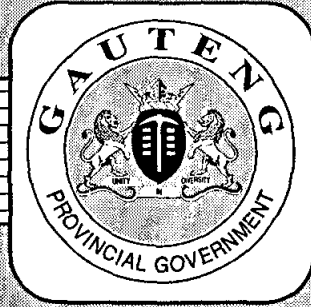


**THE PROVINCE OF
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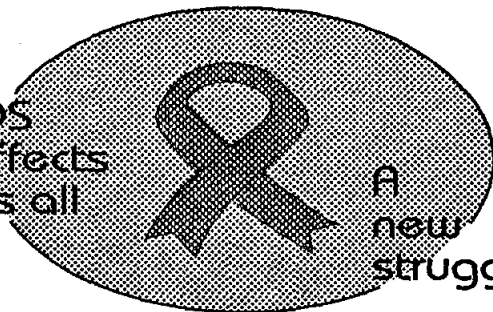
Vol. 11

PRETORIA, 2 DECEMBER
DESEMBER 2005

No. 517

We all have the power to prevent AIDS

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LOCAL AUTHORITY NOTICES

PLAASLIKE BESTUURSKENNISGEWING 3151

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 69 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965 (Ordonnansie 25 van 1965), verklaar die Administrateur hierby die dorp Clarina Uitbreiding 20 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae. GO 15/3/2/90/3

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR WERNER STANDER DEVELOPMENT CC INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 623 VAN DIE PLAAS WITFONTEIN NO. 301-J.R., PROVINSIE GAUTENG, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is Clarina Uitbreiding 20.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 6528/2004.

(3) STORMWATERDREINERING EN STRAATBOU

(a) Die dorpseienaar moet op versoek van die plaaslike bestuur aan sodanige bestuur 'n gedetailleerde skema, volledig met planne, deursneë en spesifikasies, opgestel deur 'n siviele ingenieur wat deur die plaaslike bestuur goedgekeur is, vir die opgaar en afvoer van stormwater deur die hele dorp deur middel van behoorlike aangelegde werke en vir die aanlê, teermacadamisering, beranding en kanalisering van die strate daarin, tesame met die verskaffing van sodanige keermure as wat die plaaslike bestuur nodig ag, vir goedkeuring voorlê.

Verder moet die skema die roete en helling aandui deur middel waarvan elke erf toegang tot die aangrensende straat verkry.

(b) Die dorpseienaar moet, wanneer die plaaslike bestuur dit vereis, die goedgekeurde skema op eie koste namens en tot bevrediging van die plaaslike bestuur, onder toesig van 'n siviele ingenieur deur die plaaslike bestuur goedgekeur, uitvoer.

(c) Die dorpseienaar is verantwoordelik vir die instandhouding van die strate tot bevrediging van die plaaslike bestuur totdat die strate ooreenkomstig subklousule (b) gebou is.

(d) Indien die dorpseienaar versuim om aan die bepalings van paragrawe (a), (b) en (c) hiervan te voldoen, is die plaaslike bestuur geregtig om die werk op koste van die dorpseienaar te doen.

(4) 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 wat nie aan die erwe in die dorp oorgedra moet word nie:

"The property hereby transferred shall be entitled to a right of way 12,59 metres wide (as shown on Diagram S.G. No. A17/34 framed by Surveyor C.C. Thomas in December 1933 and annexed to Deed of Transfer No. 1211/1934 over the remaining extent of Portion "F" aforesaid measuring as such 267,1138 hectares and held under Deed of Transfer No. 17253/1920 dated 20th November 1920."

(b) die volgende serwituuat wat slegs 'n straat in die dorp raak:

"The property hereby transferred shall be subject to a servitude in favour of the City Council of Pretoria, to convey electricity over the property hereby transferred together with ancillary rights and subject to conditions as will more fully appear from Notarial Deed of Servitude 804/58S dated 30th July 1958 and Diagram S.G. No. A4921/50 thereunder annexed."

