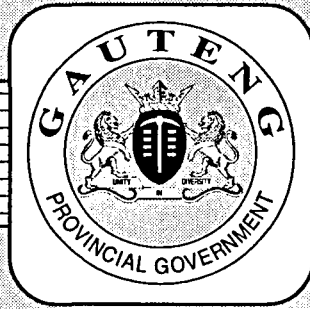


*THE PROVINCE OF
GAUTENG*



*DIE PROVINSIE
GAUTENG*

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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

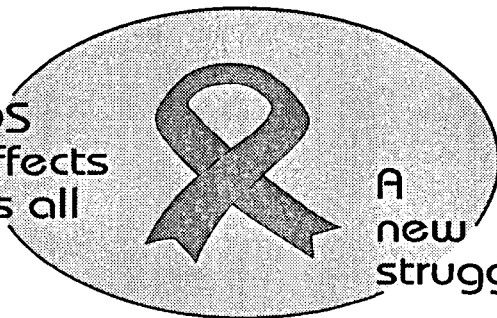
Vol. 10

PRETORIA, 3 JUNE 2004
JUNIE

No. 212

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
HELPLINE**

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DEPARTMENT OF HEALTH



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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1013

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

AKASIA/SOSHANGUVE SCHEME 0136

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 36, 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 0136.

(K13/2/Theresapark x36)
 ___ June 2004

(Notice No 447/2004)

Acting General Manager: Legal Services

PLAASLIKE BESTUURSKENNISGEWING 1013

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

AKASIA/SOSHANGUVE WYSIGINGSKEMA 0136

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 Theresapark Uitbreiding 36, synde 'n wysiging van die Pretoria-dorpsbeplanningskema, 1974, goedgekeur het.

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

Hierdie wysiging staan bekend as Akasia/Soshanguve wysigingskema 0136.

(K13/2/Theresapark x36)
 ___ Junie 2004

Waarnemende Hoofbestuurder: Regsdienste
 (Kennisgewing No 447/2004)

LOCAL AUTHORITY NOTICE 1014

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF THERESAPARK EXTENSION 36 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 36 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(K13/2/Theresapark x36)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY MEGAPLAN CONSTRUCTION CC 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 PORTION 599 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 36.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 11228/2003.

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) A right of way 9,45 metre wide along the Western boundary of Portion 47 (portion of Portion A of Portion) of the said farm WITFONTEIN transferred to Stephanus Vermeulen by Deed of Transfer No 10654/1941, which shall not be passed on to the erven in the township.
- b) A right of way 6,30 metre wide along the Western and Northern boundaries of the Remaining Extent of Portion 62 of the said farm WITFONTEIN, measuring as such 13,2097 hectare held by Cecilia Maria Corbitt, married out of community of property to Johannes Francois Corbitt, by Certificate of Consolidated Title No. T15758/1940 as will more fully appear from Deed of Servitude No 402/1941S which shall not be passed on to the erven in the township.
- c) Entitled to a right of way 9,45 metre wide along the Western boundary of the Remaining Extent of Portion A of Portion of the farm WITFONTEIN, measuring as such 36,4143 hectare, held by the said Charles Celt Thomas by Deed of Transfer No 271/1919 dated 18th January 1919 to the main road to Pretoria, which shall not be passed on to the erven in the township.
- d) "Onderhewig aan 'n serwituut van reg van weg ten gunste van die hierinvermelde eiendom oor die Restant van Gedeelte 8 van die binnegemelde plaas soos uiteengesit in voorwaardes 1(a) en (b) van T34134/48 en T38595/71 gedeeltelik gekanselleer op die datum waarop Theresapark Uitbreiding 1 tot 'n goedgekeurde dorp verklaar word soos meer volledig sal blyk uit gemelde Notariële Akte No. K2097/1980S wat nie aan die erwe in die dorp oorgedra moet word nie."
- e) the following right of way servitude which does not affect the erven in the township:
 1. "The Remaining Extent of Portion A of Portion of the farm WITFONTEIN, measuring as such 45,1006 hectare (of which the property held hereunder is part) is subject to a right of way 9,45 meter marked "ROAD" on the diagram annexed to Deed of Transfer No. T17240/1941; in favour of;
 - (a) Portion 47 (a portion of Portion A of Portion) of the said farm WITFONTEIN, transferred to Stephanus Ockerdt Vermeulen by Deed of Transfer No T10654/1941; and
 - (b) Portion 59 (portion of Portion B of Portion) of the said farm WITFONTEIN, transferred to Arthur Ronald Jones by Deed of Transfer No T 11709/1941.
 2. Subject to a servitude of the same right of way marked on the diagram annexed to aforesaid Deed of Transfer No. T17240/1941 in favour of;
 - (a) The Remaining Extent of Portion A of Portion of the farm WITFONTEIN, measuring 36,4143 hectare, held by CC Thomas by Deed of Transfer No. T 271/1919 dated 18 January 1991; and
 - (b) The Remaining Extent of Portion B of Portion of the said farm WITFONTEIN, measuring as such 35,8448 hectare, held by CC Thomas by Deed of Transfer No. T 6024/1916 dated 21 August 1916".

