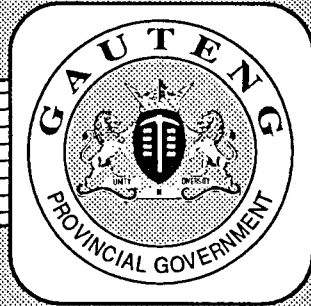


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**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

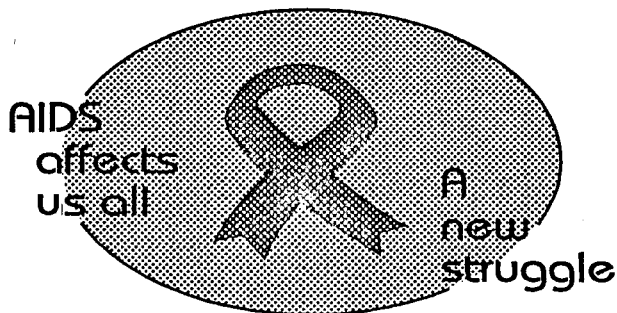
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Vol. 10

PRETORIA, 31 AUGUST
AUGUSTUS 2004

No. 355

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 1825

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

CENTURION AMENDMENT SCHEME 0717

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 68, being an amendment of the Centurion Town-planning Scheme, 1992.

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 Centurion Amendment Scheme 0717.

(16/3/1717)

__ September 2004

Acting General Manager: Legal Services

(Notice No 863/2004)

PLAASLIKE BESTUURSKENNISGEWING 1825

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

CENTURION WYSIGINGSKEMA 0717

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 Hennopspark Uitbreiding 68, synde 'n wysiging van die Centurion-dorpsbeplanningskema, 1992, 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 Centurion-wysigingskema 0717.

(16/3/1717)

__ September 2004

Waarnemende Hoofbestuurder: Regsdienste

(Kennisgewing No 863/2004)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF HENNOSPARK EXTENSION 68 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 Hennopspark Extension 68 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(16/3/1717)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY JM ERASMUS IN TERMS OF THE PROVISIONS OF CHAPTER 3 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON THE REMAINING PORTION OF PORTION 377 (A PORTION OF PORTION 96) OF THE FARM ZWARTKOP 356JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Hennopspark Extension 68.

1.2 DESIGN

The township shall consist of erven, parks and streets as indicated on General Plan SG No 2817/2000.

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;

"A. Portion "1" (the Remaining Extent whereof is hereby transferred) is **SPECIALLY SUBJECT** to a Right of Way 9,45 metres wide along the Western boundary of the property as indicated by the letters D e f C on the Diagram SG No A1919/1937 annexed to Certificate of Registered Title No 7951/1938 in favour of the General Public as will more fully appear from Notarial Deed of Servitude No 531/1938-S.

B. **SPECIALLY SUBJECT TO** Notarial Agreement No 445/1934-S, dated the 3rd day of August 1934, entered into between WILLIAM McQUEEN PATTISON and ALBERT BARROW 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 said City Council.

C. **AND SPECIALLY SUBJECT** and entitled to the following servitudes, reservations and conditions:-

1. The owners of the Portion 2 of Portion D of the middle portion (Remaining Extent is hereby transferred) and Portion 1 of the Portion D of the middle portion of the said farm ZWARTKOP reciprocally have the right of way over the said properties leading to Irene Station and the Main Road between Pretoria and Johannesburg as at present existing over the said Portion 2 of Portion D of the middle portion (the Remaining extent whereof is hereby transferred) and to be continued eastward over the said Portion 1 and Portion D of the middle portion of ZWARTKOP.

2. The owner of the property hereby transferred shall be entitled to a right of way 9,45 metres wide along the South Eastern boundary of Portion A of Portion 2 of Portion D of the middle portion of the said farm, measuring 18,2870 hectares, transferred to Valentine Sills Simpson by Deed of Transfer No T11753/1922 on the 22nd day of November 1922, between the points marked C and B on the diagram annexed to the said Deed of Transfer T11753/1922 over the remaining extent of Portion 2 of Portion D of the said farm, measuring as such 122,0501 hectares, to the River on the northern boundary of the said Portion 2 of Portion D of the middle portion of the said farm ZWARTKOP 356.