- (5) **GROND VIR MUNISIPALE DOELEINDES**
Erf 382 moet deur en op koste van die dorpseienaar aan die plaaslike bestuur as 'n park oorgedra word.
- (6) **TOEGANG**
Geen ingang van Provinsiale Pad PWV2 tot die dorp en geen uitgang tot Provinsiale Pad PWV2 uit die dorp word toegelaat nie.
- (7) **ONTVANGS EN VERSORGING VAN STORMWATER**
Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by dié van Pad PWV2 en moet die stormwater wat van die pad afloop of afgelei word, ontvang en versorg.
- (8) **SLOPING VAN GEBOUE EN STRUKTURE**
Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.
- (9) **BEPERKING OP DIE VERVREEMDING VAN ERF**
Die dorpseienaar mag nie Erf 327 aan enige persoon of liggaam met regspersoonlikheid anders as die Staat vervreem nie, voordat hy die Streekdirekteur van die Departement Pos- en Telekommunikasiewese skriftelik in kennis gestel het van sodanige voorneme en die eerste opsie vir 'n tydperk van 6 maande aan hom gegee het om die genoemde erf aan te koop teen 'n prys wat nie hoër is as die prys waarvoor dit die voorneme is om die erf aan sodanige persoon of regspersoonlikheid te vervreem nie.
- (10) **VERPLIGTINGE TEN OPSIGTE VAN NOODSAAKLIKE DIENSTE**
Die dorpseienaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water, elektrisiteit en sanitêre dienste en die installering van stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom.

2. TITELVOORWAARDES

Die erwe met die uitsondering van die Erf genoem in klousule 2(6), is onderworpe aan die volgende voorwaardes opgelê deur die Administrateur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965.

- (1) Die erf is onderworpe aan 'n serwituut 2 m 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 m 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) Geen gebou 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 m daarvan geplant word nie.
- (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 goeëdunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpyleidings en ander werke veroorsaak word.
- (4) Erf 326 is onderworpe aan 'n 4 meter serwituut vir munisipale doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

LOCAL AUTHORITY NOTICE 3151**DECLARATION AS APPROVED TOWNSHIP**

In terms of section 69 of the Town-planning and Townships Ordinance, 1965 (Ordinance 25 of 1965), the Administrator hereby declares Clarina Extension 20 township to be an approved township, subject to the conditions set out in the Schedule hereto. GO 15/3/2/90/3

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY WERNER STANDER DEVELOPMENTS CC UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 623 OF THE FARM WITFONTEIN NO. 301-J.R., PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**(1) NAME**

The name of the township shall be Clarina Extension 20.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 6528/2004.

(3) STORMWATER DRAINAGE AND STREET CONSTRUCTION

(a) 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.

(b) 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.

(c) 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 subclause (b).

(d) If the township owner fails to comply with the provisions of paragraphs (a), (b) and (c) hereof the local authority shall be entitled to do the work at the cost of the township owner.

(4) DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

(a) the following right which shall not be passed on to the erven in the township:

"The property hereby transferred shall be entitled to a right of way 12,59 metres wide (as shown on Diagram S.G. No. A17/34 framed by Surveyor C.C. Thomas in December 1933 and annexed to Deed of Transfer No. 1211/1934 over the remaining extent of Portion "F" aforesaid measuring as such 267,1138 hectares and held under Deed of Transfer No. 17253/1920 dated 20th November 1920."

(b) the following servitude which affects a street in the township only:

"The property hereby transferred shall be subject to a servitude in favour of the City Council of Pretoria, to convey electricity over the property hereby transferred together with ancillary rights and subject to conditions as will more fully appear from Notarial Deed of Servitude 804/58S dated 30th July 1958 and Diagram S.G. No. A4921/50 thereunder annexed."

(5) LAND FOR MUNICIPAL PURPOSES

Erf 382 shall be transferred to the local authority by and at the expense of the township owner as a park.

- (6) **ACCESS**
No ingress from Provincial Road PWV2 to the township and no egress to Provincial Road PWV2 from the township shall be allowed.
- (7) **ACCEPTANCE AND DISPOSAL OF STORMWATER**
The township owner shall arrange for the drainage of the township to fit in with that of Road PWV2 and for all stormwater running off or being diverted from the road to be received and disposed of.
- (8) **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 over common boundaries to be demolished to the satisfaction of the local authority, when required by the local authority to do so.
- (9) **RESTRICTION ON THE DISPOSAL OF ERF**
The township owner shall not offer for sale or alienate Erf 327 to any person or body with legal personality other than the State, before he has notified the Regional Director of the Department of Post and Telecommunications, in writing, of such intention and given him such first option for a period of 6 months to buy such erf at a price which is not higher than the price for which it is the intention to alienate the erf to such person or body with legal personality.
- (10) **OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES**
The township owner shall within such period as the local authority may determine, fulfil its obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, as previously agreed upon between the township owner and the local authority.

