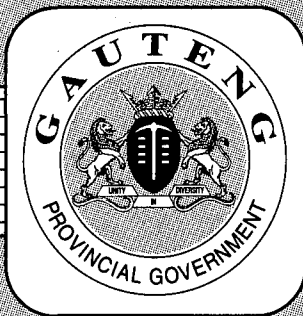


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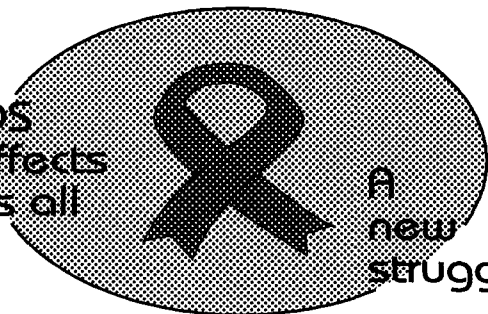
Vol. 11

PRETORIA, 10 JANUARY 2005
JANUARIE 2005

No. 9

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 45

CITY OF TSHWANE METROPOLITAN MUNICIPALITY AKASIA - SOSHANGUVE AMENDMENT SCHEME 067

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 Soshanguve-BB Extension 1, 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 Acting General Manager: Legal Services, and are open to inspection during normal office hours.

This amendment is known as the Akasia - Soshanguve Amendment Scheme 067.

(16/3/1/899)

Acting General Manager: Legal Services
(Notice No /2005)

PLAASLIKE BESTUURSKENNISGEWING 45

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT AKASIA - SOSHANGUVE WYSIGINGSKEMA 067

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 Soshanguve-BB Uitbreiding 1, synde 'n wysiging van die Akasia - Soshanguve Dorpsbeplanningskema, 1996, 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 die Akasia - Soshanguve Wysigingskema 067

(16/3/1/899)

Waarnemende Hoofbestuurder: Regsdienste
(Kennisgewing No /2005)

LOCAL AUTHORITY NOTICE 46

CITY OF TSHWANE METROPOLITAN MUNICIPALITY DECLARATION AS APPROVED TOWNSHIP

In terms of section 103(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Tshwane Metropolitan Municipality hereby declares Soshanguve-BB Extension 1 to be an approved township, subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY BRK PROPERTIES CC IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 50 OF THE FARM RIETGAT 611 JR HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Soshanguve - BB Extension 1.

1.2 DESIGN

The township shall consist of erven as indicated on General Plan SG No. 5863/2003.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

1.3.1 The following which affects Erven 1841 and 1842

Erven 1841 and 1842 shall be subject to an overhead power line servitude, 22 metres wide, represented by the centre line n,p,q vide Diagram S.G. No.4960/2001

1.3.2 The following that affects Erven 1840 and 1841

Erf 1840 and 1841 shall be subject to an overhead power line servitude, 22 metres wide, represented by the centre line q,r vide Diagram S.G. No.4960/2001

1.3.3 The following which shall not be passed on to Erven 1841 and 1842

The applicant shall, at its own costs, cause to be removed an overhead power line servitude, 31 metres wide as represented by the centre lines a, RM2, d and e, f, g, vide Diagram S.G. No. 4960/2001 and register the necessary servitude along the new route of the relocated power lines over the relevant erven

1.3.4 The following which shall not be passed on to Erven 1840 and 1841

The applicant shall, at its own costs, cause to be removed an overhead power line servitude, 31 metres wide as represented by the centre lines d, RM3, j and g, k, m, vide Diagram S.G. No. 4961/2001 and register the necessary servitude along the new route of the relocated power lines over the relevant erven

1.4 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

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

1.5 PROVISION AND INSTALLATION OF ESSENTIAL SERVICES

The applicant shall make the necessary arrangements for the provision and installation of water, electricity and sanitation as well as the construction of roads and stormwater drainage in the township. The services installed by the applicant shall comply with the City of Tshwane Metropolitan Municipality's standards.

