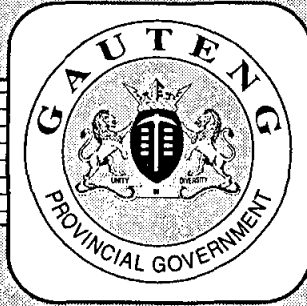


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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

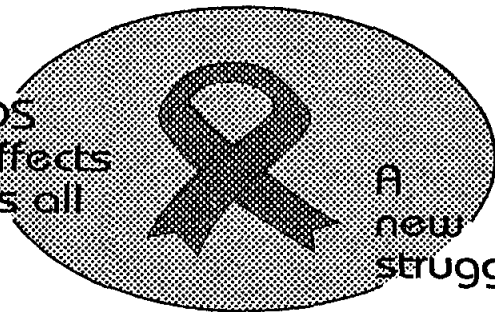
Vol. 12

PRETORIA, 27 JANUARY 2006
JANUARIE

No. 25

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
HELPUNE**

0800 012 322

DEPARTMENT OF HEALTH



9771682452005

06025

CONTENTS • INHOUD*No.**Page
No. Gazette
 No.***LOCAL AUTHORITY NOTICES**

126	Town-planning and Townships Ordinance (15/1986): Declaration as an approved township: The Orchards Extension 30.....	3	25
127	do.: Akasia/Soshanguve Amendment Scheme 221.....	11	25

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 126

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 The Orchards Extension 30 township to be an approved township, subject to the conditions set out in the Schedule hereto.

GO 15/3/2/90/75

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY GOLDEN POND TRADING 12 (PROPRIETARY) LIMITED UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 79 (A PORTION OF PORTION 26) OF THE FARM HARTEBEESTHOEK NO. 303-J.R., PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) **NAME**

The name of the township shall be The Orchards Extension 30.

(2) **DESIGN**

The township shall consist of erven and streets as indicated on General Plan No. 7735/2004.

(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.
- (e) The portion of the road reserve adjoining the proposed township, and which are required for the proper installation and maintenance of the Council's services, must be acquired by the township owner.

(4) ENDOWMENT

Payable to the local authority

The township owner shall, in terms of the provisions of section 63(1)(b) of the Town- planning and Townships Ordinance, 1965, pay a lump sum endowment of R 140 000-00 to the local authority for the provision of land for a park (public open space).

Such endowment shall be payable in terms of section 73 of the said Ordinance.

(5) 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.

(6) LAND FOR MUNICIPAL PURPOSES

Erf 4943 shall be transferred to the Municipality by and at the expense of the township owner.

(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) ASSOCIATION AND STATUES

The developer must register a Section 21 company (homeowners' association) in terms of the provisions of the Companies Act, 1973(Act 61 of 1973). All the owners of the erven in the township must become members of the Section 21 Company. A copy of the registered Deed of Association (CM4) and the Company Statutes must be submitted to the Municipality.

(9) TRANSFER OF LAND TO THE SECTION 21 COMPANY HOMEOWNERS' (ASSOCIATION)

Erven 4802, 4882, 4917 and 4942 shall be transferred to the homeowners' association (Section 21 Company) by and the expense of the township owner.

3. CONDITIONS OF TITLE

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

(1) ALL ERVEN WITH THE EXCEPTION OF ERF REFERRED TO IN CLAUSE 1(6)

- (a) 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.
- (b) 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.
- (c) 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.

(2) ERVEN 4827 AND 4887

- (a) The erf shall be subject to a 3m wide stormwater servitude in favour of the Section 21 Company, as indicated on the general plan.
- (b) No building 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 2m therefrom.

PLAASLIKE BESTUURSKENNISGEWING 126**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 The Orchards Uitbreiding 30 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

GO 15/3/2/90/75

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR GOLDEN POND TRADING 12 (PROPRIETARY) LIMITED INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 79 ('N GEDEELTE VAN GEDEELTE 26 VAN DIE PLAAS HARTEBEESTHOEK NO. 303-J.R., PROVINSIE GAUTENG, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES**(1) NAAM**

Die naam van die dorp is The Orchards Uitbreiding 30.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 7735/2004.