2. **CONDITIONS OF TITLE**

The erven, with the exception of the erf mentioned in clause 2(5) shall be subject to the following conditions imposed by the Administrator in terms of the provisions of the Town-planning and Townships Ordinance, 1965.

- (1) The erf is subject to a servitude, 2 m 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 a panhandle erf, an additional servitude for municipal purposes 2 m 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) 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 m thereof.
- (3) The local authority 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 local authority.
- (4) Erf 326 is subject to a 4 metre servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

PLAASLIKE BESTUURSKENNISGEWING 3152

AKASIA-SOSHANGUVE WYSIGINGSKEMA 214

Die Administrateur verklaar hierby, ingevolge die bepalinge van Artikel 89 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, dat hy 'n wysigingskema, synde 'n wysiging van Akasia-Soshanguve Dorpsbeplanningskema 1996, wat uit dieselfde grond as die dorp Clarina Uitbreiding 20 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Gauteng Provinsiale Regering, (Departement van Finansies en Ekonomiese Sake), Johannesburg, en die Stadsklere Tshwane, en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Akasia-Soshanguve Wysigingskema 214. DPLG 11/3/14/C/35(214)

LOCAL AUTHORITY NOTICE 3152

AKASIA-SOSHANGUVE AMENDMENT SCHEME 214

The Administrator hereby, in terms of the provisions of Section 89 of the Town-planning and Townships Ordinance, 1965, declares that he approved an amendment scheme, being an amendment of Akasia-Soshanguve Town-planning Scheme 1996, comprising the same land as included in the township of Clarina Extension 20.

Map 3 and the scheme clauses of the amendment scheme are filed with the Gauteng Provincial Government, (Department of Finance and Economic Affairs), Johannesburg, and the Town Clerk Tshwane, and are open for inspection at all reasonable times

The amendment is known as Akasia-Soshanguve Amendment Scheme 214. DPLG 11/3/14/C/35(214)

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PLAASLIKE BESTUURSKENNISGEWING 3153

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 69 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965 (Ordonnansie 25 van 1965), verklaar die Administrateur hierby die dorp Clarina Uitbreiding 21 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae. DPLG 11/3/9/1/C/21

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR WERNER STANDER DEVELOPMENT CC INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 625 VAN DIE PLAAS WITFONTEIN NO. 301-J.R., PROVINSIE GAUTENG, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is Clarina Uitbreiding 21.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 7224/2004.

(3) STORMWATERDREINERING EN STRAATBOU

(a) Die dorpsreienaar moet op versoek van die plaaslike bestuur aan sodanige bestuur 'n gedetailleerde skema, volledig met planne, deursnee en spesifikasies, opgestel deur 'n siviele ingenieur wat deur die plaaslike bestuur goedgekeur is, vir die opgaar en afvoer van stormwater deur die hele dorp deur middel van behoorlike aangelegde werke en vir die aanlê, teermacadamisering, beranding en kanalisering van die strate daarin, tesame met die verskaffing van sodanige keermure as wat die plaaslike bestuur nodig ag, vir goedkeuring voorlê. Verder moet die skema die roete en helling aandui deur middel waarvan elke erf toegang tot die aangrensende straat verkry.

(b) Die dorpsreienaar moet, wanneer die plaaslike bestuur dit vereis, die goedgekeurde skema op eie koste namens en tot bevrediging van die plaaslike bestuur, onder toesig van 'n siviele ingenieur deur die plaaslike bestuur goedgekeur, uitvoer.

(c) Die dorpsreienaar is verantwoordelik vir die instandhouding van die strate tot bevrediging van die plaaslike bestuur totdat die strate ooreenkomstig subklousule (b) gebou is.