1.4 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 R36 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).

1.5 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 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.

1.7 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.

1.8 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have the erven in the township consolidated. The City of Tshwane Metropolitan Municipality hereby grants its consent to the consolidation in respect of Section 92(1)(b) of Ordinance 15 of 1986.

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 2 meter wide, for sewerage and other municipal services (water//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.

PLAASLIKE BESTUURSKENNISGEWING 1014**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****VERKLARING VAN THERESAPARK UITBREIDING 36 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 Theresapark Uitbreiding 36 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(K13/2/Theresapark x36)

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR MEGAPLAN KONSTRUKSIE CC INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 599 VAN DIE PLAAS WITFONTEIN 301JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES**1.1 NAAM**

Die naam van die dorp is Theresapark Uitbreiding 36.

1.2 ONTWERP

Die dorp bestaan uit erwe, parke en strate soos aangedui op Algemene Plan LG No. 11228/2003.

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 minerale, maar uitgesonderd -

- a) die volgende reg van weg serwituut 9,45 meter wyd langs die Wes grens van Gedeelte 47 (gedeelte van gedeelte A van gedeelte) van die Plaas Witfontein oorgedra aan Stephanus Vermeulen Akte van Transport T 10654/1941 wat nie aan die erwe in die dorp oorgedra moet word nie.
- b) die volgende reg van weg serwituut 6,30 meter wyd langs die Wes en Noord grens van die restant van Gedeelte 62 van die plaas Witfontein, groot 13,2097 hektaar gehou deur Cecilia Maria Corbitt, getroud buite gemeenskap van goed met J F Corbitt, in terme van Sertifikaat van geregistreerde titel T 15758/1940 soos meer blyk uit akte van serwituut 402/1941S wat nie aan die erwe aan die dorp oorgedra moet word nie.
- c) die volgende reg van weg serwituut 9,45 meter wyd langs die Wes grens die Restant van Gedeelte A Gedeelte van die plaas Witfontein, groot 36,4143 hektaar, gehou deur CC Thomas in terme van Akte van Transport T 271/1919 gedateer 18 Januarie 1919 na die Hoofpad na Pretoria wat nie aan die erwe in die dorp oorgedra moet word nie
- d) Onderhewig aan 'n serwituut van reg van weg ten gunste van die hierinvermelde eiendom oor die Restant van Gedeelte 8 van die binnegemelde plaas soos uiteengesit in voorwaardes 1(a) en (b) van T34134/48 en T38595/71 gedeeltelik gekanselleer op die datum waarop Theresapark Uitbreiding 1 tot 'n goedgekeurde dorp verklaar word soos meer volledig sal blyk uit gemelde Notariële Akte No. K2097/1980S wat nie aan die erwe in die dorp oorgedra moet word nie."

e) die volgende reg van weg serwitut wat op die eiendom van toepassing is, maar nie die erwe in die dorp raak nie:

