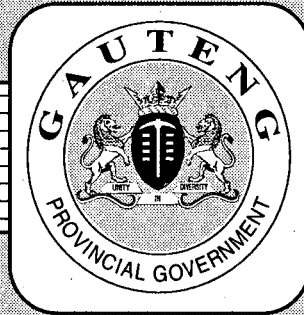


Copy

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

Selling price • Verkoopprys: **R2,50**  
Other countries • Buitelands: **R3,25**

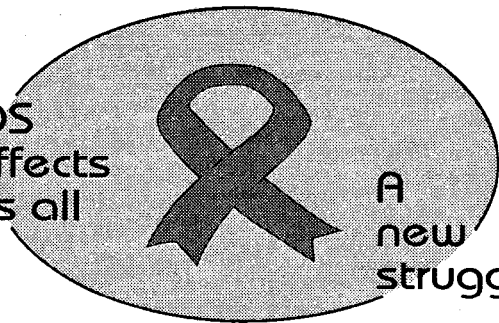
Vol. 9

PRETORIA, 17 DECEMBER  
DESEMBER 2003

No. 556

**We all have the power to prevent AIDS**

AIDS  
affects  
us all



A  
new  
struggle

**Prevention is the cure**

**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH



9771682452005

03556

---

**CONTENTS • INHOUD**

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
<b>LOCAL AUTHORITY NOTICES</b>			
2682	Town-planning and Townships Ordinance (15/1986): City of Thwane Metropolitan Municipality: Akasia/Soshanguwe Scheme 0133.....	3	556
2682	do.: do.: Declaration as an approved township: Theresapark.....	3	556

---

## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 2682

#### CITY OF TSHWANE METROPOLITAN MUNICIPALITY

##### AKASIA/SOSHANGUVE SCHEME 0133

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 Theresapark Extension 34, being an amendment of the Pretoria Town-planning Scheme, 1974.

Map 3 and the scheme clauses of this amendment scheme are filed with the Acting General Manager: Legal Services, and are open to inspection during normal office hours.

This amendment is known as Akasia/Soshanguve Scheme 0133.

(K13/2/Theresapark x34 (0133))  
 \_\_\_ December 2003

Acting General Manager: Legal Services  
 (Notice No 897/2003)

### LOCAL AUTHORITY NOTICE 2683

#### CITY OF TSHWANE METROPOLITAN MUNICIPALITY

##### DECLARATION OF THERESAPARK EXTENSION 34 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 Theresapark Extension 34 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(K13/2/Theresapark x34 (0133))

#### SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY G.P. MEYER FAMILY TRUST (IT1141/93) UNDER PROVISIONS OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON A PORTION OF PORTION 125 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 Theresapark Extension 34.

##### 1.2 DESIGN

The township shall consist of erven and streets as indicated on Plan TP34/001.

##### 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 of R9 000,00 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, but excluding-

- (a) the following conditions which shall not be passed on to the erven in the township:

Conditions 1(a), 1(b), 1(c) and 1(d) in terms of Deed of Transfer T3745/95 and T70129/98 or any follow-up Title Deed.

**1.5 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.

**1.6 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.

**1.7 PROVISION AND INSTALLATION OF ESSENTIAL SERVICES**

The applicant shall make the necessary arrangements for the provision and installation of water, electricity and sanitation as well as the construction of roads and stormwater drainage in the township. The services installed by the applicant shall comply with the Local Authorities standards.

**1.8 MINIATURE SUBSTATIONS**

Should it become necessary during the installing of services to place miniature substations within a 13m road reserve or smaller the servitudes inside the erven shall be registered in favour of the Municipality.

**1.9 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.

**1.10 COMPLIANCE TO CONDITIONS IMPOSED BY GDACEL**

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Agricultural, Conservation, Environment and Land Affairs has granted the applicant exemption from compliance with regulations No 1182 and 1183 promulgated in terms of section 21, 22 and 26 of the Environmental Conservation Act, for the development of this township.

**1.11 RESTRICTION ON THE ALIENATION OF LAND**

Regardless of the issuing of a certificate as contemplated in section 82(1)(b)(ii)(cc) of the Towns-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), no portion in the township may be transferred or be dealt with otherwise until the City of Tshwane Metropolitan Municipality certifies that the developer has complied with the provisions of conditions 1.14.1 to 1.14.7 inclusive below.