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- (d) Indien die dorpseienaar versuim om aan die bepalings van paragrawe (a), (b) en (c) hiervan te voldoen, is die plaaslike bestuur geregtig om die werk op koste van die dorpseienaar te doen.

(4) 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 wat nie aan die erwe in die dorp oorgedra moet word nie:
 "The property hereby transferred shall be entitled to a right of way 12,59 metres wide (as shown on Diagram S.G. No. A17/34 framed by Surveyor C.C. Thomas in December 1933 and annexed to Deed of Transfer No. 1211/1934 over the remaining extent of Portion "F" aforesaid measuring as such 267,1138 hectares and held under Deed of Transfer No. 17253/1920 dated 20th November 1920."
- (b) die volgende serwituut wat slegs 'n straat in die dorp raak:
 "The property hereby transferred shall be subject to a servitude in favour of the City Council of Pretoria, to convey electricity over the property hereby transferred together with ancillary rights and subject to conditions as will more fully appear from Notarial Deed of Servitude 804/58S dated 30th July 1958 and Diagram S.G. No. A4921/50 thereunder annexed."

(5) TOEGANG

- (a) Geen ingang van Provinsiale Pad PWV2 tot die dorp en geen uitgang tot Provinsiale Pad PWV2 uit die dorp word toegelaat nie.
- (b) Geen ingang van Theron Straat tot die dorp en geen uitgang tot Theron Straat uit die dorp word toegelaat nie.

(6) ONTVANGS EN VERSORGING VAN STORMWATER

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by dié van Pad PWV9 en moet die stormwater wat van die pad afloop of afgelei word, ontvang en versorg.

(7) SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

(8) VERPLIGTINGE TEN OPSIGTE VAN NOODSAAKLIKE DIENSTE

Die dorpseienaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water, elektrisiteit en sanitêre dienste en die installering van stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom.

2. TITELVOORWAARDES

Die erwe is onderworpe aan die volgende voorwaardes opgelê deur die Administrateur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965.

- (1) Die erf is onderworpe aan 'n serwituut 2 m 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 m 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) Geen gebou 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 m daarvan geplant word nie.
- (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 goeëdoel noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpypleidings en ander werke veroorsaak word.
- (4) Erf 397 is onderworpe aan 'n munisipale serwituut ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

LOCAL AUTHORITY NOTICE 3153**DECLARATION AS APPROVED TOWNSHIP**

In terms of section 69 of the Town-planning and Townships Ordinance, 1965 (Ordinance 25 of 1965), the Administrator hereby declares Clarina Extension 21 township to be an approved township, subject to the conditions set out in the Schedule hereto. DPLG 11/3/9/1/C/21

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY WERNER STANDER DEVELOPMENTS CC UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 625 OF THE FARM WITFONTEIN NO. 301-J.R., PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**(1) NAME**

The name of the township shall be Clarina Extension 21.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 7224/2004.

(3) STORMWATER DRAINAGE AND STREET CONSTRUCTION

(a) 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.

(b) 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.

(c) 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 subclause (b).

(d) If the township owner fails to comply with the provisions of paragraphs (a), (b) and (c) hereof the local authority shall be entitled to do the work at the cost of the township owner.

(4) DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

(a) the following right which shall not be passed on to the erven in the township:

"The property hereby transferred shall be entitled to a right of way 12,59 metres wide (as shown on Diagram S.G. No. A17/34 framed by Surveyor C.C. Thomas in December 1933 and annexed to Deed of Transfer No. 1211/1934 over the remaining extent of Portion "F" aforesaid measuring as such 267,1138 hectares and held under Deed of Transfer No. 17253/1920 dated 20th November 1920."

(b) the following servitude which affects a street in the township only:

"The property hereby transferred shall be subject to a servitude in favour of the City Council of Pretoria, to convey electricity over the property hereby transferred together with ancillary rights and subject to conditions as will more fully appear

from Notarial Deed of Servitude 804/58S dated 30th July 1958 and Diagram S.G. No. A4921/50 thereunder annexed."

(5) ACCESS

- (a) No ingress from Provincial Road PWV2 to the township and no egress to Provincial Road PWV2 from the township shall be allowed.
- (b) No ingress from Theron Street to the township and no egress to Theron Street from the township shall be allowed.

