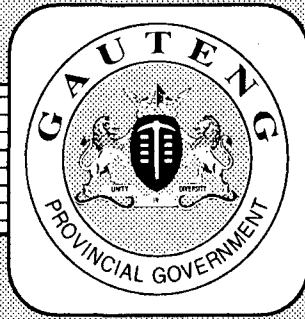


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Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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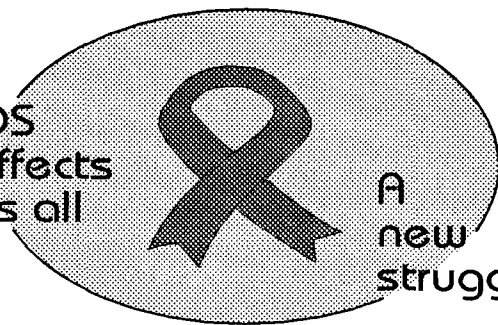
Vol. 9

PRETORIA, 22 AUGUST
AUGUSTUS 2003

No. 348

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

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DEPARTMENT OF HEALTH

Prevention is the cure



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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1645

CITY OF TSHWANE METROPOLITAN MUNICIPALITY DECLARATION 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 Hennopspark Extension 74 as an approved township, subject to the conditions stipulated in the accompanying Schedule.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY VAN HEERDEN BROS (PROPRIETARY) LIMITED (HEREIN AFTER REFERRED TO AS THE TOWNSHIP APPLICANT) UNDER THE PROVISIONS OF SECTION C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON THE REMAINDER OF PORTION 391 (A PORTION OF PORTION 129) OF THE FARM ZWARTKOP 356 JR HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Hennopspark Extension 74.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan Nr 9540/2002.

(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:

(i) The following which do not affect the township:

"A. PORTION 129 (a portion of Portion 1 known as PEISERTON) of the farm ZWARTKOP No 356, situate in the Registration Division JR, (FORMERLY No 476), district of Pretoria; (a portion whereof is hereby transferred) is SPECIALLY SUBJECT to Notarial Agreement No 445/1934S, dated the 23rd of August, 1934 entered into b and between WILLIAM MCWUEN PATTISON and ALBERTBARROW AND THE city Council of PRETORIA, whereby the right to convey electricity and other rights more fully set out in the said Deed were granted to the City Council.

B. SPECIALLY SUBJECT AND ENTITLED to the following servitudes, reservations and conditions:

(1) The owners of Portion 2 of Portion D of the middle portion (a portion whereof is transferred hereunder) and Portion 1 of Portion D OF THE MIDDLE PORTION OF THE SAID FARM Zwartkop reciprocally have a right-of-way over the said properties leading to Irene station and to the Main Road between Pretoria and Johannesburg as at present existing over the said Portion 2 of Portion D of the middle portion (a portion whereof is transferred hereunder) and to be continued eastwards over the said Portion 1 of Portion D of the middle portion of ZWARTKOP.

(2) The owner of the said Portion 129 (a portion whereof is transferred hereunder) shall not be entitled to any one or more of the rights of water from certain dam constructed in the Hennops Rivier on portion 1 of portion D of the middle portion of the said

farm or from the common water furrow all of which are more fully referred to and set out in Certificate of Partition Title No 7341/1922, made in favour of HENRICUS LORENTZ on the 26th day of July and more fully described herein under paragraphs 1, 2, 3, 4 and 5 thereof.

(ii) the following servitude which affects a street in the Township only:

"D. By Virtue of Notarial Deed of Servitude No K2782/1977S dated 9th August, 1977 the withinmentioned property is subject to a servitude of way indicated on Diagram No SG No A1919/75 in favour of the Town Council of VERWOERDBURG, as will more fully appear from the said Notarial Deed."

(4) ENDOWMENT

The township owner shall, in terms of the provisions of the Town planning and Townships Ordinance, 1986, pay a lump sum endowment of R 52 500.00 to the local authority for the provision of land for a park (public open space).

(5) PRECAUTIONARY MEASURES

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

- (i) 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
- (ii) 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.

(6) CONSOLIDATION OF ERVEN

The township owner shall at its own expense cause all erven in the township to be consolidated.

(7) REMOVAL OR REPLACEMENT OF MUNICIPAL AND/OR 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.

3. CONDITIONS OF TITLE

Conditions imposed by The Local Authority in terms of the provisions of the Town Planning and Townships Ordinance 15 of 1986.

(1) ALL ERVEN

- (i) The erf is subject to a servitude, 3m 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 2m 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.
- (ii) 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 2m thereof.

- (iii) 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.

GENERAL MANAGER
LEGAL SERVICES

Municipal Offices, Cor Basden Avenue and Rabie Street, LYTTELTON, 0157
(Reference: 16/3/1/905)

PLAASLIKE BESTUURSKENNISGEWING 1645

**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
VERKLARING TOT 'N GOEDGEKEURDE DORP**

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) verklaar die Stad van Tshwane Metropolitaanse Munisipaliteit hierby die dorp Hennospark Uitbreiding 74 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 VAN HEERDEN BROS (EIENDOMS) BEPERK (HIERNA DIE DORPSTIGTER GENOEM) INGEVOLGE DIE BEPALINGS ARTIKEL C VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) OM TOESTEMMING OM 'N DORP TE STIG OP DIE RESTANT VAN GEDEELTE 391 ('N GEDEELTE VAN GEDEELTE 129) VAN DIE PLAAS ZWARTKOP 356 REGISTRASIE AFDELING JR, GAUTENG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp sal wees Hennospark Uitbreiding 74.

