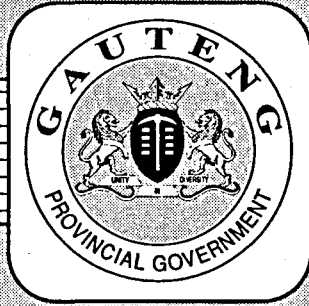


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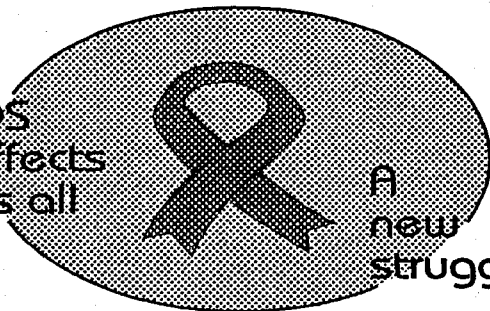
Vol. 12

PRETORIA, 15 SEPTEMBER 2006

No. 352

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 2698
CITY OF TSHWANE METROPOLITAN MUNICIPALITY
CENTURION AMENDMENT SCHEME 1489C

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 Hennospark Extension 91, being an amendment of the Centurion Town-planning Scheme, 1992.

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

This amendment is known as Centurion Amendment Scheme 1489C.

(13/2/Hennospark x91)
 ___ September 2006

Acting Head: Legal and Secretarial Services
 (Notice No 979/2006)

PLAASLIKE BESTUURSKENNISGEWING 2698

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
CENTURION WYSIGINGSKEMA 1489C

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 Hennospark Uitbreiding 91, synde 'n wysiging van die Centurion-dorpsbeplanningskema, 1992, goedgekeur het.

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

Hierdie wysiging staan bekend as Centurion-wysigingskema 1489C.

(13/2/Hennospark x91)
 ___ September 2006

Waarnemende Hoof: Regs- en Sekretariële Dienste
 (Kennisgewing No 979/2006)

=====

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF HENNOSPARK EXTENSION 91 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 Hennospark Extension 91 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Hennospark x91)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE TRUSTEES FOR THE TIME BEING OF CENTURION LIFESTYLE TRUST UNDER THE PROVISIONS OF SECTION C OF CHAPTER 3 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 146 (A PORTION OF PORTION 4) OF THE FARM BRAKFONTein 399JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Hennospark Extension 91.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 3224/2006.

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, but excluding –

1.3.1 the following servitudes which does not affect the township:

"B. By Notarial Deed Number 607/1965-S the right has been granted to the Pretoria City Council to conduct electricity over the hereinmentioned property together with contingent rights and subject to the conditions more fully set out in the said Deed."

1.3.2 the following servitude which shall not be passed to the erven in the township;

"C. By Notarial Deed of Servitude Number K6993/1992S dated 23 November 1992, the within mentioned property is subject to a Servitude in perpetuity for Municipal purposes, in favour of Verwoerdburg depicted by the letters A,B,C,D,E,F,G,H,J,K,L,M,N,P,Q,R on Diagram SG No A6378/1986, as will more fully appear from the said Notarial Deed."

1.4 PRECAUTIONARY MEASURES

1.4.1 The township owner shall appoint a competent person(s) to:-

- (i) compile a complete RISK MANAGEMENT PLAN and WET SERVICES PLAN:
- (ii) conduct and compile a construction report to ensure that the conditions on site and the positioning of structures and wet services are accordingly certified.

1.4.2 The township owner is responsible to facilitate the procedure to transfer the responsibility for the management of the Risk Management plan legally to a representative Body Corporate or similar entity, as applicable.

1.4.3 The township owner shall at its own expense, make arrangements with the Municipality, in order to ensure that-

1.4.3.1 water will not accumulate to the effect that the entire surface of the dolomite area/s is drained properly and that streets are sealed effectively with tar, cement or bitumen; and

1.4.3.2 trenches and excavations for foundations, pipes and cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150 mm, and compacted until the same grade of compaction as that of the surrounding material is obtained.

1.5 ACCESS

1.5.1 No ingress from Provincial Roads and P158-2 and P1-2 (K101) to the township and no egress to Provincial Roads and P158-2 and P1-2 (K101) from the township shall be allowed.

1.5.2 Ingress from Road P1-2 (R101) to the township and egress to Road P1-2 (K101) from the township shall be restricted to the intersection of Lenchen Avenue with the said road.