3. The owner of the property hereby transferred shall not be entitled to any one or more of the rights to water from certain dam constructed in the Hennops River 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 T7341/1922, made in favour in Henricus Lorents on the 26th day of July 1922, and more fully described therein under paragraphs 1, 2, 3, 4 and 5 thereof."

b) the following servitudes which affects Erven 642 and 643 in the township only;

(i) Kragtens Notariële Akte van Serwituut K6804/98S gedateer 30 November 1998 die binnegemelde eiendom tesame met Erf 644, Hennospark Uitbreiding 65 Dorpsgebied Registrasie Afdeling JR, Provinsie van Gauteng 1,1766 hektaar is onderhewig aan serwituut van Notariële verbindingsooreenkoms vir doeleindes daarvan om die geheel te ontwikkel en bykomende regte. Soos meer volledig sal blyk uit die gemelde notariële akte.

(ii) By virtue of notarial deed K5084/99S dated 27 September 1999 the within mentioned property is entitled to a servitude of right of way over the servient property (Erf 644, Hennospark Extension 65) an area 2094 square metres indicated by figure ABCDEFGHJKL, MNPQRSTUVA on diagram SG 9195/1998 together with ancillary rights as will more fully appear from the said notarial deed.

1.4 PRECAUTIONARY MEASURES

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

- (a) water will not dam up, that the entire surface of the dolomite area/s is drained properly and that streets are sealed effectively with tar, cement or bitumen; and
- (b) trenches and excavations for foundations, pipes and cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150 mm, and compacted until the same grade of compaction as that of the surrounding material is obtained.

1.5 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 or Telkom services, the cost thereof shall be borne by the township owner.

1.6 ACCESS

No ingress from Road K111 to the township and no egress to Road K111 from the township shall be allowed.

1.7 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of Road K111 and for all stormwater running of or being diverted from the road to be received and disposed of.

1.8 CONSOLIDATION OF ERVEN

The township owner shall at own expense cause Erven 642 and 643 in the township to be consolidated.

1.9 NOTARIAL TIE

The consolidated erf in 1.8 above must remain tied to Hennopspark Extension 65 in terms of Notarial Tie Agreement K6804/1998S, unless the Council agrees to the contrary. Such tie does not prohibit the transfer of the consolidated erf or the sectional title units. Hennopspark Extension 68 must form part of the section 21 company of Hennopspark Extension 65.

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 shall be subject to a servitude, 3 metre wide, for municipal services (water, sewerage, electricity and 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, 3 metre 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 metre 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.
- 2.1.1.4 Upon transfer, the owner of each erf must automatically become a member of the section 21 company and remain a member until he or she ceases to be the registered owner of that erf, which condition must be included in the title deed of the portion.

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

VERKLARING VAN HENNOSPARK UITBREIDING 68 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 Hennospark Uitbreiding 68 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(16/3/1717)

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR JM ERASMUS INGEVOLGE DIE BEPALINGS VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP DIE RESTERENDE GEDEELTE VAN GEDEELTE 377 ('N GEDEELTE VAN GEDEELTE 96) VAN DIE PLAAS ZWARTKOP 356JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Hennospark Uitbreiding 68.

1.2 ONTWERP

Die dorp bestaan uit erwe, parke en strate soos aangedui op Algemene Plan LG No 2817/2000.

1.3 BESIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd -

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

"A. Portion "1" (the Remaining Extent whereof is hereby transferred) is SPECIALLY SUBJECT to a Right of Way 9,45 metres wide along the Western boundary of the property as indicated by the letters D e f C on the Diagram SG No A1919/1937 annexed to Certificate of Registered Title No 7951/1938 in favour of the General Public as will more fully appear from Notarial Deed of Servitude No 531/1938-S.

B. SPECIALLY SUBJECT TO Notarial Agreement No 445/1934-S, dated the 3rd day of August 1934, entered into between WILLIAM McQUEEN PATTISON and ALBERT BARROW 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 said City Council.

