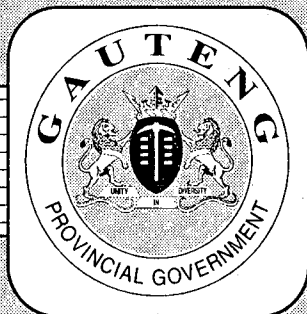


**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

**Provincial Gazette Extraordinary  
Buitengewone Provinsiale Koerant**

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

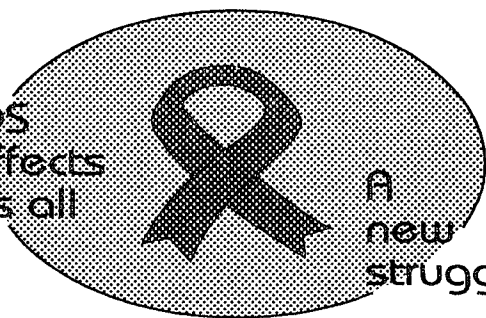
Vol. 10

PRETORIA, 6 DECEMBER 2004  
DESEMBER

**No. 557**

**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



---

**CONTENTS • INHOUD**

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
<b>LOCAL AUTHORITY NOTICES</b>			
2809	Town-planning and Townships Ordinance (15/1986): City of Tshwane Metropolitan Municipality: Akasia/Soshanguve Scheme 138.....	3	557
2810	do.: do.: Declaration as an approved township: Theresapark Extension 42.....	3	557
2811	do.: do.: Akasia/Soshanguve Scheme 139.....	7	557
2812	do.: do.: Declaration as an approved township: Therespark Extension 43.....	7	557

---

---

## LOCAL AUTHORITY NOTICES

---

### LOCAL AUTHORITY NOTICE 2809

#### CITY OF TSHWANE METROPOLITAN MUNICIPALITY

##### AKASIA/SOSHANGUVE SCHEME 138

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 42, 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 138.

(K13/2/Theresapark x42  
December 2004

Acting General Manager: Legal Services  
(Notice No 1068/2004)

---

### PLAASLIKE BESTUURSKENNISGEWING 2810

#### CITY OF TSHWANE METROPOLITAN MUNICIPALITY

##### DECLARATION OF THERESAPARK EXTENSION 42 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 42 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(K13/2/Theresapark x42)

#### SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY THORNBROOK GOLF ESTATE (EDMS) BPK 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 603 (A PORTION OF PORTION 424) 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 42.

##### 1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan No 831/2004.

##### 1.3 Disposal of Existing Conditions of Title:

All erven shall be subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, but excluding:

1.3.1 The following conditions by virtue of Deed of Transport T106696/2004 which shall not be passed on to the erven in the township:

“(a) The rights of the State President described in section thirty-four of the Land Settlement Act.

- (b) The condition that all roads and thoroughfares lawfully made on the land hereby transferred, shall remain free and unencumbered unless the same is cancelled, closed or altered by competent authority."

1.3.2 The servitude of right of way in favour of The City of Tshwane Metropolitan Municipality registered in terms of Notarial Deed of Servitude No. \_\_\_\_\_ which affects erf 1654 in the township only

1.4 Access

Ingress from Waterbok Street to the township and egress to Waterbok Street from the township shall be limited to the junctions of the access servitudes with the said street. Temporary access to the township over erf 1654 must be provided to the satisfaction of the local authority as and when needed.

1.5 Removal or Replacement of Municipal Services:

If, by reason of the establishment of the township, it may become necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owner.

1.6 Demolition of 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 to be demolished to the satisfaction of the municipality, when required by the municipality to do so.

1.7 Removal of Litter

The township owner shall at its own expense have all litter within the township removed to the satisfaction of the municipality, when required to do so by the said municipality.

1.8 Removal or replacement of TELKOM services

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing TELKOM services, the cost thereof shall be borne by the township owner.

1.9 Provision and installation of engineering services

The township owner and the municipality, if applicable, shall provide and install engineering services in the township area as provided for in the services agreement concluded between the township owner and the municipality.

1.10 Miniature Substations

If, by reason at the installation of services, it should become necessary to install miniature substations within a 13m road reserve or smaller, servitudes shall be registered within the erven to the satisfaction of the municipality.

