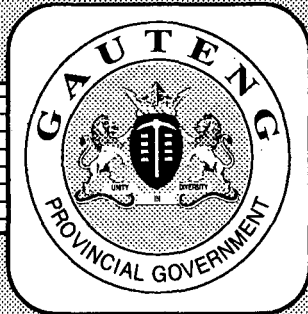


**THE PROVINCE OF
GAUTENG**



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**Provincial Gazette Extraordinary
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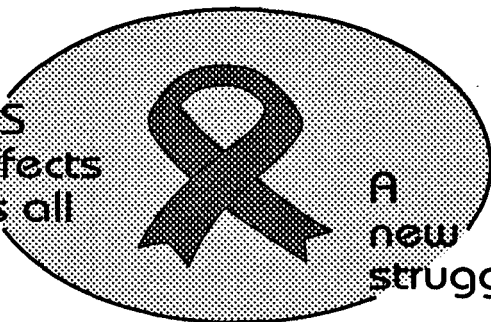
Vol. 9

**PRETORIA, 26 FEBRUARY 2003
FEBRUARIE**

No. 66

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DEPARTMENT OF HEALTH



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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 323

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF FAERIE GLEN EXTENSION 75 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 Faerie Glen Extension 75 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(K13/2/Faerie Glen x75)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY LANCINO FINANCIAL INVESTMENTS (PROPRIETARY) LIMITED NR 1998/013451/07, IN TERMS OF THE PROVISIONS OF PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 158 OF THE FARM VALLEY FARM 379, REGISTRATION DIVISION JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Faerie Glen Extension 75.

1.2 DESIGN

The township shall consist of erven, parks and streets as indicated on LG diagram No 4918/2002.

1.3 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 servitudes which do not affect the township;

"B. THAT Portion of the said farm VALLEY FARM shown on Diagram SG NO 4676/49 annexed to Certificate of Consolidated Title no 12683/1950 by the figure ABCDEM (a Portion whereof is hereby transferred) is entitled:-

- a) To a right of way 12, 59 metres wide over Portion 93 (Portion of Portion "C" of the farm "THE WILLOWS" no 23, situate in the District of Pretoria, measuring 4, 8252 hectares and Portion 37 of the Farm "HARTEBEEPOORT" NO 304, District PRETORIA, measuring 8, 0228 hectares, both held under Deed of Transfer no 4217/1949, which right of way is indicated by the figures a.b.c.d. and D.e.f. on diagram S.G. No A1972/48 and by the figure a.b.c.d.e.f.C.g.h.j. on Diagram S.G. no. A. 1973/48 both annexed to the aforesaid Deed of Transfer T4217/1949.
- b) To a right of way 12,59 metres wide (with ancillary conditions) over Portion 61 (Portion of Portion 10 of Portion "G") of the Farm " THE WILLOWS" no. 23 District PRETORIA, measuring 4,1691 hectares, held under Deed of Transfer T22940/1941 WHICH RIGHT OF WAY IS INDICATED ON Servitude Diagram S.G. No. A 1937/48 annexed to Notaries Deed no 144/1949 S; All as will more fully appear from the said Notaries Deed no 144/1949 S, registered on the 22nd day of February, 1949."

1.4 LAND FOR MUNICIPAL PURPOSES

The following erf shall be transferred to the local authority by and at the expense of the township owner.

Parks (public open space) : Erf 3821

1.5 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.

1.6 REMOVAL AND/OR REPLACEMENT OF ESKOM POWER LINES

Should it become necessary to remove and/or replace any existing power lines of Eskom as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.7 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

Should it become necessary to remove and/or replace any existing Telkom services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.8 ASSOCIATION AN 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). All the owners of units in the township must become members of the section 21 company. A copy of the registered Deed of Association (CM4) and the Company's Statutes must be submitted to the City of Tshwane Metropolitan Municipality

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

The township owner must transfer Erf 3820 to the homeowners association (Section 21 Company) at his expense.

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, 2m 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, 2m 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 2m 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 ERVEN 3818 AND 3819

2.1.2.1 The erf shall be subject to a servitude for municipal services (stormwater) in favour of the City of Tshwane Metropolitan Municipality, as indicated on the general plan.

2.1.2.2 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 2m therefrom.

2.1.2.3 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 essential, 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 provisions that the City of Tshwane Metropolitan Municipality shall make good any damage caused during the laying, maintenance or removal of such main sewer pipelines and other works.

2.1.3 ERF 3818

- 2.1.3.1** The erf shall be subject to a servitude for municipal services (sewer 2m wide) in favour of the City of Tshwane Metropolitan Municipality , as indicated on the general plan.
- 2.1.3.2** 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 2m therefrom.
- 2.1.3.3** 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 essential, 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 323
STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

VERKLARING VAN FAERIE GLEN UITBREIDING 75 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 Faerie Glen uitbreiding 75 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(K13/2/Faerie Glen x75)

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR LANCINO FINANSIËLE BELEGGINGS (EDMS) BPK NR 1998/013451/07 INGEVOLGE DIE BEPALINGS VAN DEEL C VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 158 VAN DIE PLAAS VALLEY FARM 379, REGISTRASIE AFDELING JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Faerie Glen uitbreiding 75.

1.2 ONTWERP

Die dorp bestaan uit erwe, parke en strate soos aangedui op LG diagram no 4918/2002.