1.5.3 The township owner shall at his own expense arrange for a geometric lay-out design (scale 1:500) of the ingress and egress points referred to in 2.5.2 above and specifications for the construction of the junctions to be compiled and shall submit it to the Head of the Department: Gauteng Provincial Government: Department of Public Transport, Roads and Works, for approval. After the design

and specifications have been approved, the township owner shall construct the entrances at his own expense to the satisfaction of the Head of the Department: Department of Public Transport, Roads and Works.

1.6 RECEIVING AND DISPOSAL OF STORMWATER

The township owner shall arrange the stormwater drainage of the township in such a way as to fit in with that of Roads P1-2 (K101) and P158-2 and he shall receive and dispose of the storm water running off or being diverted from the road.

1.7 REMOVAL OR REPLACEMENT OF MUNICIPAL AND/OR TELKOM SERVICES

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

1.8 REMOVAL OF LITTER

The township owner shall at its 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 Municipality.

1.9 COMPLIANCE WITH CONDITIONS IMPOSED BY GDACE

The township owner shall at its own expense comply with all the conditions imposed by or by which the Gauteng Department of Agriculture, Conservation and Environment has granted the applicant authorization in terms of regulations No 1182 and 1183 promulgated in terms of sections 21, 22 and 26 of the Environmental Conservation Act, for the development of this township.

1.10 RESTRICTION ON THE ALIENATION AND DEVELOPMENT OF ERF 739

The township owner shall not alienate or develop Erf 739 and transfer of erf 739 shall not be permitted until the City of Tshwane Metropolitan Municipality and the Chief Executive: Department of Public Transport, Roads and Works are satisfied that the erf has sufficient access.

2. CONDITIONS OF TITLE

THE ERVEN MENTIONED HEREUNDER ARE SUBJECT TO THE CONDITIONS AS IMPOSED BY THE MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986):

2.1 ALL ERVEN

2.1.1 The erven is subject to a servitude, 3 metres wide, in favour of the Municipality, 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 3 metres wide across the access portion of the erf, if and when required by the Municipality: Provided that the Municipality may dispense with any such servitude.

2.1.2 No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 (two) metres thereof.

2.1.3 The Municipality 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 Municipality.

2.1.2 ERF 740

2.1.2.1 The erf is subject to a servitude for transformer/substation purposes in favour of the Municipality, as indicated on the general plan.

2.1.2.2 The erf is subject to a servitude 8m wide for municipal purposes in favour of the Municipality, as indicated on the general plan.

2.2 CONDITIONS IMPOSED BY THE SOUTH AFRICAN NATIONAL ROADS AGENCY LIMITED IN TERMS OF THE NATIONAL ROADS ACT 54 OF 1971, AS AMENDED

The erven shall be subjected to the following conditions:

2.2.1 Except for any essential stormwater drainage structure, no building structure, or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the land of the erf at a distance less than 20m from the boundary of the erf abutting on Road N1-21 nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the South African National Roads Agency.

2.2.2 Ingress to and egress from the erf shall not be permitted along the boundary of the erf abutting on Road N1-21.

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**VERKLARING VAN HENNOSPARK UITBREIDING 91 TOT GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No 15 van 1986), verklaar die Stad Tshwane Metropolitaanse Munisipaliteit hierby die dorp Hennospark Uitbreiding 91 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(13/2/Hennospark x91 (1489C))

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR THE TRUSTEES FOR THE TIME BEING OF CENTURION LIFESTYLE TRUST INGEVOLGE DIE BEPALINGS VAN KLOUSULE C VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 146 ('N GEDEELTE VAN GEDEELTE 4) VAN DIE PLAAS BRAKFRONTEIN 399JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES**1.1 NAAM**

Die naam van die dorp is Hennospark Uitbreiding 91.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No 3224/2006.

1.3 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, maar uitgesonderd -

1.3.1 die volgende serwitute wat nie die dorp raak nie:

"B. By Notarial Deed Number 607/1965-S the right has been granted to the Pretoria City Council to conduct electricity over the hereinmentioned property together with contingent rights and subject to the conditions more fully set out in the said Deed."

1.3.2 die volgende serwituut wat nie aan die erwe in die dorp oorgedra moet word nie;

"C. By Notarial Deed of Servitude Number K6993/1992S dated 23 November 1992, the within mentioned property is subject to a Servitude in perpetuity for Municipal purposes, in favour of Verwoerdburg depicted by the letters A,B,C,D,E,F,G,H,J,K,L,M,N,P,Q,R on Diagram SG No A6378/1986, as will more fully appear from the said Notarial Deed."