C. AND SPECIALLY SUBJECT and entitled to the following servitudes, reservations and conditions:-

1. The owners of the Portion 2 of Portion D of the middle portion (Remaining Extent is hereby transferred) and Portion 1 of the Portion D of the middle portion of the said farm ZWARTKOP reciprocally have the right of way over the said properties leading to Irene Station and the Main Road between Pretoria and Johannesburg as at present existing over the said Portion 2 of Portion D of the middle portion (the Remaining extent whereof is hereby transferred) and to be continued eastward over the said Portion 1 and Portion D of the middle portion of ZWARTKOP.
2. The owner of the property hereby transferred shall be entitled to a right of way 9,45 metres wide along the South Eastern boundary of Portion A of Portion 2 of Portion D of the middle portion of the said farm, measuring 18,2870 hectares, transferred to Valentine Sills Simpson by Deed of Transfer No T11753/1922 on the 22nd day of November 1922, between the points marked C and B on the diagram annexed to the said Deed of Transfer T11753/1922 over the remaining extent of Portion 2 of Portion D of the said farm, measuring as such 122,0501 hectares, to the River on the northern boundary of the said Portion 2 of Portion D of the middle portion of the said farm ZWARTKOP 356.
3. The owner of the property hereby transferred shall not be entitled to any one or more of the rights to water from certain dam constructed in the Hennops River 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 T7341/1922, made in favour in Henricus Lorents on the 26th day of July 1922, and more fully described therein under paragraphs 1, 2, 3, 4 and 5 thereof."

b) die volgende servitute wat slegs Erwe 642 en 643 in die dorp raak;

- (i) Kragtens Notariële Akte van Serwituut K6804/98S gedateer 30 November 1998 die binne gemelde eiendom tesame met Erf 644, Hennospark Uitbreiding 65 Dorpsgebied Registrasie Afdeling JR, Provinsie van Gauteng 1,1766 hektaar is onderhewig aan serwituut van Notariële verbindingsooreenkoms vir doeleindes daarvan om die geheel te ontwikkel en bykomende regte. Soos meer volledig sal blyk uit die gemelde notariële akte.
- (ii) By virtue of notarial deed K5084/99S dated 27 September 1999 the within mentioned property is entitled to a servitude of right of way over the servient property (Erf 644, Hennospark Extension 65) an area 2094 square metres indicated by figure ABCDEFGHJKL, MNPQRSTUVA on diagram SG 9195/1998 together with ancillary rights as will more fully appear from the said notarial deed.

1.4 VOORKOMENDE MAATREëLS

Die dorpselenaar moet op eie koste reëlings met die plaaslike bestuur tref om te verseker dat –

- (a) water nie opdam nie, dat die hele oppervlakte van die dolomiet areas behoorlik gedreineer word en dat die strate doeltreffend met teer, beton of butimen geseël word; en
- (b) slote en uitgrawings vir fondamente, pype kables 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 is, verkry is.

1.5 VERSKUIWING OF DIE VERVANGING VAN MUNISIPALE EN TELKOM DIENSTE

Indien, as gevolg van die stigting van die dorp, dit mag nodig word om enige bestaande munisipale of Telkom dienste te verskuif, verwyder of te vervang, sal die koste daarvan deur die dorpselenaar gedra word.

1.6 TOEGANG

Geen toegang van Pad K111 tot die dorp en geen uitgang tot Pad K111 uit die dorp word toegelaat nie.

1.7 ONTVANGS EN VERSORGING VAN STORMWATER

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van die Pad K111 en hy moet die stormwater wat van die pad afloop of afgelei word, ontvang en daarmee wegdoen.

1.8 KONSOLIDASIE VAN ERWE

Die dorpseienaar moet op eie koste Erwe 642 en 643 in die dorp laat konsolideer.

1.9 NOTARIËLE VERBINDING

Die gekonsolideerde erf in 1.8 hierbo moet ingevolge Notariële Verbindingsooreenkomste K6804/1998S verbind bly met Hennospark Uitbreiding 65, tensy die Raad skriftelik tot die teendeel toestem. Sodanige verbinding plaas egter nie 'n verbod op die transport van die gekonsolideerde erf of deeltiteelhede nie. Hennospark Uitbreiding 68 moet deel vorm van die Artikel 21 Maatskappy van Hennospark Uitbreiding 65.

2. TITELVOORWAARDES

2.1 Die erwe hieronder genoem, is onderworpe aan die voorwaardes 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, 3 meter 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 pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 3 meter 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 2 meter 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 goedgevoelde 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.

2.1.1.4 By oordrag moet die eienaar van elke erf outomaties 'n lid van die artikel 21-maatskappy word en 'n lid bly totdat hy of sy nie meer die geregistreerde eienaar van daardie erf is nie, en hierdie voorwaarde moet in die titelakte van die gedeelte ingesluit word.