**1.12 THE DEVELOPER'S OBLIGATIONS**

**1.12.1 ASSOCIATION AND STATUTES**

The developer must register a section 21 company (homeowners' association) in terms of the provisions of the Companies Act, 1973 (Act 61 of 1973). A copy of the registered Deed of Association (CM4) and the Company's Statutes must be submitted to the City of Tshwane Metropolitan Municipality. The Association and Statutes must clearly state that the main objective of the homeowners' association is the maintenance of the internal engineering services of the development (ie water, sewerage, electricity, and the road and stormwater sewers). The developer is deemed to be a member of the section 21 company, with all the rights and obligations of an ordinary member, until the last portion has been transferred.

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, minimum 1 meter wide and a aggregate 3 metres 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 metres 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 metres 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.

#### 1.12.2 PROVISION OF ENGINEERING DRAWINGS

The developer must submit to the City of Tshwane Metropolitan Municipality complete engineering drawings in respect of internal sewers and sewer connection points, which must accompany every building plan, and complete engineering drawings in respect of the internal road and stormwater sewers.

#### 1.12.3 PROVISION OF ENGINEERING CERTIFICATES

Before any portion of the development is transferred, the City of Tshwane Metropolitan Municipality must be provided with engineering certificates for water, sewerage, electricity, and the internal road and stormwater sewers, in which is certified that the internal engineering services have been completed and that the engineers accept liability for the services. The Municipality may at its own discretion allow an exception in respect of the internal road and stormwater sewers. If this is the case, the developer must give the Municipality an undertaking that the developer will complete this service on or before a certain date and must provide the Municipality with a guarantee issued by a recognised financial institution.

#### 1.12.4 MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months commences when the last of the internal engineering services (ie water, sewerage, electricity, and the road and stormwater sewers) have been completed. The developer must furnish the section 21 company with a maintenance guarantee, issued by a recognised financial institution, in respect of poor workmanship and/or materials with regard to the civil engineering services and the electricity service, which guarantee must be for an amount that is equal to 5% of the contract cost of the civil services and 10% of the contract cost of the electrical services, and proof of this must be submitted to the City of Tshwane Metropolitan Municipality.

#### 1.12.5 COMPLETION OF THE SCHEME

The developer remains liable for the development of the entire housing scheme in accordance with the approved site development plan, provided that the scheme may also be developed in phases with the consent of the City of Tshwane Metropolitan Municipality, and provided further that the entire development takes place under the supervision of one architectural firm. If another architect or architectural firm is appointed at any stage during the execution of the scheme, the City of Tshwane Metropolitan Municipality must be notified of this without delay.

#### 1.12.6 APPROVAL OF BUILDING PLANS

Before any portion of the development is transferred, the developer must have building plans approved at the City of Tshwane Metropolitan Municipality in respect of every erf, according to the approved site development plan. The Power of Attorney to transfer the erven must be endorsed by the City of Tshwane Metropolitan Municipality.

No building plans will be approved before the services are completed and (if applicable) taken over by the divisions of the Service Delivery Department.

#### 1.12.7 PROOF OF DEED OF SALE AND FINANCING

The developer must submit proof that there is a valid and enforceable deed of sale between the developer and the buyer with regard to the sale of the relevant portion and the development of the portion by the developer in accordance with the approved plan. The developer must also provide proof that a loan for the proposed development has been approved in respect of each portion. If the buyer himself or herself is to finance the proposed development, satisfactory proof must be provided in respect of this financing.

#### 1.13 TRANSFER OF LAND TO THE SECTION 21 COMPANY (HOMEOWNERS' ASSOCIATION)

Erf 1584 shall be transferred to the homeowners' association (Section 21 Company), by and at the expense of the township owner.

# IMPORTANT NOTICE

The  
**Gauteng Provincial Gazette Function**  
 will be transferred to the  
**Government Printer in Pretoria**  
 as from 2nd January 2002

**NEW PARTICULARS ARE AS FOLLOWS:**

**Physical address:**

Government Printing Works  
 149 Bosman Street  
 Pretoria

**Postal address:**

Private Bag X85  
 Pretoria  
 0001

**New contact persons:** Awie van Zyl Tel.: (012) 334-4523  
 Mrs H. Wolmarans Tel.: (012) 334-4591

**Fax number:** (012) 323-8805

**E-mail address:** awvanzyl@print.pwv.gov.za

**Contact persons for subscribers:**

Mrs S. M. Milanzi Tel.: (012) 334-4734  
 Mrs J. Wehmeyer Tel.: (012) 334-4753  
 Fax.: (012) 323-9574

This phase-in period is to commence from **November 2001** (suggest date of advert) and notice comes into operation as from **2 January 2002**.

Subscribers and all other stakeholders are advised to send their advertisements directly to the **Government Printing Works**, two weeks before the 2nd January 2002.

*In future, adverts have to be paid in advance  
 before being published in the Gazette.*

**HENNIE MALAN**

Director: Financial Management  
 Office of the Premier (Gauteng)