1.6 ACCESS

Ingress to and egress from the townships will be allowed as shown on the Layout Plan SOSH – CBD/3. (The lines of no access are also shown on the layout plan.) The access must be built before any development takes place. The right to access will be revoked immediately if the access is not built before development takes place.

1.7 ACCEPTANCE AND DISPOSAL OF STORM WATER

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

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

1.8 DEMOLITION OF EXISTING BUILDINGS AND STRUCTURES

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

MINIATURE SUBSTATIONS

Should it become necessary during the installing of services to place miniature substations within a road reserve the servitudes inside the erven shall be registered in favour of the City of Tshwane Metropolitan Municipality.

1.10 REMOVAL OF LITTER

The applicant shall at his own expense have all litter within the township area removed to the satisfaction of the City of Tshwane Metropolitan Municipality, when required to do so by the City of Tshwane Metropolitan Municipality.

1.11 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

Should it become necessary to remove and/or replace any existing TELKOM services as a result of the establishment of the township, the cost thereof shall be borne by the applicant.

1.12 PROVISION OF ENGINEERING DRAWINGS

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

1.13 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

Before any erf is transferred, the City of Tshwane Metropolitan Municipality must be provided with a certificate by a Professional Engineer for water, sewerage, electricity, and the internal road and storm water sewers, in which is certified that the internal engineering services have been completed and that the engineers accept liability for the services. The City of Tshwane Metropolitan Municipality may at its own discretion allow an exception in respect of the internal road and storm water sewers. If this is the case, the applicant must give the City of Tshwane Metropolitan Municipality an undertaking that the applicant will complete this service on or before a certain date and must provide the City of Tshwane Metropolitan Municipality with a guarantee issued by a recognised financial institution.

1.14 MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months commences when the last of the internal engineering services (i.e. water, sewerage, electricity, and the road and storm water sewers) have been completed.

1.15 APPROVAL OF BUILDING PLANS

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

1.16 LAND FOR MUNICIPAL PURPOSES

Erven 1839 and 1843 as well as the street between the erven shall be transferred to the City of Tshwane Metropolitan Municipality by and at the expense of the applicant. If required by City of Tshwane Metropolitan Municipality, the necessary guarantees have to be provided by the applicant.

2. CONDITIONS OF TITLE

ALL 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 The erven shall be subject to a servitude, 2m wide, for municipal services (water, sewer, electricity and storm water) (hereinafter referred to as "the services"), in favour of the local authority, along any two boundaries, except a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 2m 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.
- 2.2 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 (two) metres from it.
- 2.3 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.
- 2.4 Where, in the opinion of the local authority, it is impracticable for storm water to be drained from higher-lying erven direct to a public street, the owner of the lower-lying erf shall be obliged to accept or permit the passage over the erf of such storm water: Provided that the owners of any higher-lying erven, the storm water from high is discharged over any lower-lying erf, shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of such lower-lying erf may find necessary to lay or construct for the purpose of conduction the water so discharged over the erf.

PLAASLIKE BESTUURSKENNISGEWING 46

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge van artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No 15 van 1986), verklaar die Stad Tshwane Metropolitaanse Munisipaliteit hierby die dorp Soshanguve-BB Uitbreiding 1 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes soos in die bygaande Bylae hieronder uiteengesit.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR BRK PROPERTIES INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 50 VAN DIE PLAAS RIETGAT 611 JR, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Soshanguve – BB Extension 1.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan SG No. 5863/2003

1.3 BESKIKKING OOR BESTAANDE TITLEVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, as daar is, met inbegrip van regte op minerale:

1.3.1 Die volgende wat Erwe 1841 en 1842 raak:

Erwe 1841 en 1842 is onderworpe aan 'n oorhoofse kraglyn serwituut, 22 meter wyd, verteenwoordig deur die middellyn lyn n,p,q via Diagram L.G. No. 4960/2001.