1.11 Property Owner's Association

1.11.1 The township owner shall establish a Property Owner's Association ("POA") to be incorporated as an association not for gain in terms of Section 21 of the Companies Act, 61 of 1973, to the satisfaction of the municipality before the commencement of registration of ownership of individual erven in the township.

1.11.2 The registered owner of an erf in the township shall automatically become a member of the POA, and shall be bound by its Articles of Association, and any rules issued in terms thereof, as well as its Memorandum of Association.

1.11.3 Transfer of Land to the Section 21 Company (POA)

1.11.3.1 Erf 1670 which erf shall be transferred to the Section 21 Company (POA) at the expense of the township owner, and shall be developed (where necessary) and maintained by the said Company (POA) as a private open space.

1.11.3.2 Erf 1671 which erf shall be transferred to the Section 21 Company (POA) at the expense of the township owner, shall be developed and maintained by the said Company (POA) as an internal access road.

1.11.3.3 The servitudes of right of way, with the necessary splays, to be registered over Portion 362 and the Remainder of Portion 66 of the farm Witfontein 301-J.R. as shown on the Layout Plan FT0164/2003/P1/1, which shall be registered in favour of the Section 21 Company (POA) at the expense of the township owner, shall be developed and maintained by the said Company (POA) as servitudes for access control and access.

1.11.4 Further responsibilities of Section 21 Company (POA)

Subject to the responsibilities of the POA as set out above, the POA shall also be responsible for the following:

1.11.4.1 The maintenance of the access servitudes referred to in paragraph 2.4 above, until such maintenance is taken over by the municipality.

1.11.4.2 All matters of common interest to its members.

1.11.4.3 All matters specified in the Articles of Association.

1.11.5 A copy of the registered Memorandum of Association and Statutes of the Company shall be submitted to the municipality who shall verify compliance with 2.16.3 and 2.16.4 above.

1.11.6 The POA shall be entitled to levy periodical contributions from its members, excluding the township owner or its successors in township title, for the fulfillment of its obligations in the manner prescribed in the Articles of Association.

1.11.7 In respect of any transfer of Erven 1590-1669 or any subdivision thereof subsequent to the initial transfer thereof from the applicant or its successor in township title, shall be subject to the following:

The Registrar of Deeds shall not register the transfer of Erven 1590-1669 or any subdivisions thereof, and the owner thereof shall not be entitled to procure such transfer before and unless the POA has certified that all levies or other amounts owing to it by the owner, have been paid in full.

1.12 In favour of and enforceable by the Homeowners' Association

Each owner of a unit in a sectional title scheme or any part of or of any interest in it will automatically become and remain a member of the original homeowners' association of the township Theresapark Extension 42 and be subject to the statutes of the homeowners' association until he/she stops being an owner as hereby contemplated. Neither the erf nor any part of it or an interest in it or a unit on it will be transferred to anyone who has not bound himself / herself, to the satisfaction of the homeowners' association, to become a member of the association.

2. CONDITIONS OF TITLE:

2.1 All erven (excluding Erven 1670 and 1671), shall be subject to the following conditions imposed by the Municipality in terms of the provisions of the Town-planning and Townships Ordinance, 1986.

2.1.1 The erf is subject to a servitude, 2m wide, in favour of the POA for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes, 2m wide across the access portion of the erf, if and when required by the POA: Provided that the POA may dispense with any such servitude.

- 2.1.2 No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 (two) metres thereof.
- 2.1.3 The POA shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude, such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the POA.

## 2.2 Erven 1590-1669

- 2.2.1 The owner of the erf hereby transferred shall, upon transfer of the erf in his/her name automatically become a member of the Property Owner's Association ("POA") established for the township in terms of the Conditions of Establishment, and shall be bound by its Articles of Association and any rules made in terms thereof, as well as its Memorandum of Association.
- 2.2.2 The provisions of 3.1 above shall apply *mutates mutandis* to any alienation of an individual share in the erf hereby transferred.
- 2.2.3 The transferee of the erf hereby transferred shall not in any manner alienate the erf unless the proposed purchaser has bound himself to become and remain a member of the POA for the duration of his ownership of the erf hereby transferred, and a certificate has been issued by the POA to the effect that all levies or other amounts owing to it by the transferor have been paid in full.

