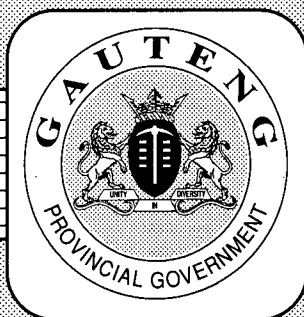


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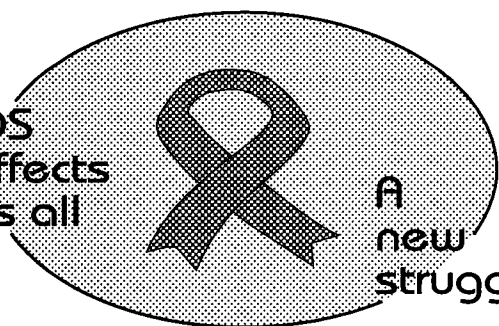
Vol. 8

PRETORIA, 16 AUGUST
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No. 261

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LOCAL AUTHORITY NOTICE • PLAASLIKE BESTUURSKENNISGEWING

LOCAL AUTHORITY NOTICE 1273

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

AKASIA-SOSHANGUVE AMENDMENT SCHEME 093

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 Ninapark Extension 25, being an amendment of the Akasia-Soshanguve Town-planning Scheme, 1996.

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 Akasia-Soshanguve Amendment Scheme 093.

General Manager: Legal Services

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY SHAWU BELEGGINGS (EIENDOMS) BEPERK (HEREAFTER REFERED TO AS THE APPLICANTS/TOWN OWNERS) 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 372 (A PORTION OF PORTION 98) OF THE FARM WITFONTEIN 301-JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1. Name

The name of the township shall be **Ninapark Extension 25**.

2. Design

The township shall consist of erven and streets as indicated on General Plan SG No. 8964/1995.

3. Endowment

Payable to the City of Tshwane Metropolitan Municipality.

The township owner shall pay the City of Tshwane Metropolitan Municipality as endowment an amount as determined by the Local Government, which amount shall be used by the City of Tshwane Metropolitan Municipality for the acquisition of land for park and/or public open space purposes.

The said endowment amount shall be payable in accordance with the provisions of section 81 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

4. 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, but excluding—

(a) Die volgende servituut wat slegs 'n straat in die dorp raak: "SUBJECT to a servitude of right of way in favour of the remaining Extent of Portion 98 (a Portion of Portion 10) of the farm WITFONTEIN 301, Registration Division J.R., Northern Province, measuring 5,7655 (five comma seven six five five) Hectares, which servitude is 6,5 (Six comma Five) metres wide parallel to and along the full length of the line BC on diagram S.G. No. 8963/1995 attached to Deed of Transfer No. T53694/1996".

(b) die volgende voorwaarde wat nie aan die erwe in die dorp oorgedra moet word nie: "In terme van Artikel 16 (1) Wet 73 van 1989 is binnegemelde eiendom verklaar tot 'n beskermde natuur omgewing, om bekend te staan as Magaliesberg Beskermde Naturomgewing soos meer ten volle sal blyk uit Administrateurskennisgewing 126, *Offisiele Gazette* No. 4996 gedateer 4 Mei 1994."

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.

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.

7. 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.

8. Supply of necessary services

The applicant must make the necessary arrangements with the Local Government in respect of the supply and installation of water, electricity and sanitation services as well as the building of streets and stormwater drains in the township. These arrangements will make provision for:

(a) supply, installation and paint of fire hydrants according to the SABS-specifications code 090/1972 and;

(b) supply and erect of street name boards and traffic signs in the township as well as the marking of streets with road traffic signs to the satisfaction of the Local Government.

9. Miniature substations

If it should become necessary during the installation of services to place a miniature substation within a 13 m road reserve or smaller, the servitude in inside the erven shall be registered in favour of the Local Government.

10. Land for municipal purposes

Portion E (a Portion of Portion 53) of the farm Witfontein 301 JR 527 m² in extent as indicated in figure ABCDE shall at the township owner's own expense be tied notarial and rezoned as a public street, whereafter the mentioned portion must be transported to the Local Government.

2. CONDITIONS OF TITLE

1. Condition as indicated, laid down by the Local Government in terms of the provisions of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986):

(a) *All erven are subjected to the following conditions:*

1. The erf is 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. 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.

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.

