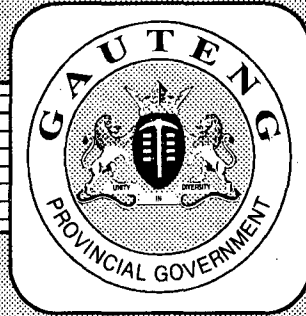


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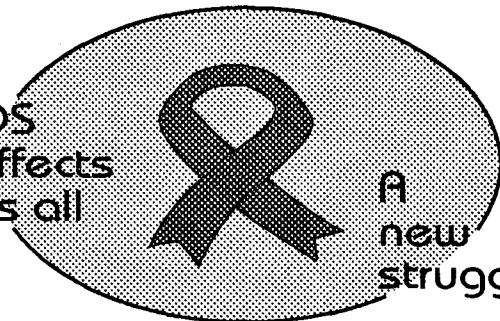
Vol. 8

PRETORIA, 8 NOVEMBER 2002

No. 384

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1794

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF HENNOSPARK EXTENSION 35 AS APPROVED TOWNSHIP

In terms of section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Tshwane Metropolitan Municipality hereby declares the township of **Hennospark Extension 35**, to be an approved township, subject to the conditions stipulated out in the accompanying Schedule.

SCHEDULE

THE STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION IS MADE BY HENGENE 104 (EIENDOMS) BEPERK (HEREINAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 58 (A PORTION OF PORTION 2) OF THE FARM BRAKFONTein 399 JR, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be **Hennospark Extension 35**.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan 11613/1993.

(3) DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, but excluding the following servitude which affects Erf 573 in the township only:

"Gedeelte 58 (n gedeelte van Gedeelte 21) van die plaas Brakfontein 399 JR is onderhewig aan Serwituut van Reg-van-Weg, groot 616 (ses honderd en sestien) vierkante meter, soos aangedui deur figuur ABCDA, soos meer volledig beskryf op Landmeter Generaal Plan Nr. LG 3463/95 ten gunste van Erf 590 Hennospark Uitbreiding 40".

(4) PRECAUTIONARY MEASURES

The township owner shall at his own expense, make arrangements with the local authority in order to ensure that—

- (a) water will not dam up, that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen; and
- (b) trenches and excavations for foundations, pipes, cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150 mm, and compacted until the same grade of compaction as that of the surrounding material is obtained.

(5) CONSOLIDATION OF ERVEN

The township owner shall at his own expense cause Erven 573 and 574 in the township to be consolidated.

(6) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of Road P1-2 and for all stormwater running off or being diverted from the road to be received and disposed of.

(7) REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES AND TELKOM SERVICES

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal and/or Telkom services, the cost thereof shall be borne by the township owner.

2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as indicated, imposed by the local authority in terms of the provisions of the Town-planning and Townships Ordinance, 1986:

(1) *All erven*

- (a) The erf is subject to a servitude 3 m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2 m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.
- (b) 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 3 m thereof.

- (c) 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.

(2) **Erf 573**

The erf is subject to a servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

(3) **Erf 574**

- (a) The erf is subject to a servitude, 4 meter wide for road purposes in favour of the local authority, as indicated on the general plan.
- (b) The erf is subject to a right of way servitude 10 meter wide, to fall away on consolidation and on the submission from the local authority of a certificate to the Registrar of Deed stating that the servitude is no longer required.

PLAASLIKE BESTUURSKENNISGWING 1794

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

VERKLARING VAN HENNOSPARK UITBREIDING 35 TOT 'N GOEDGEKEURDE DORP

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad Tshwane Metropolitaanse Munisipaliteit hierby die dorp **Hennospark Uitbreiding 35** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK OM DORPSTIGTING GEDOEN WORD DEUR HENGENE 104 (EIENDOMS) BEPERK INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 58 (GEDEELTE VAN GEDEELTE 2) VAN DIE PLAAS BRAKFONTein 399 JR, GAUTENG TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is **Hennospark Uitbreiding 35**.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No. 11613/1993.

