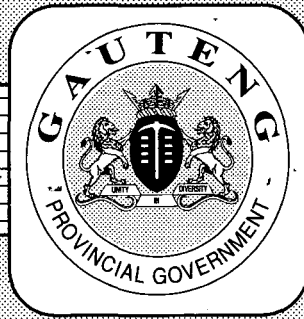


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

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

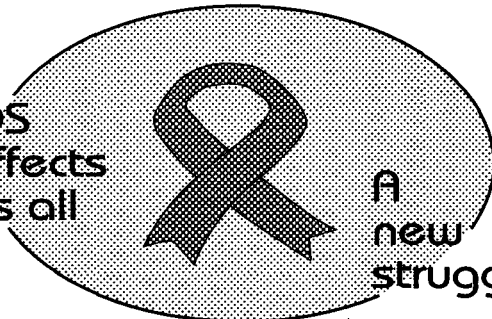
Vol. 10

**PRETORIA, 23 JANUARY 2004
JANUARIE**

No. 25

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



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GENERAL NOTICE**NOTICE 138 OF 2004**

**NOKENG TSA TAEMANE LOCAL MUNICIPALITY
NOTICE OF FIRST SITTING OF VALUATION BOARD TO HEAR
OBJECTIONS IN RESPECT OF THE VALUATION ROLL FOR THE
FINANCIAL YEAR 2003/2007**

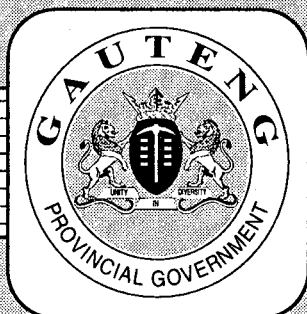
Notice is hereby given in terms of section 15 (3)(b)/37 of the Local Authorities Rating Ordinance, 1977 (Ordinance 11 of 1997), that the first sitting of the valuation board will take place on the 9th February 2004 at 09h00 and will be held at the following address:

Council Chambers
Nokeng Tsa Taemane Local Municipality
C/o Oakley and Montrose Street
Rayton

To consider any objection to the valuation roll for the financial year 2003/2007.

N J BOTHA
SECRETARY: VALUATION BOARD

**THE PROVINCE OF
GAUTENG**



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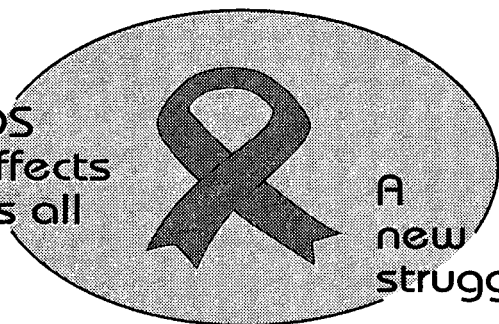
Vol. 10

PRETORIA, 21 JANUARY
JANUARIE 2004

No. 24

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DEPARTMENT OF HEALTH



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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 100

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

AKASIA/SOSHANGUVE AMENDMENT SCHEME

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 Heatherview Extension 21, 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 Amendment Scheme

(K13/2/Heatherview x21
... January 2004

Acting General Manager: Legal Services
(Notice No 222/2004)

PLAASLIKE BESTUURSKENNISGEWING 100

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

AKASIA/SOSHANGUVE WYSIGINGSKEMA

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 Heatherview Uitbreiding 21, 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

(K13/2/Heatherview x21
... Januarie 2004

Waarnemende Hoofbestuurder: Regsdienste
(Kennisgewing No 222/2004)

LOCAL AUTHORITY NOTICE 101
CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF HEATHERVIEW EXTENSION 21 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 Heatherview Extension 21 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(K13/2/Heatherview x21)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY MGF PROPERTIES BK 1987/020387/23 IN TERMS OF THE 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 567 (PORTION OF PORTION 352) OF THE FARM WITFONTEIN 301JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Heatherview Extension 21.

1.2 DESIGN

The township shall consist of erven, parks and streets as indicated on General Plan SG No 7514/2003.

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.

1.4 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.

1.5 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.