## 2.3 Erf 1671

The erf, which shall be registered in the name of the Section 21 Company (POA) mentioned in clause 2.16.1 above, shall be subject to a servitude of right of way in favour of all erven in the township, as well as a servitude in favour of the municipality for any municipal services, if required, as well as for emergency services. Twenty-four hour access shall be available at all times for municipal and emergency purposes.

## 2.4 Erf 1671

The erf is subject to the following servitudes:

- 2.4.1 The erf is subject to a right-of-way servitude in favour of Erven 1598 - 1653, for access purposes.
- 2.4.2 The erf is subject to a right-of-way servitude in favour of the Municipality.
- 2.4.3 The erf is subject to a servitude for general engineering services.
- 2.4.4 The erf is subject to a servitude of right of way in favour of the owners & occupiers of erven in the proposed townships of Theresapark Extension 38 (situated on the remainder of Portion 66 of the farm Witfontein 301 JR), Theresapark Extension 39 (situated on portion 130 of the farm Witfontein 301 JR) and Theresapark Extension 43 (situated on part of the Remainder of Portion 19 and part of the Remainder of Portion 27 of the farm Witfontein 301 JR).

## 2.5 Erven 1598, 1599 to 1610, 1653, 1670 and 1671

The erf is subject to a servitude in favour of the Municipality as shown on the general plan.

## 2.6 Erf 1653

The erf is subject to a servitude for municipal purposes as shown by figure 'E4E5vwxyE4' on the General Plan.

**LOCAL AUTHORITY NOTICE 2811**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**  
**AKASIA/SOSHANGUVE SCHEME 139**

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 43, 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 139.

(K13/2/Theresapark x43  
 \_\_\_ December 2004

**Acting General Manager: Legal Services**  
 (Notice No 1069/2004)

**PLAASLIKE BESTUURSKENNISGEWING 2812**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

**DECLARATION OF THERESAPARK EXTENSION 43 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 43 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(K13/2/Theresapark x43)

**SCHEDULE**

CONDITIONS UNDER WHICH THE APPLICATION MADE BY THORNBROOK GOLF ESTATE (EDMS) BPK 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 604 (A PORTION OF PORTION 424) 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 43.

**1.2 DESIGN**

The township shall consist of erven as indicated on General Plan No 832/2004.

**1.3 Disposal of Existing Conditions of Title:**

All erven shall be subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, but excluding:

**1.3.1.1 The following conditions by virtue of Deed of Transport T106696/2004 which shall not be passed on to the erven in the township:**

“(a) The rights of the State President described in section thirty-four of the Land Settlement Act.

(b) The condition that all roads and thoroughfares lawfully made on the land hereby transferred, shall remain free and unencumbered unless the same is cancelled, closed or altered by competent authority.”

1.3.1.2 The following servitude that does not affect the township:

- (c) "Kragtens Notariële Akte Nr. K6303/1992S gedateer 1 September 1992, die bovermelde eiendom is onderhewig aan 'n serwitut vir stormwater ten gunste van die Stadsraad van Akasia. Die serwitut gebied is voorgestel deur die Figuur ABCDA wat 2 425 vierkante meter op die Serwitutkaart LG. No A 6536/1988, soos meer volledig sal blyk uit gemelde Notariële akte."

1.3.1.3 The servitude of right of way in favour of The City of Tshwane Metropolitan Municipality registered in terms of Notarial Deed of Servitude No. \_\_\_\_\_ which affects erf 1697 in the township only

1.4 Access:

Ingress from Waterbok Street to the township and egress to Waterbok Street from the township shall be limited to the junctions of the access servitudes, with the said street. Temporary access to the township over erf 1697 must be provided to the satisfaction of the local authority as and when needed.

1.5 Removal or Replacement of Municipal Services:

If, by reason of the establishment of the township, it may become necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owner.

1.6 Demolition of 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 to be demolished to the satisfaction of the municipality, when required by the municipality to do so.

1.7 Removal of Litter

The township owner shall at its own expense have all litter within the township removed to the satisfaction of the municipality, when required to do so by the said municipality.

1.8 Removal or replacement of TELKOM services

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing TELKOM services, the cost thereof shall be borne by the township owner.

1.9 Provision and installation of engineering services

The township owner and the municipality, if applicable, shall provide and install engineering services in the township area as provided for in the services agreement concluded between the township owner and the Municipality.