(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 maar uitgesonderd die volgende serwituut wat slegs Erf 573 in die dorp raak:

“Gedeelte 58 (’n gedeelte van Gedeelte 21) van die plaas Brakfontein 399 JR is onderhewig aan ’n Serwituut van Reg-van-Weg, groot 616 (ses honderd en sestien) vierkante meter, soos aangedui deur figuur ABCDA, soos meer volledig beskryf op Landmeter Generaal Plan Nr. LG 3463/95 ten gunste van Erf 590 Hennospark Uitbreiding 40”.

(4) VOORKOMENDE MAATREËLS

Die dorpseienaar moet op eie koste reëlings met die plaaslike bestuur tref om te versker dat—

- (i) water nie opdam nie, dat die hele oppervlakte van die dorpsgebied behoorlik gedreineer word en dat strate doeltreffend met teer, beton of bitumen geseël word; en
- (ii) slote en uitgrawings vir fondamente, pype, kables of vir enige ander doeleindes behoorlik met klam grond in lae wat nie dikker as 150 mm is nie, opgevolg word en gekompakteer word totdat dieselfde verdigtingsgraad as wat die omliggende materiaal het, verkry is.

(5) KONSOLIDASIE VAN ERWE

Die dorpseienaar moet op eie koste Erwe 573 en 574 in die dorp, laat konsolideer.

(6) ONTVANGS EN VERSORGING VAN STORMWATER

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van Pad P1-2 en moet die stormwater wat van die pad afloop of afgelei word, ontvang en versorg.

(7) **VERSKUIWING OF VERVANGING VAN MUNISIPALE DIENSTE EN TELKOM DIENSTE**

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale en Telkom dienste te verskuif of te vervang moet die koste daarvan deur die dorpsieenaar gedra word.

2. TITELVOORWAARDES

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui, opgelê deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

(1) Alle erwe

- (i) Die erf is onderworpe aan 'n serwituut, 3 m breed, vir riolerings- en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, 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 verlang deur die plaaslike bestuur. Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (ii) Geen geboue of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 3 m daarvan geplant word nie.
- (iii) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke wat hy volgens goedgekeurde noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpyleidings en ander werke veroorsaak word.

(2) Erf 573

Die erf is onderworpe aan 'n serwituut vir munisipale doeleindes ten gunste van die plaaslike bestuur, soos aangedui op die algemene plan.

(3) Erf 574

- (a) Die erf is onderworpe aan 'n serwituut, 4 meter breed vir paddoeleindes ten gunste van die plaaslike bestuur, soos aangedui op die algemene plan.
- (b) Die erf is onderworpe aan 'n reg van weg serwituut 10 meter breed wat met konsolidasie sal wegvall en by die indiening van 'n sertifikaat vanaf die plaaslike bestuur aan die Registrateur van Aktes, wat melding maak dat die serwituut nie meer benodig word nie.

Algemene Bestuurder: Regsdienste

Verwysingsnommer: 16/3/1/427

LOCAL AUTHORITY NOTICE 1795

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

CENTURION AMENDMENT SCHEME 903

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 Hennospark Extension 35, being an amendment of the Centurion Town Planning Scheme, 1992.

This amendment is known as the Centurion Amendment Scheme 903.

General Manager: Legal Services

(16/3/1/427)

PLAASLIKE BESTUURSKENNISGEWING 1795

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT

CENTURION WYSIGINGSKEMA 903

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 van Tshwane Metropolitaanse Munisipaliteit 'n wysigingskema met betrekking tot die grond in die dorp Hennospark Uitbreiding 35, synde 'n wysiging van die Centurion Dorpsbeplanning-skema, 1992, goedgekeur het.

Hierdie wysiging staan bekend as Centurion Wysigingskema 903.

Algemene Bestuurder: Regsdienste

(16/3/1/427)

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HENNIE MALAN

Director: Financial Management
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