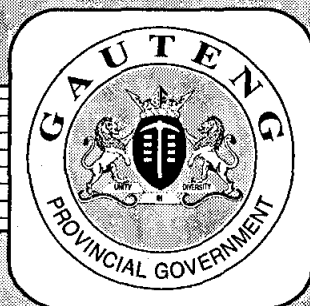


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
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Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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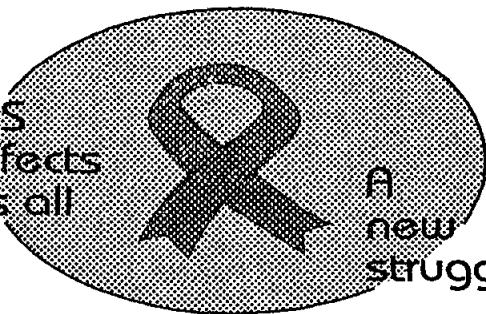
Vol. 11

PRETORIA, 22 SEPTEMBER 2005

No. 396

We all have the power to prevent AIDS

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DEPARTMENT OF HEALTH



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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2278

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

AKASIA/SOSHANGUVE SCHEME 0116

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 The Orchards Extension 21, being an amendment of the Akasia/Soshanguve Town-planning Scheme, 1996.

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

This amendment is known as Akasia/Soshanguve Scheme 0116.

(K13/2/The Orchards x21 (0116))
 ___ September 2005

Head: Legal and Secretarial Services
 (Notice No 862/2005)

PLAASLIKE BESTUURSKENNISGEWING 2278

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

AKASIA/SOSHANGUVE WYSIGINGSKEMA 0116

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 The Orchards Uitbreiding 21, synde 'n wysiging van die Akasia/Soshanguve dorpsbeplanningskema, 1996, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Hoof: Regs- en Sekretariële Dienste, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Akasia/Soshanguve wysigingskema 0116.

(K13/2/The Orchards x21 (0116))
 ___ September 2005

Hoof: Regs- en Sekretariële Dienste
 (Kennisgewing No 862/2005)

LOCAL AUTHORITY NOTICE 2279

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF THE ORCHARDS 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 The Orchards Extension 21 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(K13/2/The Orchards x21)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY SAFDEV LAND 1 (PROPRIETARY) LIMITED UNDER 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 427 (A PORTION OF PORTION 143) OF THE FARM HARTEBEESTHOEK NO 303JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be The Orchards Extension 21.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 9309/2002.

1.3 STORMWATER DRAINAGE AND STREET CONSTRUCTION

1.3.1 The township owner shall on request by the local authority submit to such authority for its approval, a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer approved by the local authority, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, tarmacadamising, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the local authority. Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

1.3.2 The township owner shall, when required by the local authority to do so, carry out the approved scheme at its own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.

1.3.3 The township owner shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the streets have been constructed as set out in sub clause 1.3.2.

1.3.4 If the township owner fails to comply with the provisions of paragraphs 1.3.1, 1.3.2 and 1.3.3 hereof the local authority shall be entitled to do the work at the cost of the township owner.

1.4 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:-

1.4.1 Conditions B in Deed of Transfer T17394/2002 which does not affect the township area;

1.4.2 the servitude, Condition C in Deed of Transfer T17394/2002, as described in Notarial Deed K515/1968S and as shown on diagram SG No A1173/1967 which affects Erf 4283 in the township only;

1.4.3 the servitude, Condition D in Deed of Transfer T17394/2002, as described in Notarial Deed K1071/1973S as amplified by Notarial Deed K2495/1974S and as shown on diagram SG No A3821/1974 which affects Erf 4283 in the township only; and

1.4.4 the servitude, Condition E in Deed of Transfer T17394/2002, as described in Notarial Deed K2142/1998S and as shown on diagram SG No 6870/1996 which affects Erf 4283 in the township only; and

1.4.5 Condition F in Deed of Transfer T17394/2002 which does not affect the township area.

1.5 LAND FOR MUNICIPAL PURPOSES

Erven 4283 to 4285 shall be transferred to the local authority by and at the expense of the township owner as parks.

1.6 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own expense cause all existing buildings and structures situated within the building line reserves, side spaces or other common boundaries to be demolished to the satisfaction of the local authority, when required by the local authority to do so.

1.7 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

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

1.8 REPOSITIONING OF CIRCUITS

If, by reason of the establishment of the township, it should become necessary to reposition any existing circuits of Eskom the cost thereof shall be borne by the township owner.