(2) UITLEG

Die dorp sal bestaan uit erwe en strate soos aangedui op Algemene Plan No. 9540/2002.

(3) BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe in die dorp sal onderworpe gestel word aan bestaande voorwaardes en serwitute as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgestuit.

(i) Die volgende voorwaardes wat nie die erwe in die dorp raak nie:

"A. PORTION 129 (a portion of Portion 1 known as PEISERTON) of the farm ZWARTKOP No 356, situate in the Registration Division JR, (FORMERLY No 476), district of Pretoria; (a portion whereof is hereby transferred) is SPECIALLY SUBJECT to Notarial Agreement No 445/1934S, dated the 23rd of August, 1934 entered into between WILLIAM MCWUEEN PATTISON and ALBERTBARROW AND THE city Council of PRETORIA, whereby the right to convey electricity and other rights more fully set out in the said Deed were granted to the City Council.

B. SPECIALLY SUBJECT AND ENTITLED to the following servitudes, reservations and conditions:

(1) The owners of Portion 2 of Portion D of the middle portion (a portion whereof is transferred hereunder) and Portion 1 of Portion D OF THE MIDDLE PORTION OF THE SAID FARM Zwartkop reciprocally have a right- of- way over the said properties leading to Irene station and to the Main Road between Pretoria and Johannesburg as at present existing over the said Portion 2 of Portion D of the middle portion (a portion whereof is transferred hereunder) and to be continued eastwards over the said Portion 1 of Portion D of the middle portion of ZWARTKOP.

(2) The owner of the said Portion 129 (a portion whereof is transferred hereunder) shall not be entitled to any one or more of the rights of water from certain dam constructed in the Hennops Rivier on portion 1 of portion D of the middle portion of the said farm or from the common water furrow all of which are more fully referred to and set out in Certificate of Partition Title No 7341/1922, made in favour of HENRICUS LORENTZ on the 26th day of July and more fully described herein under paragraphs 1, 2, 3, 4 and 5 thereof.

(ii) Die volgende serwituu wat slegs 'n straat in die dorp raak:

"D. By Virtue of Notarial Deed of Servitude No K2782/1977S dated 9th August, 1977 the withinmentioned property is subject to a servitude of way indicated on Diagram No SG No A1919/75 in favour of the Town Council of VERWOERDBURG, as will more fully appear from the said Notarial Deed."

(4) BEGIFTIGTING

Die dorpsdigter moet, in terme van die bepalings van die Dorpsbeplanning en Dorpe Ordonnansie, 1986, die som van R 52 500,00 aan die Plaaslike Owerheid vir die voorsiening van grond vir 'n park betaal (publieke oop ruimte).

(5) VOORKOMENDE MAATREËLS

Die dorpsdigter moet op eie koste raëlings met die Plaaslike Bestuur tref om te verseker dat:

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

(6) KONSOLIDASIE VAN ERWE

Die dorpsdigter sal op eie koste verseker dat alle erwe in die dorp gekonsolideer word.

(7) VERWYDERING OF VERPLASING VAN MUNISIPALE EN/OF TELKOM DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande Telkom en of munisipale dienste te verwyder, te verplaas, te modifiseer of te vervang moet die koste daarvan deur die dorpsdigter gedra word.

3. TITELVOORWAARDES

Voorwaardes opgelê deur die Plaaslike Bestuur, ingevolge die bepaling van die Ordonnansie op Dorpsbeplanning en Dorpe Ordonnansie 15 van 1986.

(1) ALLE ERWE

- (i) Die erf is onderworpe aan 'n serwituut van 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 toegangsgedeeltes 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 gebou 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 2 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 goeë dunnke 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 herstel wat gedurende die aanleg, onderhoud, of verwydering van sodanige rioolhoofpyleidings en ander werke veroorsaak word.

**ALGEMENE BESTUURDER
REGSDIENSTE**

Munisipale Kantore, H/v Basdenlaan en Rablestraat, LYTTELTON, 0157
(Verwysing: 16/3/1/905)

LOCAL AUTHORITY NOTICE 1646**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
CENTURION AMENDMENT SCHEME 1061**

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 Hennopspark Extension 74, being an amendment of the Centurion Town Planning Scheme, 1992.

This amendment is known as the Centurion Amendment Scheme 1061.

GENERAL MANAGER**LEGAL SERVICES**

Municipal Offices, Cor Basden Avenue and Rabie Street, LYTTTELTON, 0157

(Reference: 16/3/1/905)

PLAASLIKE BESTUURSKENNISGEWING 1646**STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT
CENTURION WYSIGINGSKEMA 1061**

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 Hennopspark Uitbreiding 74 synde 'n wysiging van die Centurion Dorpsbeplanningskema, 1992 goedgekeur het.

Hierdie wysiging staan bekend as Centurion Wysigingskema 1061.

ALGEMENE BESTUURDER**REGSDIENSTE**

Munisipale Kantore, H/v Basdenlaan en Rabiestraat, LYTTTELTON, 0157

(Verwysing: 16/3/1/905)