1.4 VOORKOMENDE MAATREëLS

1.4.1 The township owner shall appoint a competent person(s) to:-

- (i) compile a complete RISK MANAGEMENT PLAN and WET SERVICES PLAN:
- (ii) conduct and compile a construction report to ensure that the conditions on site and the positioning of structures and wet services are accordingly certified.

1.4.2 The township owner is responsible to facilitate the procedure to transfer the responsibility for the management of the Risk Management plan legally to a representative Body Corporate or similar entity, as applicable.

1.4.3 die dorpseienaar moet op eie koste reëlings met die plaaslike bestuur tref om te verseker dat –

1.4.3.1 water nie opdam nie, dat die hele oppervlakte van die dolomië areas behoorlik gedreineer word en dat die strate doeltreffend met teer, beton of butimen geseël word; en

1.4.3.2 slote en uitgrawings vir fundamente, pype kables of vir enige ander doeleindes behoorlik met klam grond in lae wat nie dikker as 150mm is nie, opgevol word en gekompakteer word totdat dieselfde verdigtingsgraad as wat die omliggende materiaal is, verkry is.

1.5 TOEGANG

1.5.1 Geen ingang van Provinsiale Paaie en P158-2 en P1-2 (K101) tot die dorp en geen uitgang tot Provinsiale Paaie en P158-2 en P1-2 (K101) uit die dorp word toegelaat nie.

1.5.2 Ingang van Pad P1-2 (K101) tot die dorp en uitgang tot Pad P1-2 (K101) uit die dorp word beperk tot die interseksie van Lenchenweg met sodanige pad.

1.5.3 Die dorpseienaar moet op eie koste 'n meetkundige uitlegontwerp (skaal 1:500) van die ingang- en uitgangspunte genoem in 1.5.2 hierbo en spesifikasies vir die bou van die aansluitings laat opstel en vir goedkeuring aan die Hoof van die Departement: Gauteng Provinsiale Regering: Departement van Openbare Vervoer, Paaie en Werke, voorlê. Die dorpseienaar moet, nadat die ontwerp en spesifikasies goedgekeur is, die toegange op eie koste bou tot tevredenheid van die Hoof van die Departement: Gauteng Provinsiale Regering: Departement van Openbare Vervoer, Paaie en Werke.

1.6 ONTVANGS VAN EN WEGDOEN MET STORMWATER

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van die Paaie P1-2 (K101) en P158-2 en hy moet die stormwater wat van die pad afloop of afgelei word, ontvang en daarmee wegdoen.

1.7 VERSKUIWING EN/OF VERWYDERING VAN MUNISIPALE EN/OF TELKOM DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande Munisipale en/of Telkom dienste te verskuif en/of te verwyder, moet die koste daarvan deur die dorpselenaar gedra word.

1.8 VERWYDERING VAN ROMMEL

Die dorpselenaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot tevredenheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis.

1.9 VOLDOENING AAN VOORWAARDES OPGELÊ DEUR DIE GAUTENGSE DEPARTEMENT VAN LANDBOU, BEWARING, OMGEWING EN GRONDSAKE (DLBOG)

Die dorpselenaar sal op sy eie koste voldoen aan al die voorwaardes wat opgelê is deur (DLBOG) met die aansoek om vrystelling om aan die bepalings van Regulasie 1182 en 1183 gepromulgeer ingevolge artikel 21, 22 en 26 van die Wet op Omgewingsbewaring, 1989 (Wet No 73 van 1989) vir die ontwikkeling van die dorpsgebied.

1.10 BEPERKING OP DIE VERVREEMDING EN ONTWIKKELING VAN ERF 739

Die dorpselenaar mag nie Erf 739 vervreem of ontwikkel nie en oordrag van Erf 739 word nie toegelaat nie totdat die Stad Tshwane Metropolitaanse Munisipaliteit en die Hoof van die Departement: Gauteng Provinsiale Regering: Departement van Openbare Vervoer, Paaie en Werke tevrede gestel is dat die erf voldoende toegang het nie.

2. TITELVOORWAARDES**2.1 DIE ERWE HIERONDER GENOEM, IS ONDERWORPE AAN DIE VOORWAARDES SOOS AANGEDUI, OPGELÊ DEUR DIE STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986):****2.1.1 ALLE ERWE**

2.1.1.1 Die erf is onderworpe aan 'n serwituut, 3 meter breed, ten gunste van die Munisipaliteit, vir riolerings- en ander munisipale dienste, langs enige twee sygrense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 3 meter breed, oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die Munisipaliteit van enige sodanige serwituut mag afsien.