(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) BEGIFTIGING

Betaalbaar aan die plaaslike bestuur

Die dorpseienaar moet kragtens die bepalings van artikel 63(1)(b) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, aan die plaaslike bestuur as begiftiging 'n globale bedrag van R140 000-00 betaal, welke bedrag deur die plaaslike bestuur aangewend moet word vir die verkryging van 'n park (openbare oopruimte).

Sodanige begiftiging is betaalbaar kragtens die bepalings van artikel 73 van genoemde Ordonnansie.

(5) BESKIKKING OOR BESTAANDE TITELVOORWAARDES

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

(6) GROND VIR MUNISIPALE DOELEINDES

Erf 4943 moet deur en op koste van die dorpseienaar aan die plaaslike bestuur oorgedra word.

(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) ASSOSIASIES EN STATUTE

Die ontwikkelaar moet 'n Regulasie 21 Maatskappy (Huseienaars Assosiasie) kragtens die bepalings van die Maatskappye Wet, 1973 (Wet 61 van 1963) registreer. Al die eienaars van die erwe in die dorp moet lede word van die

Regulasie 21 Maatskappy. 'n Afskrif van die geregistreerde Akte van Assosiasie (CM4) en die Maatskappy Statutere moet na die Munisipaliteit verwys word.

(9) OORDRAG VAN GROND NA DIE ARTIKEL 21 MAATSKAPPY (HUISEIENAARS ASSOSIASIE)

Erwe 4802, 4882, 4917 en 4942 moet deur en op koste van die dorpseienaar na die Huiseienaars Assosiasie (Regulasie 21 Maatskappy) oorgedra word.

2. TITELVOORWAARDES

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

(1) ALLE ERWE MET UITSONDERING VAN DIE ERF GENOEM IN KLOUSULE 1(6)

- (a) 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.
- (b) 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.
- (c) 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 goeë dunnke 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.

(2) ERWE 4827 EN 4887

- (a) Die erf is onderworpe aan 'n 3 meter stormwaterserwituut ten gunste van die Regulasie 21 Maatskappy, soos op die algemene plan aangedui.

- (b) 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.

PLAASLIKE BESTUURSKENNISGEWING 127

AKASIA-SOSHANGUVE WYSIGINGSKEMA 221

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 The Orchards Uitbreiding 30 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 221.

DPLG 11/3/14/C/(221)

LOCAL AUTHORITY NOTICE 127

AKASIA-SOSHANGUVE AMENDMENT SCHEME 221

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 The Orchards Extension 30.

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 221.

DPLG 11/3/14/C/(221)

IMPORTANT NOTICE

The
Gauteng Provincial Gazette Function
will be transferred to the
Government Printer in Pretoria
as from 2nd January 2002

NEW PARTICULARS ARE AS FOLLOWS:

Physical address:

Government Printing Works
149 Bosman Street
Pretoria

Postal address:

Private Bag X85
Pretoria
0001

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
Fax.: (012) 323-9574

This phase-in period is to commence from **November 2001** (suggest date of advert) and notice comes into operation as from **2 January 2002**.

Subscribers and all other stakeholders are advised to send their advertisements directly to the **Government Printing Works**, two weeks before the 2nd January 2002.