1. "The Remaining Extent of Portion A of Portion of the farm WITFONTEIN, measuring as such 45,1006 hectare (of which the property held hereunder is part) is subject to a right of way 9,45 meter marked "ROAD" on the diagram annexed to Deed of Transfer No. T17240/1941; in favour of;
 - (a) Portion 47 (a portion of Portion A of Portion) of the said farm WITFONTEIN, transferred to Stephanus Ockerdt Vermeulen by Deed of Transfer No T 10654/1941; and
 - (b) Portion 59 (portion of Portion B of Portion) of the said farm WITFONTEIN, transferred to Arthur Ronald Jones by Deed of Transfer No T 11709/1941.
2. Subject to a servitude of the same right of way marked on the diagram annexed to aforesaid Deed of Transfer No. T17240/1941 in favour of;
 - (a) The Remaining Extent of Portion A of Portion of the farm WITFONTEIN, measuring 36,4143 hectare, held by CC Thomas by Deed of Transfer No. T 271/1919 dated 18 January 1991; and
 - (b) The Remaining Extent of Portion B of Portion of the said farm WITFONTEIN, measuring as such 35,8448 hectare, held by CC Thomas by Deed of Transfer No. T 6024/1916 dated 21 August 1916"

1.4 BEGIFTIGING

Die dorpseienaar moet kragtens die bepalings van Artikel 98(3) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 aan die plaaslike bestuur as begiftiging 'n globale bedrag van R36 000-00 betaal welke bedrag deur die plaaslike bestuur aangewend moet word vir die verkryging van een of meer parke (openbare oopruimte).

Sodanige begiftiging is betaalbaar kragtens die bepalings van Artikel 81 van genoemde Ordonnansie.

1.5 VERSKUIWING OF DIE VERVANGING 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 VOORSIENING VAN NOODSAAKLIKE DIENSTE

Die aansoeker moet die nodige reëlings met die plaaslike bestuur tref met betrekking tot die voorsiening en installing van water, elektrisiteit en sanitêre dienste. Sodanige reëlings sal onder meer ook voorsiening maak vir die voorsiening, installing en verf van bogrondse brandkrane volgens SABS spesifikasie kode 090/1972.

1.7 MINIATUURSUBSTASIES

Indien dit tydens die installing van dienste nodig sou wees om miniatuursubstasies binne 1 meter padreserwe of kleiner te plaas, sal serwitute binne die erwe geregistreer word ten gunste van die Plaaslike Owerheid.

1.8 KONSOLIDASIE VAN ERWE

Die dorpstigter sal op eie koste die erwe in die dorp konsolideer. Toestemming word hiermee verleen tot sodanige konsolidasie deur die munisipaliteit van Tshwane.

2. TITELVOORWAARDES:

VOORWAARDES OP GELê DEUR DIE PLAASLIKE BESTUUR KRAGTENS DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986

2.1 ALLE ERWE

- 2.1.1 Die erwe is onderworpe aan 'n serwituut 2 meter 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 meter 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.
- 2.1.2 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 2 meter daarvan geplant word nie.
- 2.1.3 Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke wat hy volgens goeë dunde noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts in die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voornemende doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

LOCAL AUTHORITY NOTICE 1015

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

AKASIA/SOSHANGUVE SCHEME 0137

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 37, 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 0137.

(K13/2/Theresapark x37)
__ June 2004

(Notice No 448/2004) **Acting General Manager: Legal Services**

PLAASLIKE BESTUURSKENNISGEWING 1015

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

AKASIA/SOSHANGUVE WYSIGINGSKEMA 0137

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 Theresapark Uitbreiding 37, synde 'n wysiging van die Pretoria-dorpsbeplanningskema, 1974, goedgekeur het.

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

Hierdie wysiging staan bekend as Akasia/Soshanguve wysigingskema 0137.

(K13/2/Theresapark x37)
__ Junie 2004

(Kennisgewing No 448/2004) **Waarnemende Hoofbestuurder: Regsdienste**

LOCAL AUTHORITY NOTICE 1016

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF THERESAPARK EXTENSION 37 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 37 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(K13/2/Theresapark x37)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY MEGAPLAN CONSTRUCTION CC 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 598 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 37.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 11229/2003.