PLAASLIKE BESTUURSKENNISGEWING 1273**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****AKASIA-SOSHANGUVE WYSIGINGSKEMA 093**

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 Ninapark Uitbreiding 25, synde 'n wysiging van die Akasia-Soshanguve-dorpsbeplanningskema, 1996, 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 Akasia-Soshanguve-wysigingskema 093.

Hoofbestuurder: Regsdienste

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK DEUR SHAWU BELEGGINGS (EIENDOMS) BEPERK (HIERNA DIE AANSOEKDOENERS/DORPSEIENAARS GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 372 ('N GEDEELTE VAN GEDEELTE 98) VAN DIE PLAAS WITFONTEIN 301-JR TOEGESTAAN IS

1. STIGTINGSVOORWAARDES**(1) Naam**

Die naam van die dorp is **Ninapark Uitbreiding 25**.

(2) Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No. 8964/1995.

(3) Begiftiging

Betaalbaar aan die Stad Tshwane Metropolitaanse Munisipaliteit.

Die dorpsenaar moet aan die Stad Tshwane Metropolitaanse Munisipaliteit, as begiftiging, 'n bedrag soos bepaal deur die Plaaslike Owerheid betaal, welke bedrag deur die Stad Tshwane Metropolitaanse Munisipaliteit aangewend moet word vir die verkryging van grond vir park- en/of openbare-oopruimtedoeleindes.

Die genoemde begiftigingsbedrag is betaalbaar kragtens die bepalings van artikel 81 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 5 van 1986).

(4) 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, maar uitgesonderd:

(a) Die volgende serwituut wat slegs 'n straat in die dorp raak: "SUBJECT to a servitude of right of way in favour of the remaining Extent of Portion 98 (a Portion of Portion 10) of the farm WITFONTEIN 301, Registration Division J.R., Northern Province, measuring 5,7655 (five comma seven six five five) Hectares, which servitude is 6,5 (Six comma Five) metres wide parallel to and along the full length of the line BC on diagram S.G. No. 8963/1995 attached to Deed of Transfer No. T53694/1996".

(b) die volgende voorwaarde wat nie aan die erwe in die dorp oorgedra moet word nie: "In terme van Artikel 16 (1) Wet 73 van 1989 is binnegemelde eiendom verklaar tot 'n beskermde natuur omgewing, om bekend te staan as Magaliesberg Beskermd Natuuromgewing soos meer volle sal blyk uit Administrateurskennisgewing 126, *Offisiele Gazette* No. 4996 gedateer 4 Mei 1994."

(5) Sloping van geboue en strukture

Die dorpsenaar 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.

(6) Verwydering van rommel

Die dorpsenaar 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.

(7) Verskuiwing of die vervanging 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 dorpsenaar gedra word.

(8) Voorsiening van noodsaaklike dienste

Die aansoeker moet die nodige reëlings met die plaaslike owerheid tref met betrekking dat die voorsiening en installing van water, elektrisiteit en sanitêre dienste asook die bou van strate en stormwaterdreinerings in die dorp. Sodanige reëlings sal onder meer ook voorsiening maak vir:

(a) die voorsiening, installing en verf van bogrondse brandkrane volgens SABS-spesifikasieskode 090/1972; en

(b) die voorsiening en oprigting van straatnaamborde en verkeerstekens in die dorp asook die merk van paaie met verkeerspadmerke tot bevrediging van die plaaslike owerheid.

9. Miniatuursubstasie

Indien dit tydens die installing van dienste nodig sou wees om miniatuursubstasies binne 'n 13 m padreserwe of kleiner te plaas, sal serwitute binne die erwe geregistreer word ten gunste van die Plaaslike Owerheid.

10. Grond vir munisipale doeleindes

Gedeelte E ('n gedeelte van Gedeelte 53) van die Plaas Witfontein 301 J.R., groot 527 m² soos aangedui op Figuur ABCDE moet deur en op koste van die dorpsenaars notarieël verbind en hersoneer word as openbare straat, waarna die gemelde gedeelte deur en op die koste van die dorpsenaars aan die plaaslike owerheid getranspoteer moet word.

2. TITELVOORWAARDES

(1) Voorwaarde opgelê deur die Plaaslike Owerheid kragtens die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986:

(a) Die erwe is onderworpe aan die volgende voorwaardes:

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. 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.

3. Die Plaaslike Bestuur 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 goeë dunnke noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die Plaaslike Bestuur 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.

IMPORTANT NOTICE

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HENNIE MALAN

Director: Financial Management
Office of the Premier (Gauteng)

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