1.10 Miniature Substations

If, by reason at the installation of services, it should become necessary to install miniature substations within a 13m road reserve or smaller, servitudes shall be registered within the erven to the satisfaction of the municipality.

1.11 Property Owner's Association

1.11.1 The township owner shall establish a Property Owner's Association ("POA") to be incorporated as an association not for gain in terms of Section 21 of the Companies Act, 61 of 1973, to the satisfaction of the municipality before the commencement of registration of ownership of individual erven in the township.

1.11.2 The registered owner of an erf in the township shall automatically become a member of the POA, and shall be bound by its Articles of Association, and any rules issued in terms thereof, as well as its Memorandum of Association.



### 1.11.3 Transfer of Land to the Section 21 Company (POA)

- 1.11.3.1 Erf 1781, which erf shall be transferred to the Section 21 Company (POA) at the expense of the township owner, and shall be developed (where necessary) and maintained by the said Company (POA) as a private open space.
- 1.11.3.2 Erf 1782, which erf shall be transferred to the Section 21 Company (POA) at the expense of the township owner, shall be developed and maintained by the said Company (POA) as an internal access road.
- 1.11.3.3 The servitudes of right of way, with the necessary splays, to be registered over Portion 362 and the Remainder of Portion 66 of the farm Witfontein 301-J.R. as shown on the Plan FT0164/2003/P1/1, which shall be registered in favour of the Section 21 Company (POA) at the expense of the township owner, shall be developed and maintained by the said Company (POA) as servitudes for access control and access.

### 1.11.4 Further responsibilities of Section 21 Company (POA)

Subject to the responsibilities of the POA as set out above, the POA shall also be responsible for the following:

- 1.11.4.1 The maintenance of the access servitudes referred to in paragraph 2.4 above, until such maintenance is taken over by the municipality.
- 1.11.4.2 All matters of common interest to its members.
- 1.11.4.3 All matters specified in the Articles of Association.
- 1.11.5 A copy of the registered Memorandum of Association and Statutes of the Company shall be submitted to the municipality who shall verify compliance with 2.16.3 and 2.16.4 above.
- 1.11.6 The POA shall be entitled to levy periodical contributions from its members, excluding the township owner or its successors in township title, for the fulfillment of its obligations in the manner prescribed in the Articles of Association.
- 1.11.7 In respect of any transfer of Erven 1672-1780 or any subdivision thereof subsequent to the initial transfer thereof from the applicant or its successor in township title, shall be subject to the following:

The Registrar of Deeds shall not register the transfer of Erven 1672-1780 or any subdivisions thereof, and the owner thereof shall not be entitled to procure such transfer before and unless the POA has certified that all levies or other amounts owing to it by the owner, have been paid in full.

### 1.12 In favour of and enforceable by the Homeowners' Association

Each owner of a unit in a sectional title scheme or any part of or of any interest in it will automatically become and remain a member of the original homeowners' association of the township Theresapark Extension 42 and be subject to the statutes of the homeowners' association until he / she stops being an owner as hereby contemplated. Neither the erf nor any part of it or an interest in it or a unit on it will be transferred to anyone who has not bound himself / herself, to the satisfaction of the homeowners' association, to become a member of the association.

## 2. CONDITIONS OF TITLE:

- 2.1 All erven (excluding Erven 1781 and 1782), shall be subject to the following conditions imposed by the Municipality in terms of the provisions of the Town-planning and Townships Ordinance, 1986.
  - 2.1.1 The erf is subject to a servitude, 2m wide, in favour of the POA for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes, 2m wide across the access portion of the erf, if and when required by the POA: Provided that the POA may dispense with any such servitude.

- 2.1.2 No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 (two) metres thereof.
- 2.1.3 The POA shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude, such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the POA.

## 2.2 Erven 1672-1780

- 2.2.1 The owner of the erf hereby transferred shall, upon transfer of the erf in his/her name automatically become a member of the Property Owner's Association ("POA") established for the township in terms of the Conditions of Establishment, and shall be bound by its Articles of Association and any rules made in terms thereof, as well as its Memorandum of Association.
- 2.2.2 The provisions of 3.1 above shall apply *mutates mutandis* to any alienation of an individual share in the erf hereby transferred.
- 2.2.3 The transferee of the erf hereby transferred shall not in any manner alienate the erf unless the proposed purchaser has bound himself to become and remain a member of the POA for the duration of his ownership of the erf hereby transferred, and a certificate has been issued by the POA to the effect that all levies or other amounts owing to it by the transferor have been paid in full.

