship and/or materials with regard to the civil engineering services and the electricity services, which guarantee must be issued in favour of the Municipality for an amount that is equal to 10% of the contract cost of the civil services and 10% of the contract cost of the electrical services, before the commence date of the contract, and proof of this must be submitted to the City of Tshwane Metropolitan Municipality.

#### 2.2.4 COMPLETION OF THE SCHEME

The developer remains liable for the development of the entire scheme in accordance with the approved site development plan, provided that the scheme may also be developed in phases with the consent of the City of Tshwane Metropolitan Municipality, and provided further that the entire development takes place under the supervision of one architectural firm. If another architect or architectural firm is appointed at any stage during the execution of the scheme, the City of Tshwane Metropolitan Municipality must be notified of this without delay.

### 3. DISPOSAL OF EXISTING CONDITIONS OF TITLE

3.1 All erven shall be made subject to existing conditions and servitudes as stipulated in Deed of Transfer T100626/2007, if any, including the reservation of the rights to minerals,

3.1.1 excluding the following servitude which does not affect the township due to location:

A(b) The right in favour of the City Council of Pretoria to convey electricity over the said property subject to the conditions as set out in Notarial Deed No 384/1935S".

3.2 All erven shall be made subject to existing conditions and servitudes as stipulated in Deed of Transfer T096897/2007, if any, including the reservation of the rights to minerals,

3.1.2 excluding the following servitude which does not affect the township due to location:

A(b) The right in favour of the City Council of Tshwane to convey electricity over the said property subject to the conditions as set out in Notarial Deed No 384/1935S".

3.3 All erven shall be made subject to existing conditions and servitudes, including the reservation of the rights to minerals,

3.3.1 including the following servitude which will only affect Erf 578

The property is subject to a 2m stormwater servitude in favour of the City of Tshwane Municipality as indicated by figure ABCDA on vide diagram SG No 3915/2013 deed of servitude K.....".



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#### 4. CONDITIONS OF TITLE

4.1 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)

##### 4.1.1 ALL ERVEN

4.1.1.1 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 Municipality, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 3m wide, over the entrance portion of the erf, if and when required by the Municipality: Provided that the Municipality may waive any such servitude.

4.1.1.2 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 thereof.

4.1.2 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.

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# IMPORTANT Reminder from Government Printing Works

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