*In future, adverts have to be paid in advance
before being published in the Gazette.*

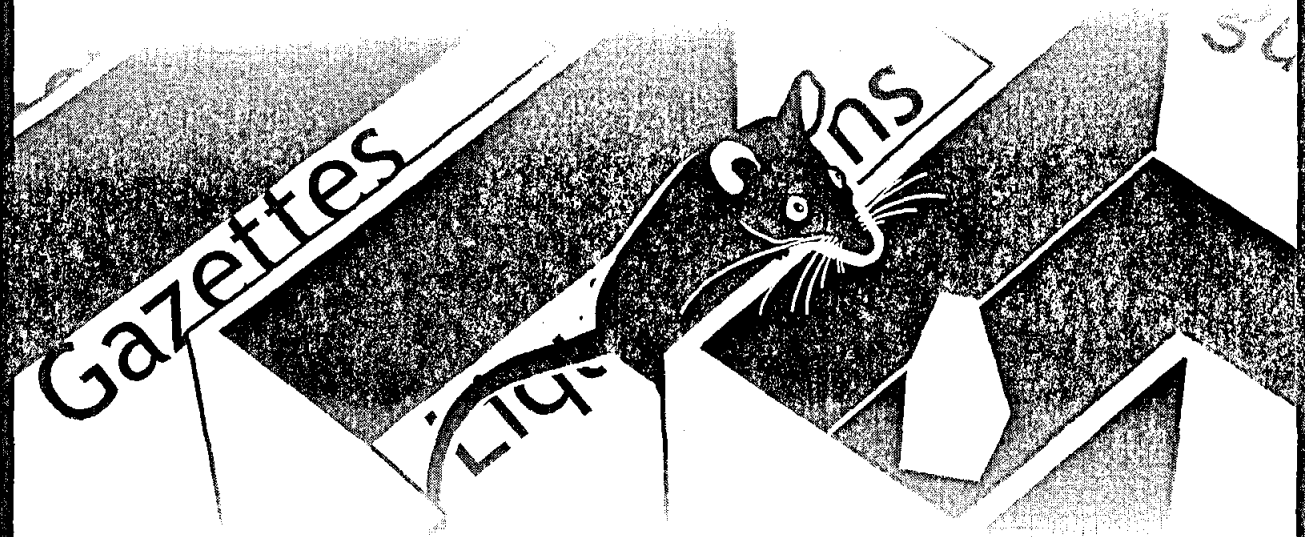
HENNIE MALAN

Director: Financial Management
Office of the Premier (Gauteng)



Sabinet Online Ltd has established itself, for more than a decade, as a leader in facilitating electronic access to gazetted information.

Are you looking for information published in Gazettes such as changes to Acts, Regulations of Acts, Notices, Liquidation & distribution accounts on deceased estates?



Search no more.

Sabinet Online's SA Gazettes provides immediate access to full-text databases of Government and Provincial Gazettes, the Government Gazette Index and Parliamentary Bills. Updated daily.

The SA Gazettes is considered in all industry sectors as the most comprehensive collection of searchable gazette data on the Internet. With SA Gazettes you have access to the electronic full-text of the Government Gazette and all Provincial Gazettes.

