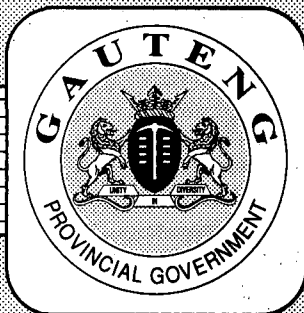


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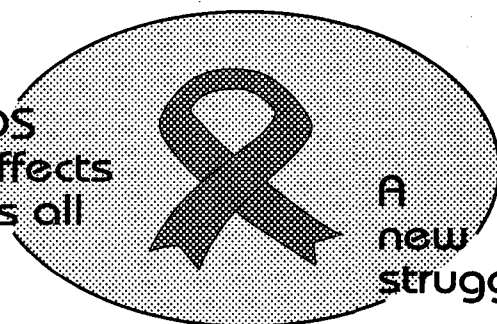
Vol. 8

PRETORIA, 6 JUNE 2002
PRETORIA, 6 JUNIE 2002

No. 174

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LOCAL AUTHORITY NOTICES PLAASLIKE BESTUURSKENNISGEWINGS

LOCAL AUTHORITY NOTICE 782

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF PRETORIA EXTENSION 10 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 Metropolitan Municipality hereby declares the **Township of Pretoria Extension 10** to be an approved township, subject to the conditions as set out in the Schedule hereto.

(K13/2/PretoriaX10)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY GURSHED PROPERTIES (PTY) LTD in terms of the provisions of the Town-planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986), for permission to establish a township on Portion 485 of the farm Pretoria Town and Townlands 351 JR, Province of Gauteng, has been granted.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be **Pretoria Extension 10**.

1.2 DESIGN

The township shall consist of erven, parks and streets as indicated on General Plan SG No. 6067/2001.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

1.4 REMOVAL OF 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.

1.5 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 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 all 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.

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*

2.1.1.1 The erf shall be subject to a servitude, 2 m wide, for municipal services (water/sewerage/ electricity/stormwater) (hereinafter 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 m 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 2 m from it.

- 2.1.1.3 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 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.
- 2.1.2 **Erf 3496**
- 2.1.2.1 The erf is subject to a servitude (Line a, b), 2m wide, for sewer purposes in favour of the Remainder of Portion 124 of the farm Pretoria Town and Townlands 351 JR.
- 2.1.3 **Erf 3497**
- 2.1.3.1 The erf is subject to a servitude (Line b, c, d, e, f, g), 2 m wide, for sewer purposes in favour of the Remainder of Portion 124 of the farm Pretoria Town and Townlands 351 JR.
- 2.1.3.2 The erf is subject to a servitude (Line h, i, k, l, m, n), 2 m wide for stormwater purposes in favour of the Remainder of Portion 124 of the farm Pretoria Town and Townlands 351 JR.

PLAASLIKE BESTUURSKENNISGEWING 782

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

VERKLARING VAN PRETORIA UITBREIDING 10 TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No. 15 van 1986), verklaar die Stad Tshwane Metropolitaanse Munisipaliteit hierby die dorp **Pretoria Uitbreiding 10** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(K13/2/PretoriaX10)

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR GURSHED PROPERTIES (PTY) LTD INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE No. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 485 VAN DIE PLAAS PRETORIA TOWN AND TOWNLANDS 351 JR, GAUTENG, TE STIG, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

- 1.1 NAAM
Die naam van die dorp is **Pretoria Uitbreiding 10**.
- 1.2 ONTWERP
Die dorp bestaan uit erwe, parke en strate soos aangedui op Algemene Plan LG No. 6067/2001.
- 1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES
Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale.
- 1.4 VERSKUIWING EN/OF VERWYDERING VAN MUNISIPALE DIENSTE
Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale dienste te verskuif of te vervang, moet die koste daarvan deur die dorpseienaar gedra word.
- 1.5 SLOPING VAN GEBOUE EN STRUKTURE
Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes en kantruimtes of oor gemeenskaplike grense gelê is, of bouvallige strukture laat sloop tot tevredeheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis.
- 1.6 VERWYDERING VAN ROMMEL
Die dorpseienaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot tevredeheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis.
- 1.7 VERSKUIWING EN/OF VERWYDERING VAN ESKOM KRAGLYNE
Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande kraglyne van Eskom te verskuif, moet die koste daarvan deur die dorpseienaar gedra word.
- 1.8 VERSKUIWING EN/OF VERWYDERING VAN TELKOM DIENSTE
Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande dienste van Telkom te verskuif en/of te verwyder, moet die koste daarvan deur die dorpseienaar gedra word.

2. TITELVOORWAARDES

- 2.1 Die erwe hieronder genoem, is onderworpe aan die voorwaardes soos aangedui, opgelê deur die Stad Tshwane Metropolitaanse Munisipaliteit ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986):

2.1.1 Alle erwe

- 2.1.1.1 Die erf is onderworpe aan 'n serwituut, 2 m breed, vir munisipale dienste (water/riool/elektrisiteit/stormwater) (hierna "die dienste" genoem), ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 2 m breed, oor die toegangsgedeelte van die erf, indien en wanneer die plaaslike bestuur dit verlang: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- 2.1.1.2 Geen geboue of ander strukture mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 m daarvan geplant word nie.
- 2.1.1.3 Die Stad Tshwane Metropolitaanse Munisipaliteit is daarop geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige dienste en ander werke wat hy na goeiddunke noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die Stad Tshwane Metropolitaanse Munisipaliteit geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Stad Tshwane Metropolitaanse Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.

2.1.2 Erf 3496

- 2.1.2.1 Die erf is onderworpe aan 'n serwituut (Lyn a, b), 2 m wyd, vir die doeleindes van riool ten gunste van die Restant van Gedeelte 124 van die Plaas Pretoria Town and Townlands 351 JR.

2.1.3 Erf 3497

- 2.1.3.1 Die erf is onderworpe aan 'n serwituut (Lyn b, c, d, e, f, g), 2 m wyd, vir die doeleindes van riool ten gunste van die Restant van Gedeelte 124 van die Plaas Pretoria Town and Townlands 351 JR.
- 2.1.3.2 Die erf is onderworpe aan 'n serwituut (Lyn h, i, k, l, m, n), 2 m wyd, vir die doeleindes van stormwater ten gunste van die Restant van Gedeelte 124 van die Plaas Pretoria Town and Townlands 351 JR.

LOCAL AUTHORITY NOTICE 783

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

PRETORIA AMENDMENT SCHEME 8890

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 Metropolitan Municipality has approved an amendment scheme with regard to the land in the Township of Pretoria Extension 10, being an amendment of the Pretoria Town-planning Scheme, 1974.

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

This amendment is known as Pretoria Amendment Scheme 8890.

(K13/2/PretoriAx10)

General Manager: Legal Services

PLAASLIKE BESTUURSKENNISGEWING 783

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

PRETORIA WYSIGINGSKEMA 8890

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 Metropolitaanse Munisipaliteit 'n wysigingskema met betrekking tot die grond in die dorp Pretoria Uitbreiding 10, synde 'n wysiging van die Pretoria-dorpsbeplanningskema, 1974, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Stad Bestuurder, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Pretoria-wysigingskema 8890.

(K13/2/PretoriAx10)

Hoofbestuurder: Regsdienste

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Director: Financial Management

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