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) A right of way 9,45 metre wide along the Western boundary of Portion 47 (portion of Portion A of Portion) of the said farm WITFONTEIN transferred to Stephanus Vermeulen by Deed of Transfer No 10654/1941, which shall not be passed on to the erven in the township.
- b) A right of way 6,30 metre wide along the Western and Northern boundaries of the Remaining Extent of Portion 62 of the said farm WITFONTEIN, measuring as such 13,2097 hectare held by Cecilia Maria Corbitt, married out of community of property to Johannes Francois Corbitt, by Certificate of Consolidated Title No. T15758/1940 as will more fully appear from Deed of Servitude No 402/1941S which shall not be passed on to the erven in the township.
- c) Entitled to a right of way 9,45 metre wide along the Western boundary of the Remaining Extent of Portion A of Portion of the farm WITFONTEIN, measuring as such 36,4143 hectare, held by the said Charles Celt Thomas by Deed of Transfer No 271/1919 dated 18th January 1919 to the main road to Pretoria, which shall not be passed on to the erven in the township.
- d) "Onderhewig aan 'n serwituuat van reg van weg ten gunste van die hierinvermelde eiendom oor die Restant van Gedeelte 8 van die binnegemelde plaas soos uiteengesit in voorwaardes 1(a) en (b) van T34134/48 en T38595/71 gedeeltelik gekanselleer op die datum waarop Theresapark Uitbreiding 1 tot 'n goedgekeurde dorp verklaar word soos meer volledig sal blyk uit gemelde Notariële Akte No. K2097/1980S wat nie aan die erwe in die dorp oorgedra moet word nie."
- e) the following right of way servitude which does not affect the erven in the township:
 1. "The Remaining Extent of Portion A of Portion of the farm WITFONTEIN, measuring as such 45,1006 hectare (of which the property held hereunder is part) is subject to a right of way 9,45 meter marked "ROAD" on the diagram annexed to Deed of Transfer No. T17240/1941; in favour of;
 - (a) Portion 47 (a portion of Portion A of Portion) of the said farm WITFONTEIN, transferred to Stephanus Ockerdt Vermeulen by Deed of Transfer No T 10654/1941; and
 - (b) Portion 59 (portion of Portion B of Portion) of the said farm WITFONTEIN, transferred to Arthur Ronald Jones by Deed of Transfer No T 11709/1941.
 2. Subject to a servitude of the same right of way marked on the diagram annexed to aforesaid Deed of Transfer No. T17240/1941 in favour of;
 - (a) The Remaining Extent of Portion A of Portion of the farm WITFONTEIN, measuring 36,4143 hectare, held by CC Thomas by Deed of Transfer No. T 271/1919 dated 18 January 1919; and
 - (b) The Remaining Extent of Portion B of Portion of the said farm WITFONTEIN, measuring as such 35,8448 hectare, held by CC Thomas by Deed of Transfer No. T6024/1916 dated 21 August 1916".

1.4 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 R34 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).

1.5 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 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.

1.7 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.

1.8 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have the erven in the township consolidated. The City of Tshwane Metropolitan Municipality hereby grants its consent to the consolidation in respect of Section 92(1)(b) of Ordinance 15 of 1986.

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 2 meter wide, for sewerage and other municipal services (water//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.

PLAASLIKE BESTUURSKENNISGEWING 1016**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****VERKLARING VAN THERESAPARK UITBREIDING 37 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 Theresapark Uitbreiding 37 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(K13/2/Theresapark x37)

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR MEGAPLAN KONSTRUKSIE CC INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP 'N GEDEELTE VAN GEDEELTE 598 VAN DIE PLAAS WITFONTEIN 301JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES**1.1 NAAM**

Die naam van die dorp is Theresapark Uitbreiding 37.

1.2 ONTWERP

Die dorp bestaan uit erwe, parke en strate soos aangedui op Algemene Plan LG No. 11229/2003.