## 2.3 Erf 1782

The erf, which shall be registered in the name of the Section 21 Company (POA) mentioned in clause 2.16.1 above, shall be subject to a servitude of right of way in favour of all erven in the township, as well as a servitude in favour of the municipality for any municipal services, if required, as well as for emergency services. Twenty-four hour access shall be available at all times for municipal and emergency purposes.

## 2.4 Erf 1782

The erf is subject to the following servitudes:

- 2.4.1 The erf is subject to a right-of-way servitude in favour of Erven 1672 to 1780, for access purposes.
- 2.4.2 The erf is subject to a right-of-way servitude in favour of the Municipality.
- 2.4.3 The erf is subject to a servitude for general engineering services.
- 2.4.4 The erf is subject to a servitude of right of way in favour of the owners & occupiers of erven in the proposed townships of Theresapark Extension 38 (situated on the remainder of Portion 66 of the farm Witfontein 301 JR) and Theresapark Extension 39 (situated on portion 130 of the farm Witfontein 301 JR) and Theresapark Extension 42 (situated on the Remainder of Portion 17 and part of the Remainder of Portion 27 of the farm Witfontein 301 JR).
-

# Looking for out of print issues of Government and Provincial Gazettes

We can provide photocopies

## **Contact**

The National Library of South Africa,  
Pretoria Campus  
PO Box 397  
0001 PRETORIA

## **Physical address**

C/o Andries and Vermeulen Streets  
Entrance in Andries Street

## **Contact details**

Tel: (012) 321-8931  
Fax: (012) 325-5984  
E-mail: [infodesk@nlsa.ac.za](mailto:infodesk@nlsa.ac.za)

Dog ate your Gazette?  
... read it online



**www.SA Gazettes.co.za**  
.....

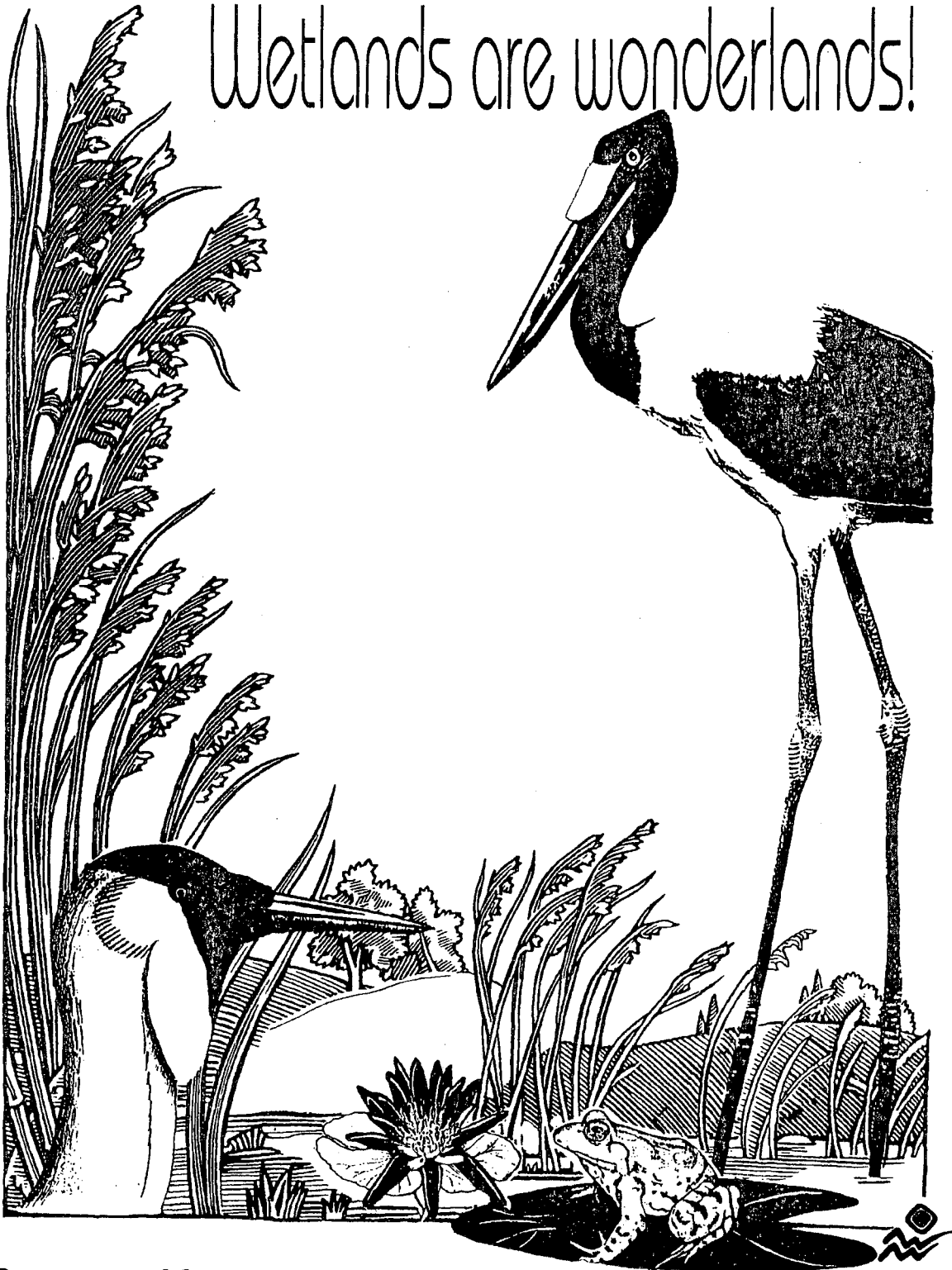
**A new information Portal keeping you up to date with news, legislation, the Parliamentary programme and which is the largest pool of SA Gazette information available on the Web.**