1.3.2 Die volgende wat Erwe 1840 en 1841 raak:

Erwe 1840 en 1841 is onderworpe aan 'n oorhoofse kraglyn serwituut, 22 meter wyd, verteenwoordig deur die middellyn lyn q,r via Diagram L.G. No. 4960/2001.

1.3.3 Die volgende wat nie aan Erwe 1841 en 1842 oorgedra moet word nie:

Die applikant sal op eie koste 'n oorhoofse kraglyn serwituut 31 meters wyd soos soos verteenwoordig deur die middellyn lyn a, RM 2, d, e, f, g via Diagram L.G. No. 4961/2001 verwyder en die nodige serwituut langs die nuwe roete van die hervestigde kraglyn oor die toepaslike erwe.

1.3.4 Die volgende wat nie aan Erwe 1840 en 1841 oorgedra moet word nie:

Die applikant sal op eie koste 'n oorhoofse kraglyn, 31 meter wyd soos verteenwoordig deur die sentrale lyn d, RM 3, j, g, k, m via Diagram L.G. No. 4961/2001 verwyder en die nodige serwituut langs die nuwe roete van die hervestigde kraglyne oor die toepaslike erwe.

1.4 VERSKUIWING OF DIE VERVANGING VAN MUNISIPALE DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale dienste te verskuif of te vervang, moet die koste daarvan deur die applikant gedra word.

1.5 VOORSIENING EN INSTALLERING VAN NOODSAAKLIKE DIENSTE

Die applikant moet die nodige reelings tref vir die voorsiening en installering van water, elektrisiteit en sanitasie sowel as die konstruksie van paaie en stormwater dreinerings in die dorp. Die dienste geïnstalleer deur die aplikant sal voldoen aan die standaard van die Stad van Tshwane Metropolitaanse Munisipaliteit.

1.6 TOEGANG

Ingang tot en uitgang van die dorp word toegelaat soos aangedui op die uitleg plan (SOSH – CBD/3). (Die lyne van geen toegang word ook aangedui op die uitleg plan.) Die toegang moet gebou word voordat enige ontwikkeling plaasvind. Die reg tot toegang sal onmiddellik herroep word indien die toegang nie gebou is voordat die ontwikkeling plaasvind nie.

1.7 ONTVANGS EN VERSORGING VAN STORMWATER

In terme van Artikel 84 van die Pad Ordinansie, 1957, moet die applikant/plaaslike bestuur die dreinerings van die onderverdeling so reël dat dit inpas by die dreinerings van die pad, met inagneming van die kapasiteit van die sisteem. Hy sal al die stormwater wat van die pad afloop of afgelei word ontvang en versorg. Die Staat of die Provinsiale Administrasie sal nie verantwoordelik wees vir enige skade veroorsaak deur of ontstaan vanaf sulke stormwater.

Waar in die opinie van die Adjunk Direkteur-generaal: Departement van Transport en Publieke Werke, die sisteem van die bestaande pad te klein is om die verhoogte volume van stormwater as gevolg van die stigting van die onderverdeling te hanteer, sal die applikant/plaaslike bestuur (wie ook al verantwoordelik vir die dreinerings van die onderverdeling) verantwoordelik wees vir die koste van installering van 'n groter dreinerings stelsel van die pad.

1.8 SLOPING VAN BESTAANDE GEBOUE EN STRUKTURE

Die applikant moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of aan gemeenskaplike grense geleë is, laat sloop wanneer die Stad van Tshwane Metropolitaanse Munisipaliteit dit vereis.

1.9 MINIATUUR SUBSTASIES

Sou dit gedurende instalering van dienste nodig word om miniatuur substasies te plaas binne 'n padreserwe moet die serwituuat binne die erwe geregistreer word ten gunste van die Stad van Tshwane Metropolitaanse Munisipaliteit.

