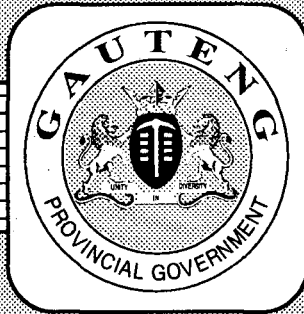


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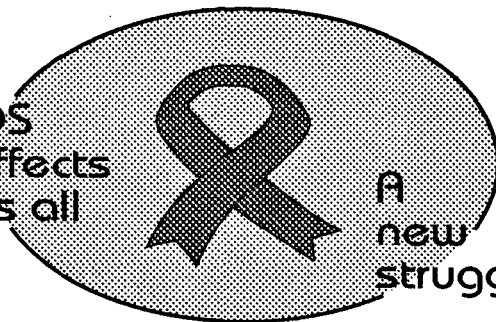
Vol. 8

**PRETORIA, 4 OCTOBER
OKTOBER 2002**

No. 330

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1557

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

AKASIA/SOSHANGUVE AMENDMENT SCHEME 098

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 32, 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 098.

(K13/2/Ninapark X32)

General Manager: Legal Services

(Notice No. /2002)

PLAASLIKE BESTUURSKENNISGEWING 1557

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

AKASIA/SOSHANGUVE WYSIGINGSKEMA 098

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 32, 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 098.

(K13/2/Ninapark X32)

Hoofbestuurder: Regsdienste

(Kennisgewing No. /2002)

LOCAL AUTHORITY NOTICE 1558

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF NINAPARK EXTENSION 32 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 Ninapark Extension 32 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(K13/2/Ninapark x32)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY SHAWU BELEGGINGS (EDMS) LTD, 1969/012/93/07 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 397 (A PORTION OF PORTION 97) OF THE FARM WITFONTEIN 301 JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be **Ninapark Extension 32**.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No. 4473/2002.

1.3 ENDOWMENT

Payable to the City of Tshwane Metropolitan Municipality.

The township owner shall pay the City of Tshwane Metropolitan Municipality as endowment a total amount as stipulated 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).

1.4 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.

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 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.

1.8 SUPPLY OF NECESSARY SERVICES

The applicant must make the necessary arrangements with the Local Government for the installation of water and electricity and sanitation services as well as the construction of streets and stormwater drains in the township. These arrangements will make provisions for—

- (a) the supply, installation and paint of fire hydrants according SABS specifications code 090/1972; and
- (b) the provision and installation of street name boards and traffic signs in the township as well as the marking of the streets with traffic road signs to the satisfaction of the Local Government.

1.9 MINATURE SUBSTATIONS

In the event that it becomes necessary during the installation of services to install a miniature substation within 13 m or smaller of the road reserve a servitude within the erven shall be registered in favour of the City of Tshwane Metropolitan Municipality.

1.10 REGISTRATION OF SERVITUDES

- (a) The applicant must at his own expense register a 2 m sewerage servitude on Erven 978, 986 and 992 in favour of the City of Tshwane Metropolitan Municipality and which lies in parallel and along the northern boundary of the mentioned erven.
- (b) The applicant must at this own expense register a security and access management servitude in favour of the prospective Section 21 company as indicated on the approved General Plan No. SG 4473/2002.

11. GROUND FOR MUNICIPAL PURPOSES

Portion A (a portion of Portion 98) of the farm Witfontein 301 JR in extent 480m² as indicated on by figure ABCD must be purchased and rezoned to a public street by the and at expense of the township owner, the mentioned portion must be notarial tied to the western portion of Pigeon Ave as indicated on General Plan SG. 4473/2002 by the and at the expense of 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 991**

The erf is subject to a servitude of right of way, 6 meters on the western boundary, in favour of the remaining portion of Portion 97 of the farm Witfontein 307 JR, as indicated on the general plan.

PLAASLIKE BESTUURSKENNISGEWING 1558

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

VERKLARING VAN NINAPARK UITBREIDING 32 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 Ninapark Uitbreiding 32 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(K13/2/Ninapark x32)

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR SHAWU BELEGGINGS (EIENDOMS) BEPERK, 1969/012/93/07 INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE No. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 397 ('N GEDEELTE VAN GEDEELTE 97) VAN DIE PLAAS WITFONTEIN 301 JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is **Ninapark Uitbreiding 32**.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No. 4473/2002.

1.3 BEGIFTIGING

Betaalbaar aan die Stad Tshwane Metropolitaanse Munisipaliteit.

Die dorpseienaar moet aan die Stad Tshwane Metropolitaanse Munisipaliteit, as begiftiging, 'n totale 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 15 van 1986).

1.4 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.

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 tevredenheid 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 tevredenheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis.

1.7 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.

1.8 VOORSIENING VAN NOODSAAKLIKE DIENSTE

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

- (a) die voorsiening, installering en verf van bogrondse brandkrane volgens die SABS-spesifikasie kode 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.

1.9 MINATUURSUBSTASIES

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

1.10 REGISTRASIE VAN SERWITUTE

- (a) Die aansoekdoeners moet op eie koste riool serwitute (2 meter wyd) laat registreer op Erwe 978, 986 en 992 ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit en wat parallel aan en al langs die noordelike grens loop van gemelde erwe.
- (b) Die aansoekdoener moet op eie koste 'n sekuriteits en toegangsbeheer serwitut ten gunste van die toekomstige artikel 21 maatskappy laat registreer soos aangedui op die goedgekeurde Algemene Plan No. LG 4473/2002.

11. GROND VIR MUNISIPALE DOELEINDES

Gedeelte A ('n gedeelte van Gedeelte 98) van die plaas Witfontein 301 JR, groot 480 m² soos aangedui op figuur ABCD moet deur en op koste van die dorpseienaars aangekoop en hersonneer word as openbare straat, waarna die gemelde gedeelte deur en op koste van die dorpseienaars notarieel verbind moet word met die westelike grens van Pigeonlaan soos aangedui op Algemene Plan No. LG 4473/2002.

2. TITELVOORWAARDES

- 2.1 Die erwe hieronder genoem, is onderworpe aan die voorwaarde 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 serwitut, 2m 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 serwitut vir munisipale doeleindes, 2m 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 serwitut mag afsien.
- 2.1.1.2 Geen geboue of ander strukture mag binne die voornoemde serwitutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwitut of binne 'n afstand van 2m 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 goeë dunnke noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwitut 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 991

Die erf is onderworpe aan 'n serwitut van reg van weg, 6 meter breed op die wesgrens, ten gunste van die resterende gedeelte van Gedeelte 97 van die Plaas Witfontein 301 JR, soos op die Algemene Plan aangedui.

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HENNIE MALAN

Director: Financial Management
Office of the Premier (Gauteng)