1.3 BESIKKING 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 -

- a) die volgende reg van weg serwituut 9,45 meter wyd langs die Wes grens van Gedeelte 47 (gedeelte van gedeelte A van gedeelte) van die Plaas Witfontein oorgedra aan Stephanus Vermeulen Akte van Transport T 10654/1941 wat nie aan die erwe in die dorp oorgedra moet word nie.
- b) die volgende reg van weg serwituut 6,30 meter wyd langs die Wes en Noord grens van die restant van Gedeelte 62 van die plaas Witfontein, groot 13,2097 hektaar gehou deur Cecilia Maria Corbitt, getroud buite gemeenskap van goed met J F Corbitt, in terme van Sertifikaat van geregistreerde titel T 15758/1940 soos meer blyk uit akte van serwituut 402/1941S wat nie aan die erwe aan die dorp oorgedra moet word nie.
- c) die volgende reg van weg serwituut 9,45 meter wyd langs die Wes grens die Restant van Gedeelte A Gedeelte van die plaas Witfontein, groot 36,4143 hektaar, gehou deur CC Thomas in terme van Akte van Transport T 271/1919 gedateer 18 Januarie 1919 na die Hoofpad na Pretoria wat nie aan die erwe in die dorp oorgedra moet word nie
- d) Onderhewig aan 'n serwituut van reg van weg ten gunste van die hierinvermelde eiendom oor die Restant van Gedeelte 8 van die binnegemelde plaas soos uiteengesit in voorwaardes 1(a) en (b) van T34134/48 en T38595/71 gedeeltelik gekanselleer op die datum waarop Theresapark Uitbreiding 1 tot 'n goedgekeurde dorp verklaar word soos meer volledig sal blyk uit gemelde Notariële Akte No. K2097/1980S wat nie aan die erwe in die dorp oorgedra moet word nie."

e) die volgende reg van weg serwituit wat op die eiendom van toepassing is, maar nie die erwe in die dorp raak nie:

1. "The Remaining Extent of Portion A of Portion of the farm WITFONTEIN, measuring as such 45,1006 hectare (of which the property held hereunder is part) is subject to a right of way 9,45 meter marked "ROAD" on the diagram annexed to Deed of Transfer No. T17240/1941; in favour of;

(a) Portion 47 (a portion of Portion A of Portion) of the said farm WITFONTEIN, transferred to Stephanus Ockerdt Vermeulen by Deed of Transfer No T 10654/1941; and

(b) Portion 59 (portion of Portion B of Portion) of the said farm WITFONTEIN, transferred to Arthur Ronald Jones by Deed of Transfer No T 11709/1941.

2. Subject to a servitude of the same right of way marked on the diagram annexed to aforesaid Deed of Transfer No. T 17240/1941 in favour of;

(a) The Remaining Extent of Portion A of Portion of the farm WITFONTEIN, measuring 36,4143 hectare, held by CC Thomas by Deed of Transfer No. T 271/1919 dated 18 January 1991; and

(b) The Remaining Extent of Portion B of Portion of the said farm WITFONTEIN, measuring as such 35,8448 hectare, held by CC Thomas by Deed of Transfer No. T 6024/1916 dated 21 August 1916"

1.4 BEGIFTIGING

Die dorpselenaar moet kragtens die bepalings van Artikel 98(3) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 aan die plaaslike bestuur as begiftiging 'n globale bedrag van R34 000-00 betaal welke bedrag deur die plaaslike bestuur aangewend moet word vir die verkryging van een of meer parke (openbare oopruimte).

Sodanige begiftiging is betaalbaar kragtens die bepalings van Artikel 81 van genoemde Ordonnansie.

1.5 VERSKUIWING OF DIE VERVANGING 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 dorpselenaar gedra word.

1.6 VOORSIENING VAN NOODSAAKLIKE DIENSTE

Die aansoeker moet die nodige reëlings met die plaaslike bestuur tref met betrekking tot die voorsiening en installering van water, elektrisiteit en sanitêre dienste. Sodanige reëlings sal onder meer ook voorsiening maak vir die voorsiening, installering en verf van bogrondse brandkrane volgens SABS spesifikasie kode 090/1972.

1.7 MINIATUURSUBSTASIES

Indien dit tydens die installering van dienste nodig sou wees om miniatuursubstasies binne 1 meter padreserwe of kleiner te plaas, sal serwitute binne die erwe geregistreer word ten gunste van die Plaaslike Owerheid.

1.8 KONSOLIDASIE VAN ERWE

Die dorpsstigter sal op eie koste die erwe in die dorp konsolideer. Toestemming word hiermee verleen tot sodanige konsolidasie deur die munisipaliteit van Tshwane.

2. TITELVOORWAARDES:

VOORWAARDES OPGELê DEUR DIE PLAASLIKE BESTUUR KRAGTENS DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986

2.1 ALLE ERWE

- 2.1.1 Die erwe is onderworpe aan 'n serwituut 2 meter 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 meter 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.
- 2.1.2 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 2 meter daarvan geplant word nie.
- 2.1.3 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 goëddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts in die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voornemende doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke veroorsaak word.
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