(6) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of Road PWV9 and for all stormwater running off or being diverted from the road to be received and disposed of.

(7) 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 over common boundaries to be demolished to the satisfaction of the local authority, when required by the local authority to do so.

(8) OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The township owner shall within such period as the local authority may determine, fulfil its obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, as previously agreed upon between the township owner and the local authority.

2. CONDITIONS OF TITLE

The erven shall be subject to the following conditions imposed by the Administrator in terms of the provisions of the Town-planning and Townships Ordinance, 1965.

- (1) The erf is subject to a servitude, 2 m 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 a panhandle erf, an additional servitude for municipal purposes 2 m 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) 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 m thereof.
- (3) The local authority 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 local authority.
- (4) Erf 397 is subject to a municipal servitude in favour of the local authority, as indicated on the general plan.

PLAASLIKE BESTUURSKENNISGEWING 3154

AKASIA-SOSHANGUVE WYSIGINGSKEMA 215

Die Administrateur verklaar hierby, ingevolge die bepalings van Artikel 89 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, dat hy 'n wysigingskema, synde 'n wysiging van Akasia-Soshanguve Dorpsbeplanningskema 1996, wat uit dieselfde grond as die dorp Clarina Uitbreiding 21 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Gauteng Provinsiale Regering, (Departement van Finansies en Ekonomiese Sake), Johannesburg, en die Stadsklerk Tshwane, en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Akasia-Soshanguve Wysigingskema 215. DPLG 11/3/14/C/36(215)

LOCAL AUTHORITY NOTICE 3154**AKASIA-SOSHANGUVE AMENDMENT SCHEME 215**

The Administrator hereby, in terms of the provisions of Section 89 of the Town-planning and Townships Ordinance, 1965, declares that he approved an amendment scheme, being an amendment of Akasia-Soshanguve Town-planning Scheme 1996, comprising the same land as included in the township of Clarina Extension 21.

Map 3 and the scheme clauses of the amendment scheme are filed with the Gauteng Provincial Government, (Department of Finance and Economic Affairs), Johannesburg, and the Town Clerk Tshwane, and are open for inspection at all reasonable times

The amendment is known as Akasia-Soshanguve Amendment Scheme 215. DPLG 11/3/14/C/36(215)
ID3220

PLAASLIKE BESTUURSKENNISGEWING 3155**VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge artikel 69 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965 (Ordonnansie 25 van 1965), verklaar die Administrateur hierby die dorp Clarina Uitbreiding 22 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

DPLG 11/3/9/1/C/19

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR WERNER STANDER DEVELOPMENT CC INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 626 VAN DIE PLAAS WITFONTEIN NO. 301-J.R., PROVINSIE GAUTENG, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES**(1) NAAM**

Die naam van die dorp is Clarina Uitbreiding 22.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 7225/2004.

(3) STORMWATERDREINERING EN STRAATBOU

(a) Die dorpseienaar moet op versoek van die plaaslike bestuur aan sodanige bestuur 'n gedetailleerde skema, volledig met planne, deursnee en spesifikasies, opgestel deur 'n siviele ingenieur wat deur die plaaslike bestuur goedgekeur is, vir die opgaar en afvoer van stormwater deur die hele dorp deur middel van behoorlike aangelegde werke en vir die aanlê, teermacadamisering, beranding en kanalisering van die strate daarin, tesame met die verskaffing van sodanige keermure as wat die plaaslike bestuur nodig ag, vir goedkeuring voorlê.

Verder moet die skema die roete en helling aandui deur middel waarvan elke erf toegang tot die aangrensende straat verkry.

(b) Die dorpseienaar moet, wanneer die plaaslike bestuur dit vereis, die goedgekeurde skema op eie koste namens en tot bevrediging van die plaaslike bestuur, onder toesig van 'n siviele ingenieur deur die plaaslike bestuur goedgekeur, uitvoer.

(c) Die dorpseienaar is verantwoordelik vir die instandhouding van die strate tot bevrediging van die plaaslike bestuur totdat die strate ooreenkomstig subklousule (b) gebou is.