1.3 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 mine-rale, maar uitgesonderd -

a) die volgende serwitute wat nie die dorp raak nie:

"B. THAT Portion of the said farm VALLEY FARM shown on Diagram SG NO 4676/49 annexed to Certificate of Consolidated Title no 12683/1950 by the figure ABCDEM (a Portion whereof is hereby transferred) is entitled:-

a) To a right of way 12, 59 metres wide over Portion 93 (Portion of Portion "C" of the farm "THE WILLOWS" no 23, situate in the District of Pretoria, measuring 4,8252 hectares and Portion 37 of the farm "HARTEBEESSPOORT" NO 304, District PRETORIA, measuring 8,0228 hectares, both held under Deed of Transfer no 4217/1949, which right of way is indicated by the figures a.b.c.d. and D.e.f. on diagram S.G. No A1972/48 and by the figure a.b.c.d.e.f.C.g.h.j. on Diagram S.G. no. A. 1973/48 both annexed to the aforesaid Deed of Transfer T4217/1949.

b) To a right of way 12,59 metres wide (with ancillary conditions) over Portion 61 (Portion of Portion 10 of Portion "G") of the Farm " THE WILLOWS" no 23 District PRETORIA, measuring 4,1691 Hectares, held under Deed of Transfer T22940/1941 WHICH RIGHT OF WAY IS INDICATED ON Servitude Diagram S.G. No. A 1937/48 annexed to Notaries Deed no 144/1949 S; All as will more fully appear from the said Notaries Deed no 144/1949 S, registered on the 22nd day of February, 1949."

1.4 GROND VIR MUNISIPALE DOELEINDES

Die volgende erf moet deur en op koste van die dorpseienaar aan die plaaslike bestuur oorgedra word:

Parke (openbare oopruimte) : Erf 3821

1.5 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.

1.6 VERSKUIWING EN/OF VERWYDERING VAN ESKOM KRAGLYNE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande kraglyne van Eskom te verskuif, moet die koste daarvan deur die dorpseienaar gedra word.

1.7 VERSKUIWING EN/OF VERWYDERING VAN TELKOM DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande dienste van TELKOM te verskuif en/of te verwyder, moet die koste daarvan deur die dorpseienaar gedra word.

1.8 VERENIGING EN VERORDENINGE

Die ontwikkelaar moet ingevolge die bepalings van die Maatskappywet, 1973 (Wet 61 van 1973), 'n artikel 21-maatskappy (huisseienaarsvereniging) registreer. Al die eienaars van eenhede in die dorp moet lede van die artikel 21-maatskappy word. 'n Afskrif van die geregistreerde verenigingsakte (CM4) en die maatskappy se verordeninge moet aan die Stad Tshwane Metropolitaanse Munisipaliteit voorgelê word.

1.9 OORDRAG VAN GROND AAN DIE ARTIKEL 21-MAATSKAPPY (HUISEIENAARSVERENIGING)

Die dorpseienaar moet Erf 3820 op sy koste aan die huiseienaarsvereniging (die artikel 21-maatskappy) oordra.

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 serwituut, 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 pypsteel-erf, 'n addisionele serwituut 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 serwituut mag afsien.

- 2.1.1.2 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 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 goeëdunke noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut 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 ERWE 3818 EN 3819

- 2.1.2.1 Die erf is onderworpe aan 'n serwituut vir munisipale dienste (stormwater) ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit, soos op die algemene plan aangedui.
- 2.1.2.2 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 2m daarvan geplant word nie.
- 2.1.2.3 Die Stad Tshwane Metropolitaanse Munisipaliteit is daarop geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van munisipale dienste en ander werke wat hy na goeëdunke noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut 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 munisipale dienste en ander werke veroorsaak word.

2.1.3 ERF 3818

- 2.1.3.1** Die erf is onderworpe aan 'n serwituut vir munisipale dienste (riool 2m wyd) (hierna "die diens" genoem) ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit, soos op die algemene plan aangedui.
- 2.1.3.2** 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 2m daarvan geplant word nie.
- 2.1.3.3** Die Stad Tshwane Metropolitaanse Munisipaliteit is daarop geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige diens en ander werke wat hy na goeddunke noodsaaklik ag, tydelik te plaas op grond wat aan voornoemde serwituut grens, en voorts is die Stad Tshwane Metropolitaanse Munisipaliteit geregtig op redelike toegang tot genoemde serwituut vir die voornoemde doel, onderworpe daaraan dat die Stad Tshwane Metropolitaanse Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige diens en ander werke veroorsaak word.

LOCAL AUTHORITY NOTICE 324
CITY OF TSHWANE METROPOLITAN MUNICIPALITY

PRETORIA AMENDMENT SCHEME 8917

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 Faerie Glen Extension 75, being an amendment of the Pretoria Town-planning Scheme, 1974.

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

This amendment is known as Pretoria Amendment Scheme 8917.

(K13/2/Faerie Glen x75)

General Manager: Legal Services

(Notice No 278/2003)

PLAASLIKE BESTUURSKENNISGEWING 324
STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

PRETORIA WYSIGINGSKEMA 8917

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 Faerie Glen uitbreiding 75, synde 'n wysiging van die Pretoria-dorpsbeplanning-skema, 1974, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Hoofbestuurder: Regsdienste, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Pretoria-wysigingskema 8917.

(K13/2/Faerie Glen x75)

Hoofbestuurder: Regsdienste

(Kennisgewing No 278/2003)

IMPORTANT NOTICE

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*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)