1.10 VERWYDERING VAN ROMMEL

Die applikant moet op eie koste alle rommel binne die dorpsgebied verwyder tot bevreemding van die Stad van Tshwane Metropolitaanse Munisipaliteit, wanneer die Stad van Tshwane Metropolitaanse Munisipaliteit dit vereis.

1.11 VERSKUIWING EN/OF DIE VERANDERING VAN TELKOM DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande Telkom dienste te verskuif of te vervang moet die koste daarvan deur die applikant gedra word.

1.12 VOORSIENING VAN INGENIEURSTEKENINGE

Die applikant moet voltooid ingeurstekeninge ten opsigte van interne riole en riool konneksie punte en volledige ingeurstekeninge ten opsigte van interne paaie en stormwater riole sowel as water en elektrisiteit dienste indien voor aanvang van die konstruksie van die genoemde dienste.

1.13 VOORSIENING VAN 'N SERTIFIKAAT DEUR 'N PROFESIONELE INGENIEUR

Voordat enige erf oorgedra word, moet die Stad van Tshwane Metropolitaanse Munisipaliteit voorsien word van 'n sertifikaat deur 'n Profesionele Ingenieur vir water, riool, elektrisiteit en die interne pad en stormwater riole, waarin gesertifiseer word dat die interne dienste voltooi is en dat die ingenieurs aanspreeklikheid vir die dienste aanvaar. Die Stad van Tshwane Metropolitaanse Munisipaliteit mag tot hul eie diskresie 'n uitsondering toelaat ten opsigte van die interne pad en stormwater riole. As dit die geval is, moet die applikant die dienste voltooi op of voor 'n sekere datum en moet die Stad van Tshwane Metropolitaanse Munisipaliteit voorsien van 'n waarborg uitgereik deur 'n erkende finansiële instansie.

1.14 INSTANDHOUDINGSPERIODE EN WAARBORG

'n Instandhoudingsperiode van 12 (twaalf) maande begin wanneer die laaste interne ingenieursdienste (bv. water, riool, elektrisiteit en die pad en stormwater riole) voltooi is.

1.15 GOEDKEURING VAN BOUPPLANNE

Geen bouplanne moet goedgekeur word voordat die dienste voltooi is (wanneer van toepassing) oorgeneem deur die afdelings van die Dienste-lewerings Departement van die Stad van Tshwane Metropolitaanse Munisipaliteit.

1.16 GROND VIR MUNISIPALE DOELEINDES

Erwe 1839 en 1843 en 'n straat tussen die erwe sal oorgedra word aan die Stad van Tshwane Metropolitaanse Munisipaliteit deur en op koste van die applikant. Wanneer vereis deur die Stad van Tshwane Metropolitaanse Munisipaliteit, moet die nodige waarborge voorsien word deur die applikant.

2. TITELVOORWAARDES.

ALLE ERWE HIERONDER GENOEM IS ONDERWORPE AAN DIE VOORWAARDES SOOS AANGEDUI, OPGELEË DEUR DIE STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT IN GEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986).