(d) Indien die dorpseienaar versuim om aan die bepalings van paragrawe (a), (b) en (c) hiervan te voldoen, is die plaaslike bestuur geregtig om die werk op koste van die dorpseienaar te doen.

(4) 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 die volgende reg en serwituut wat nie aan die erwe in die dorp oorgedra moet word nie:

(a) "The property hereby transferred shall be entitled to a right of way 12,59 metres wide (as shown on Diagram S.G. No. A17/34 framed by Surveyor C.C. Thomas in December 1933 and annexed to Deed of Transfer No. 1211/1934 over the

remaining extent of Portion "F" aforesaid measuring as such 267,1138 hectares and held under Deed of Transfer No. 17253/1920 dated 20th November 1920."

- (b) "The property hereby transferred shall be subject to a servitude in favour of the City Council of Pretoria, to convey electricity over the property hereby transferred together with ancillary rights and subject to conditions as will more fully appear from Notarial Deed of Servitude 804/58S dated 30th July 1958 and Diagram S.G. No. A4921/50 thereunder annexed."

(5) TOEGANG

Geen ingang van Provinsiale Pad PWV2 tot die dorp en geen uitgang tot Provinsiale Pad PWV2 uit die dorp word toegelaat nie.

(6) ONTVANGS EN VERSORGING VAN STORMWATER

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by dié van Pad PWV2 en moet die stormwater wat van die pad afloop of afgelei word, ontvang en versorg.

(7) SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

(8) VERPLIGTINGE TEN OPSIGTE VAN NOODSAAKLIKE DIENSTE

Die dorpseienaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water, elektrisiteit en sanitêre dienste en die installing van stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom.

2. TITELVOORWAARDES

Die erwe is onderworpe aan die volgende voorwaardes opgelê deur die Administrateur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965.

- (1) Die erf is onderworpe aan 'n serwituut 2 m 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 m 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) Geen gebou 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 m daarvan geplant word nie.
- (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 goeie doedunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpyleidings en ander werke veroorsaak word.

LOCAL AUTHORITY NOTICE 3155**DECLARATION AS APPROVED TOWNSHIP**

In terms of section 69 of the Town-planning and Townships Ordinance, 1965 (Ordinance 25 of 1965), the Administrator hereby declares Clarina Extension 22 township to be an approved township, subject to the conditions set out in the Schedule hereto. DPLG 11/3/9/1/C/19

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY WERNER STANDER DEVELOPMENTS CC UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 626 OF THE FARM WITFONTEIN NO. 301-J.R., PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**(1) NAME**

The name of the township shall be Clarina Extension 22.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 7225/2004.

(3) STORMWATER DRAINAGE AND STREET CONSTRUCTION

(a) 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.

(b) 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.

(c) 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 subclause (b).

(d) If the township owner fails to comply with the provisions of paragraphs (a), (b) and (c) hereof the local authority shall be entitled to do the work at the cost of the township owner.

(4) DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, but excluding the following right and servitude which shall not be passed on to the erven in the township:

(a) "The property hereby transferred shall be entitled to a right of way 12,59 metres wide (as shown on Diagram S.G. No. A17/34 framed by Surveyor C.C. Thomas in December 1933 and annexed to Deed of Transfer No. 1211/1934 over the remaining extent of Portion "F" aforesaid measuring as such 267,1138 hectares and held under Deed of Transfer No. 17253/1920 dated 20th November 1920."

(b) "The property hereby transferred shall be subject to a servitude in favour of the City Council of Pretoria, to convey electricity over the property hereby transferred together with ancillary rights and subject to conditions as will more fully appear from Notarial Deed of Servitude 804/58S dated 30th July 1958 and Diagram S.G. No. A4921/50 thereunder annexed."

(5) ACCESS

No ingress from Provincial Road PWV2 to the township and no egress to Provincial Road PWV2 from the township shall be allowed.

(6) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of Road PWV2 and for all stormwater running off or being diverted from the road to be received and disposed of.

(7) 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 over common boundaries to be demolished to the satisfaction of the local authority, when required by the local authority to do so.

(8) OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The township owner shall within such period as the local authority may determine, fulfil its obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, as previously agreed upon between the township owner and the local authority.