1.6 ACCESS

Ingress from and egress to the townships will be allowed as shown on the layout plan attached to the letter of approval of the Head of Department: Department of Public Transport, Roads and Works (Plan 7815/1 date 2003/02/06).

(The lines of no access are also shown on the layout plan).

The access must be build before any development takes place.

The right to access will be revoked immediately if the access is not built before development takes place.

1.7 ACCEPTANCE AND DISPOSAL OF STORMWATER

In terms of Section 84 of the Road Ordinance, 1957, the applicant/Local Authority shall arrange the drainage of the subdivision in such a way that it will fit in with the drainage of the road, taking into account the capacity of the system. He shall receive and dispose all the stormwater running from the road or being diverted from the road. The state or Provincial Administration will not be responsible for any damage caused by or arising from such stormwater.

Where, in the opinion of the Deputy Director-general: Department of Transport and Public Works, the system for the above road is too small to copy with any increase volume of stormwater as a result of the establishment of the subdivision, the applicant/Local Authority, (who ever is responsible for the drainage of the subdivision) shall be responsible for the cost of installing a larger drainage system for the road.

1.8 DEMOLITION OF EXISTING BUILDINGS AND STRUCTURES

The township owner shall at his own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries also out buildings and dilapidate structures to be demolished when required by the City of Tshwane Metropolitan Municipality.

The necessary precautions, related to buildings, must be taken, in line with the recommendation contained in the Geological Report C/JG GEO 1 compiled by C/JG le Roux dated July 2000.

The conditions contained in letter of approval received from the HEAD DEPARTMENT: Department of Public Transport, Roads and Works dated 2003/02/06 shall be complied with.

1.9 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.

1.10 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 R37 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).

1.11 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.

1.12 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.

1.13 RESTRICTION ON THE ALIENATION OF LAND

Regardless of the issuing of a certificate as contemplated in section 82(1)(b)(ii)(cc) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), Erven 1-37 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.

1.14 THE DEVELOPER'S OBLIGATIONS

1.14.1 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). 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.

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 erf has been transferred.

1.14.2 PROVISION OF ENGINEERING DRAWINGS

The developer must submit to the Municipality complete engineering drawings in respect of internal sewers and sewer connection points and complete engineering drawings in respect of the internal road and stormwater sewers as well as water and electricity services, prior to the commencement of the construction of the said services.

1.14.3 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

Before any erf is transferred, the Municipality must be provided with a certificate by a Professional Engineer for water, sewerage, electricity, and the internal road and stormwater sewers, in which it 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 recognized financial institution.

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

1.14.4 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 recognized financial institution, in respect of poor workmanship and/or materials with regard to the civil engineering services and the electricity services, 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 Municipality.

1.14.5 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 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 Municipality must be notified of this without delay.

1.14.6 APPROVAL OF BUILDING PLANS

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

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

Transfer of land to the Section 21 Company, Erf 37 shall be transferred to the homeowners' association (Section 21 Company) by and at the expense of the township owner.

2. CONDITIONS OF TITLE

2.1 The erven mentioned below shall be subject to the conditions 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 is subject to a servitude, minimum 1 metre wide and an aggregate 3 metres wide in favour of the local authority, for sewerage and other municipal purposes, along any boundary other than a street or rear boundary and in the case of a panhandle erf, an additional servitude for municipal purposes, 1 metre wide, across the access portion on the erf, of and when required by the local authority: Provided that the local authority may dispense with any such servitude.

2.1.1.2 The erf is subject to a servitude in favour of the local authority for municipal purposes, 2 metres wide, on the street- and rear (mid-block) boundary: Provided that the local authority may dispense with any such servitude.

2.1.1.3 No building 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 1 metre from it.

2.1.1.4 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 427-433, 436-438 AND 450

The erven are subject to a 16 metre building line, as indicated on the plan 7815/1 approved by HEAD OF DEPARTMENT: PUBLIC TRANSPORT, ROADS AND WORKS dated 2003/02/06.

2.1.3 ALL ERVEN

All erven shall be made subject to the registration of servitudes within a 13 metre or smaller road reserve for miniature substations if and when necessary.