- Easily accessible through the www!
  - Government Gazettes - from January 1994
  - Compilations of all Indexes pertaining to the past week's Government Gazettes
  - All Provincial Gazettes - from September 1995
  - Parliamentary Bills - as of January 1999
- Available in full-text, with keyword searching
- Sabinet Online scans, formats, edits and organize information for you. Diagrams and forms included as images.
- No stacks of printed gazettes - all on computer. Think of the storage space you save.
- Offers Bill Tracker - complementing the SA Gazettes products.

**For easy electronic access to full-text gazette info, subscribe to the SA Gazettes from Sabinet Online. Please visit us at [www.sagazettes.co.za](http://www.sagazettes.co.za)**

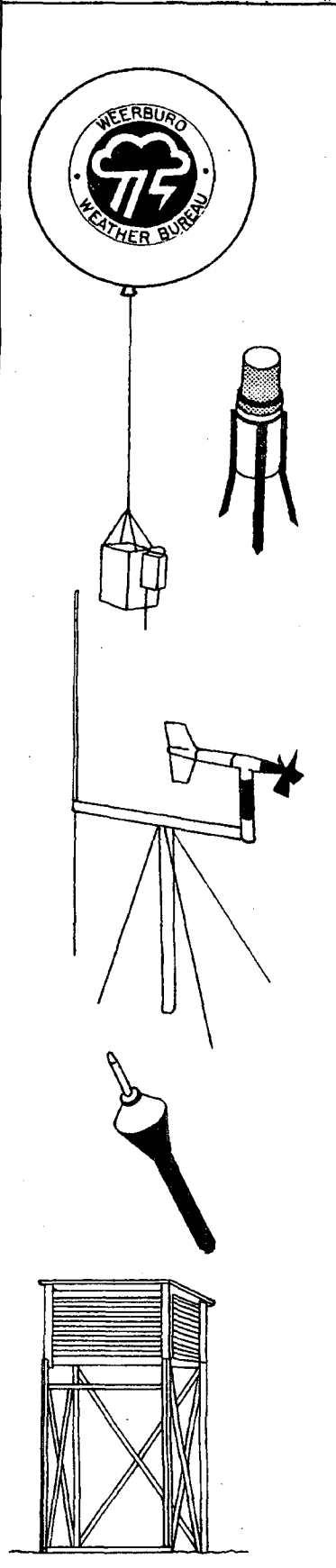
**Sabinet**  
 *Online*

Wetlands are wonderlands!