- 2.1 Die erf is onderworpe aan 'n serwituut 2 meter breed, vir munisipale doeleindes (water, riool, elektrisiteit en stormwater) (hierna verwys as "die dienste") ten gunste van die plaaslike bestuur, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteel-erf, 'n addisionele serwituut vir munisipale doeleindes 2 meter 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.
 - 2.2 Geen geboue of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortel-bome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 meter daarvandaan geplant word nie.
 - 2.3 Die Stad van Tshwane Metropolitaanse Munisipaliteit is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige dienste en ander werke wat hy volgens goeë dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die Stad van Tshwane Metropolitaanse Munisipaliteit geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Stad van Tshwane Metropolitaanse Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige dienste en ander werke veroorsaak word.
 - 2.4 Daar dit volgens die mening van die plaaslike bestuur ondoenlik is om stormwater van erwe met hoër ligging regstreeks na 'n openbare straat af te voer, is die eienaar van die laerliggende erf verplig om te aanvaar dat sodanige stormwater op sy erf vloei en toe te laat dat dit daaroor vloei: Met die verstande dat die eienaars van erwe met 'n hoër ligging vanwaar die stormwater oor 'n erf met 'n laer ligging vloei, aanspreeklik is om 'n eweredige aandeel van die koste te betaal van enige pyplyn of afleivoer wat die eienaar van sodanige erf met 'n laer ligging nodig mag vind om aan te lê of te bou om die water wat aldus oor die erf vloei, af te voer.
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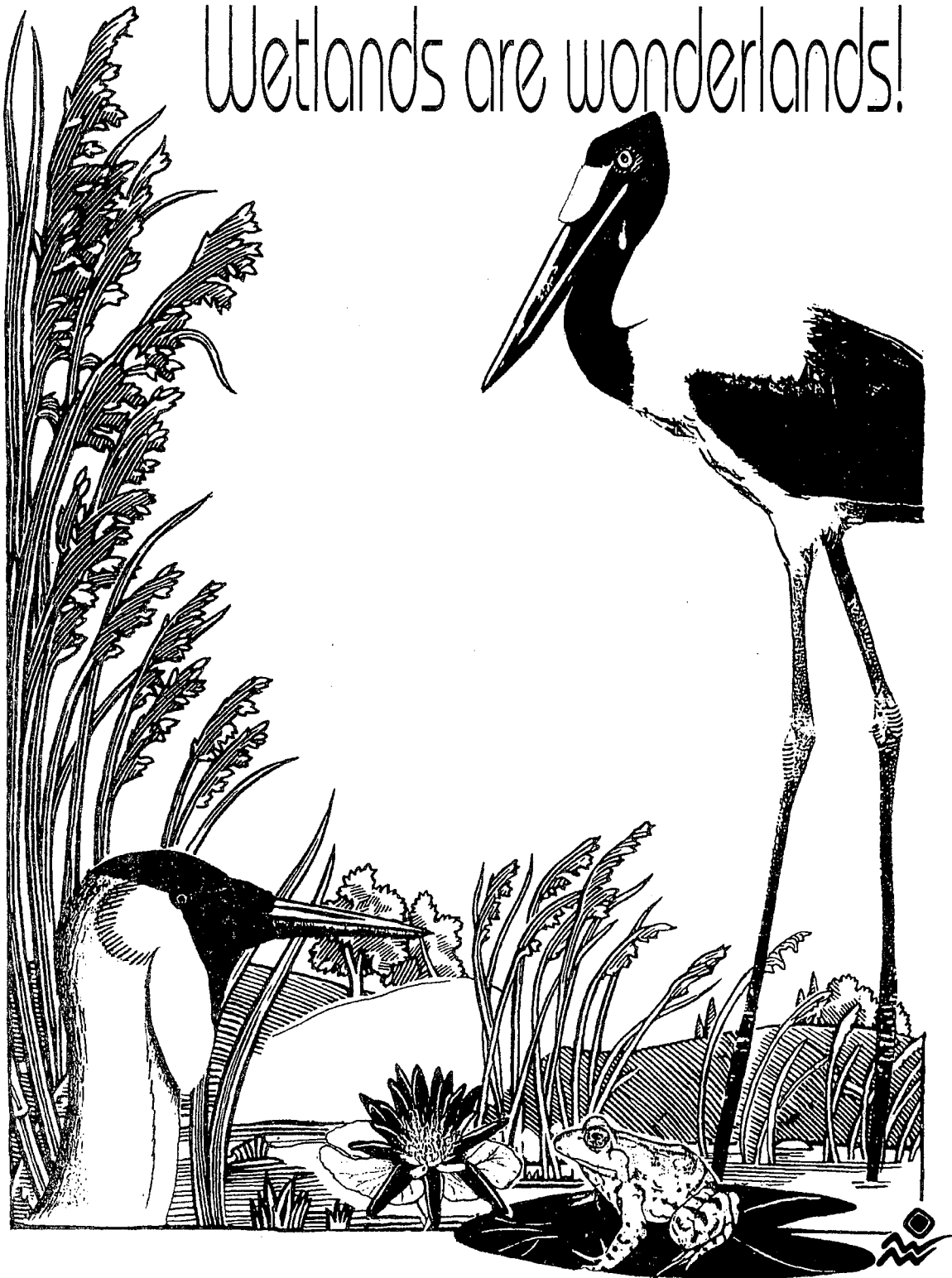
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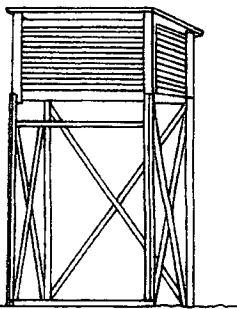
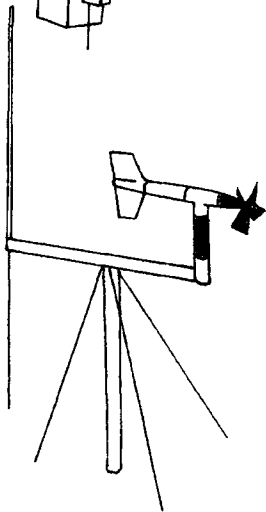
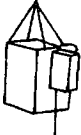
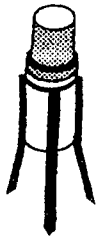
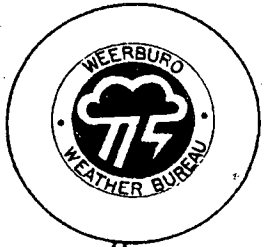
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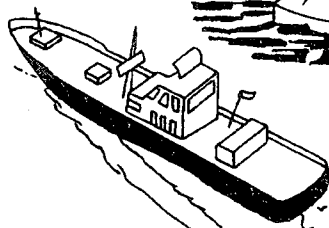
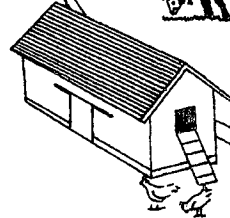
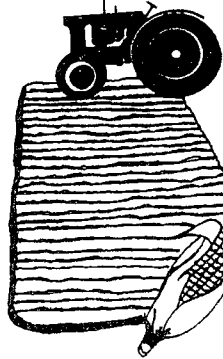
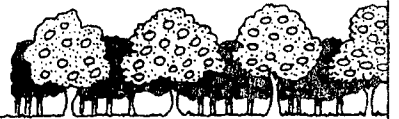
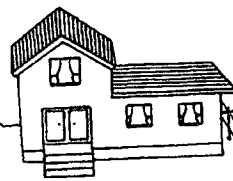
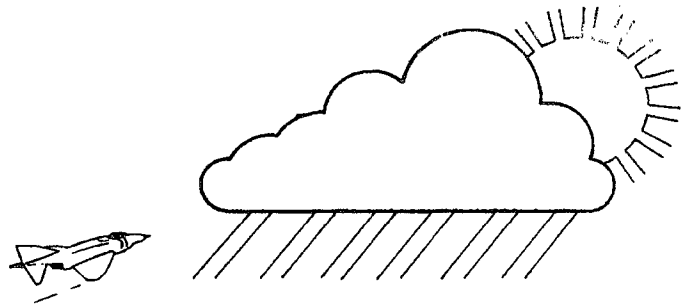