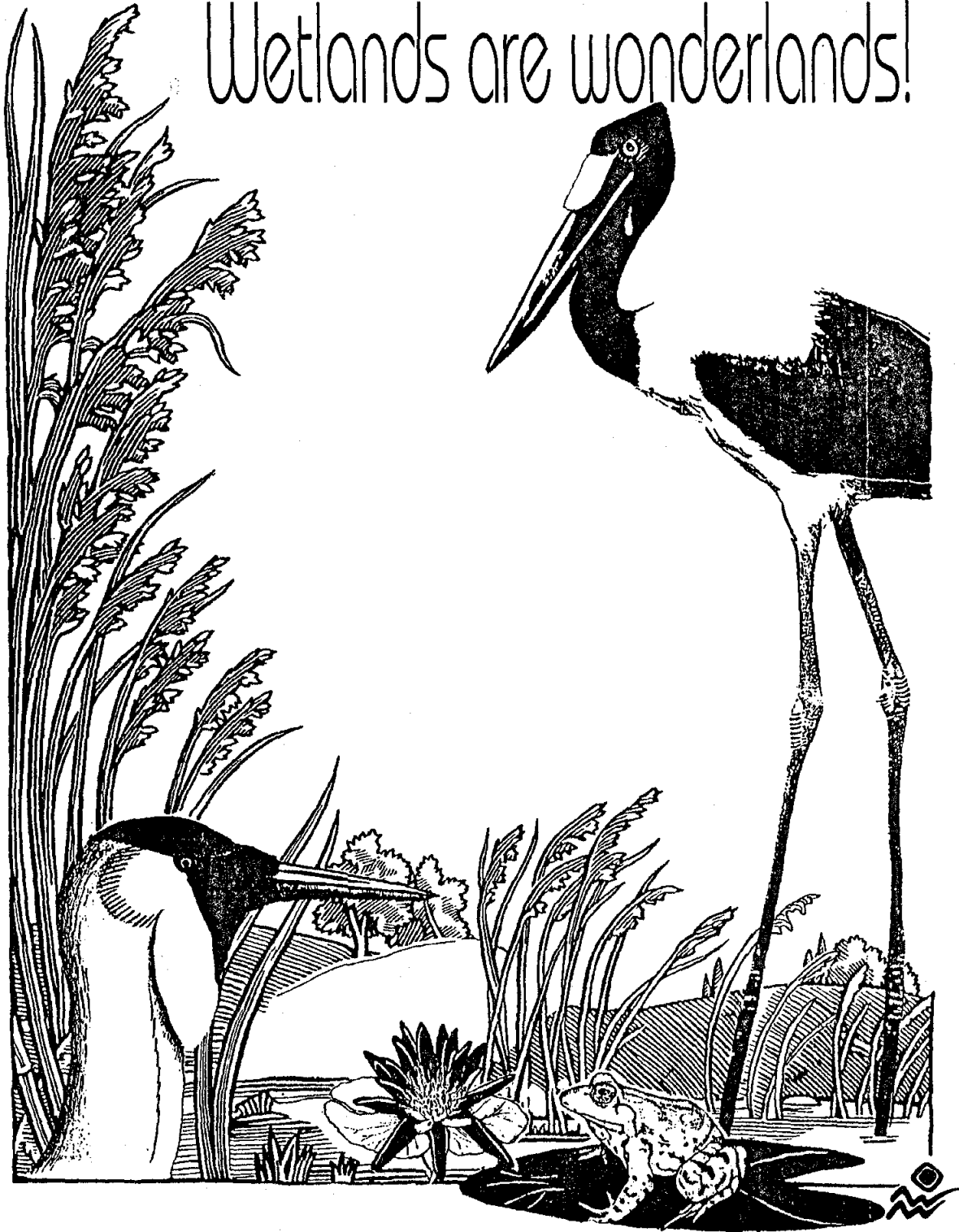
- The Government Gazette - from January 1994
- All Provincial Gazettes - from September 1995
- Indexes pertaining to the past week's Government and all Provincial Gazettes.
- Parliamentary Bills - from January 1999

We facilitate access to information
www.sabinet.co.za

Tel: +27 12 643 9500; Fax: +27 12 663 3543; E-mail: info@sabinet.co.za

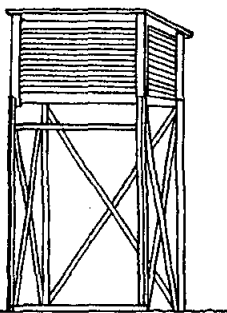
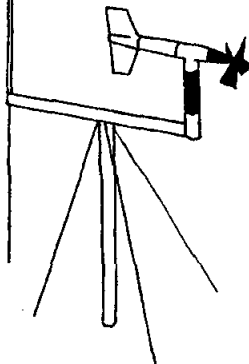
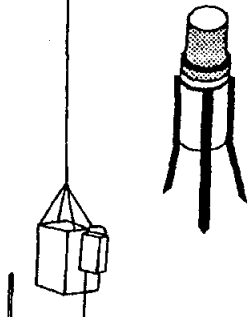


Wetlands are wonderlands!



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**