1.9 RESTRICTION ON THE DISPOSAL OF ERVEN ZONED RESIDENTIAL 1

The township owner shall not dispose of or transfer any erf zoned Residential 1 until the local authority has been satisfied that such transfer implies the simultaneous transfer of an erf with a house/dwelling unit thereon or to be erected thereon: Provided that the local authority, through the Head of the Town Planning Department, may consent to such disposal or transfer of an erf if it has been satisfied that a building contract for the development of the erf is in place and that construction and development of the erf is assured and imminent.

1.10 RESTRICTION OF THE DISPOSAL AND DEVELOPMENT OF RESIDENTIAL 1 ERVEN SITUATED WITHIN AREAS AFFECTED BY FLOODLINES

The township owner shall not dispose of or development and transfer any erf zoned Residential 1, situated within indicated flood line areas, until the local authority has been satisfied that the erven are no longer subject to inundation as a result of the 1:50 and 1:100 year flood lines.

2. CONDITIONS OF TITLE

2.1 The erven with the exception of the erven mentioned in paragraph 1.5 shall be subject to the following conditions imposed by the local authority 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, 2 metres wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of panhandle erf, and additional servitude for municipal purposes, 2 metres wide, across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.

2.1.1.2 No buildings or other structures shall 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.

IMPORTANT NOTICE

The
Gauteng Provincial Gazette Function
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NEW PARTICULARS ARE AS FOLLOWS:

Physical address:

Government Printing Works
149 Bosman Street
Pretoria

Postal address:

Private Bag X85
Pretoria
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New contact persons: Awie van Zyl Tel.: (012) 334-4523
Mrs H. Wolmarans Tel.: (012) 334-4591

Fax number: (012) 323-8805

E-mail address: awvanzyl@print.pwv.gov.za

Contact persons for subscribers:

Mrs S. M. Milanzi Tel.: (012) 334-4734
Mrs J. Wehmeyer Tel.: (012) 334-4753
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*In future, adverts have to be paid in advance
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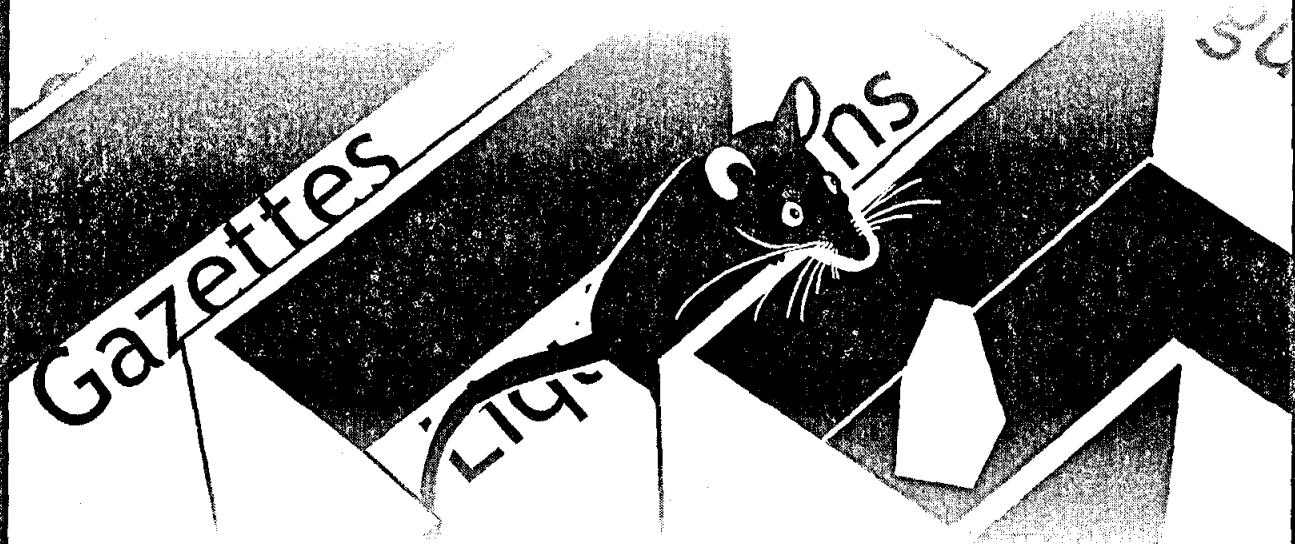
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Director: Financial Management
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