Department of Environmental Affairs and Tourism

SA WEATHER BUREAU SA WEERBURO



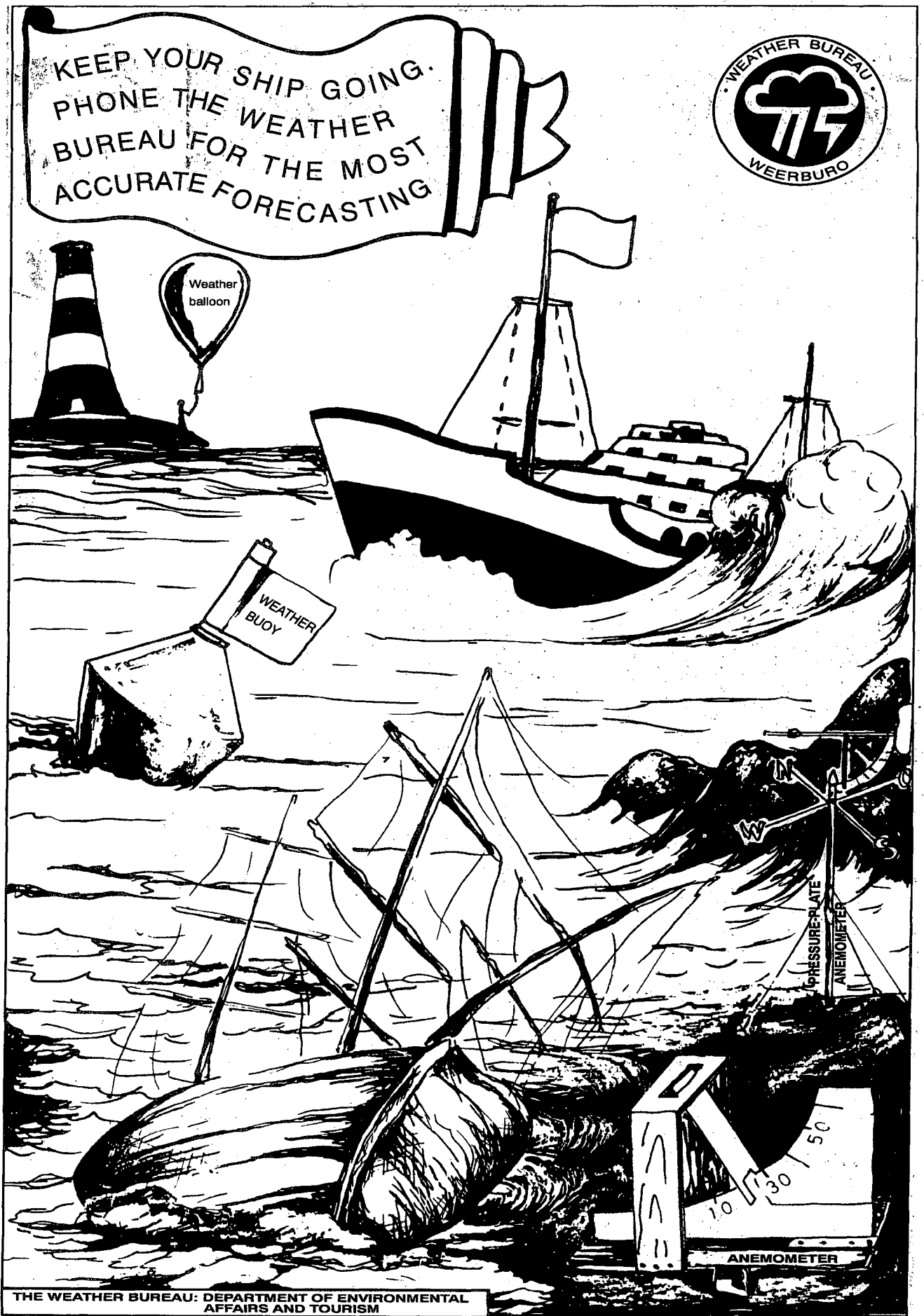
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THE WEATHER BUREAU HELPS FARMERS TO PLAN THEIR CROP



THE WEATHER BUREAU: DEPARTMENT OF ENVIRONMENTAL AFFAIRS & TOURISM
DIÉ WEERBURO: DEPARTEMENT VAN OMGEWINGSAKE EN TOERISME



THE WEATHER BUREAU: DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND TOURISM