2. CONDITIONS OF TITLE

The erven, with the exception of the erf mentioned in clause 2(5) shall be subject to the following conditions imposed by the Administrator in terms of the provisions of the Town-planning and Townships Ordinance, 1965.

- (1) The erf is subject to a servitude, 2 m 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 a panhandle erf, an additional servitude for municipal purposes 2 m 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) 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 m thereof.
- (3) The local authority 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 local authority.

PLAASLIKE BESTUURSKENNISGEWING 3156
AKASIA-SOSHANGUVE WYSIGINGSKEMA 216

Die Administrateur verklaar hierby, ingevolge die bepalings van Artikel 89 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, dat hy 'n wysigingskema, synde 'n wysiging van Akasia-Soshanguve Dorpsbeplanningskema 1996, wat uit dieselfde grond as die dorp Clarina Uitbreiding 22 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Gauteng Provinsiale Regering, (Departement van Finansies en Ekonomiese Sake), Johannesburg, en die Stadsklerk Tshwane, en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Akasia-Soshanguve Wysigingskema 216. DPLG 11/3/14/C/37(216)

LOCAL AUTHORITY NOTICE 3156
AKASIA-SOSHANGUVE AMENDMENT SCHEME 216

The Administrator hereby, in terms of the provisions of Section 89 of the Town-planning and Townships Ordinance, 1965, declares that he approved an amendment scheme, being an amendment of Akasia-Soshanguve Town-planning Scheme 1996, comprising the same land as included in the township of Clarina Extension 22.

Map 3 and the scheme clauses of the amendment scheme are filed with the Gauteng Provincial Government, (Department of Finance and Economic Affairs), Johannesburg, and the Town Clerk Tshwane, and are open for inspection at all reasonable times

The amendment is known as Akasia-Soshanguve Amendment Scheme 216.

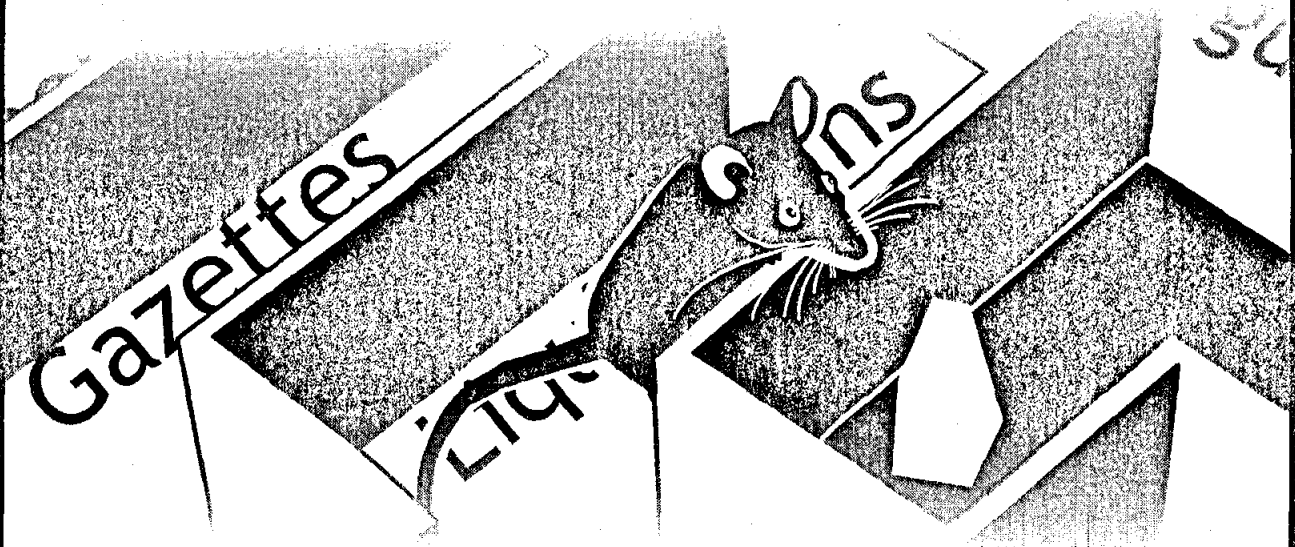
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