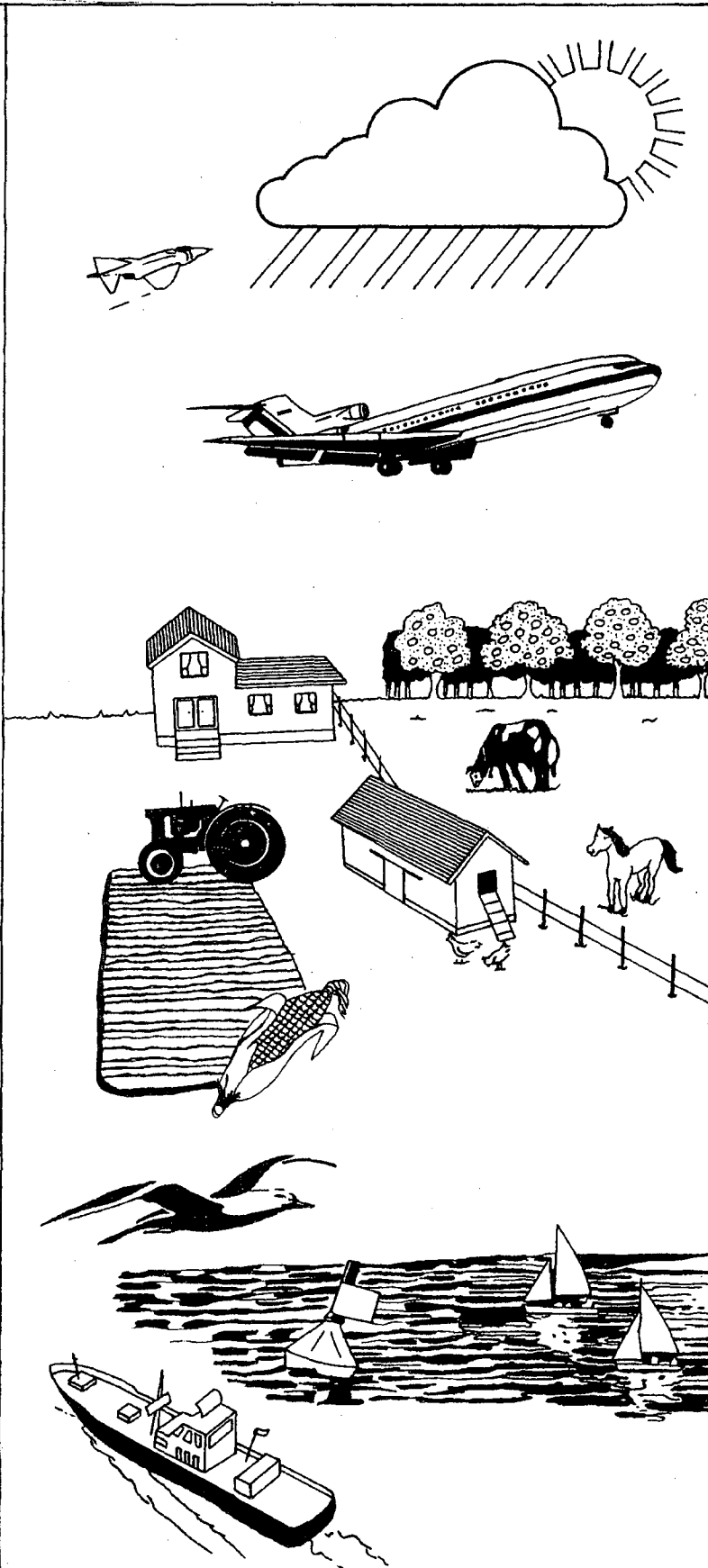


Department of Environmental Affairs and Tourism

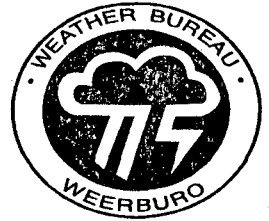
# SA WEATHER BUREAU SA WEERBURO



**W  
E  
A  
T  
H  
E  
R  
.  
S  
E  
R  
V  
I  
C  
E  
S  
.  
W  
E  
E  
R  
D  
I  
E  
N  
S  
T  
E**



KEEP YOUR SHIP GOING.  
PHONE THE WEATHER  
BUREAU FOR THE MOST  
ACCURATE FORECASTING



THE WEATHER BUREAU: DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND TOURISM