2.1.1.2 Geen gebou of ander struktuur mag binne die voornoemde serwituut opgerig word nie en geen groot wortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 (twee) meter daarvan geplant word nie.

2.1.1.3 Die Munisipaliteit 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 goeddunke 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 wat sodanige rioolhoofpyleidings en ander werke veroorsaak.

2.1.2 ERF 740

2.1.2.1 Die erf is onderworpe aan 'n serwituut vir transformator/substasie doeleindes ten gunste van die Munisipaliteit, soos op die algemene plan aangedui.

2.1.2.2 Die erf is onderworpe aan 'n serwitut, 8 meter breed, vir munisipale doeleindes, ten gunste van die Munisipaliteit, soos op die algemene plan aangedui.

2.2 VOORWAARDES OPGELÊ DEUR DIE SUID-AFRIKAANSE NASIONALE PAD-AGENTSAP BEPERK, INGEVOLGE DIE WET OP NASIONALE PAAIE, 1971 (WET 54 VAN 1971), SOOS GEWYSIG

Die erwe is aan die volgende voorwaardes onderworpe:

2.2.1 Geen boustruktuur, uitgesonderd noodsaaklike stormwaterdreineringsstrukture, of enige ander struktuur wat op die grond bevestig is, selfs al maak dit nie deel van daardie grond uit nie, mag opgerig word nie, en niks mag bo of onder die grondoppervlak van die erf opgerig of gelê word nie binne 'n afstand van minder as 20m vanaf die grens van die erf wat aan Pad N1-21 grens, en geen wysiging of aanbouing mag gemaak word aan enige bestaande struktuur of gebou wat binne dié afstand van die gemelde grens geleë is nie, behalwe met die skriftelike toestemming van die Suid-Afrikaanse Nasionale Padagentskap.

2.2.2 Geen toegang na en uitgang uit die erf word langs die grens van enige erf wat aan Pad N1-21 grens, toegelaat word nie.

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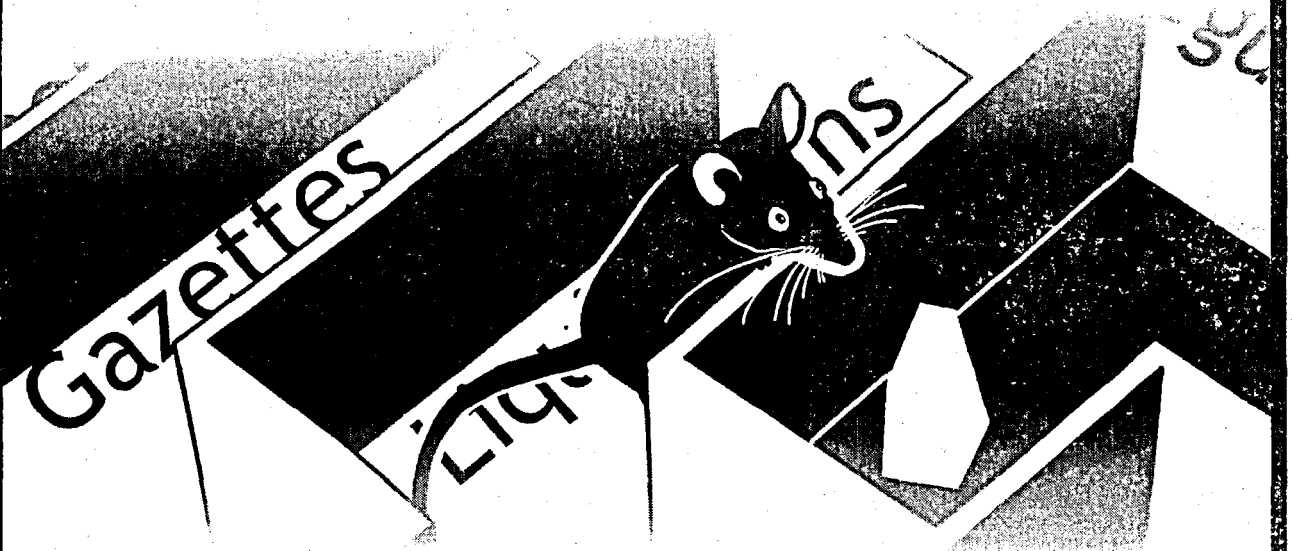
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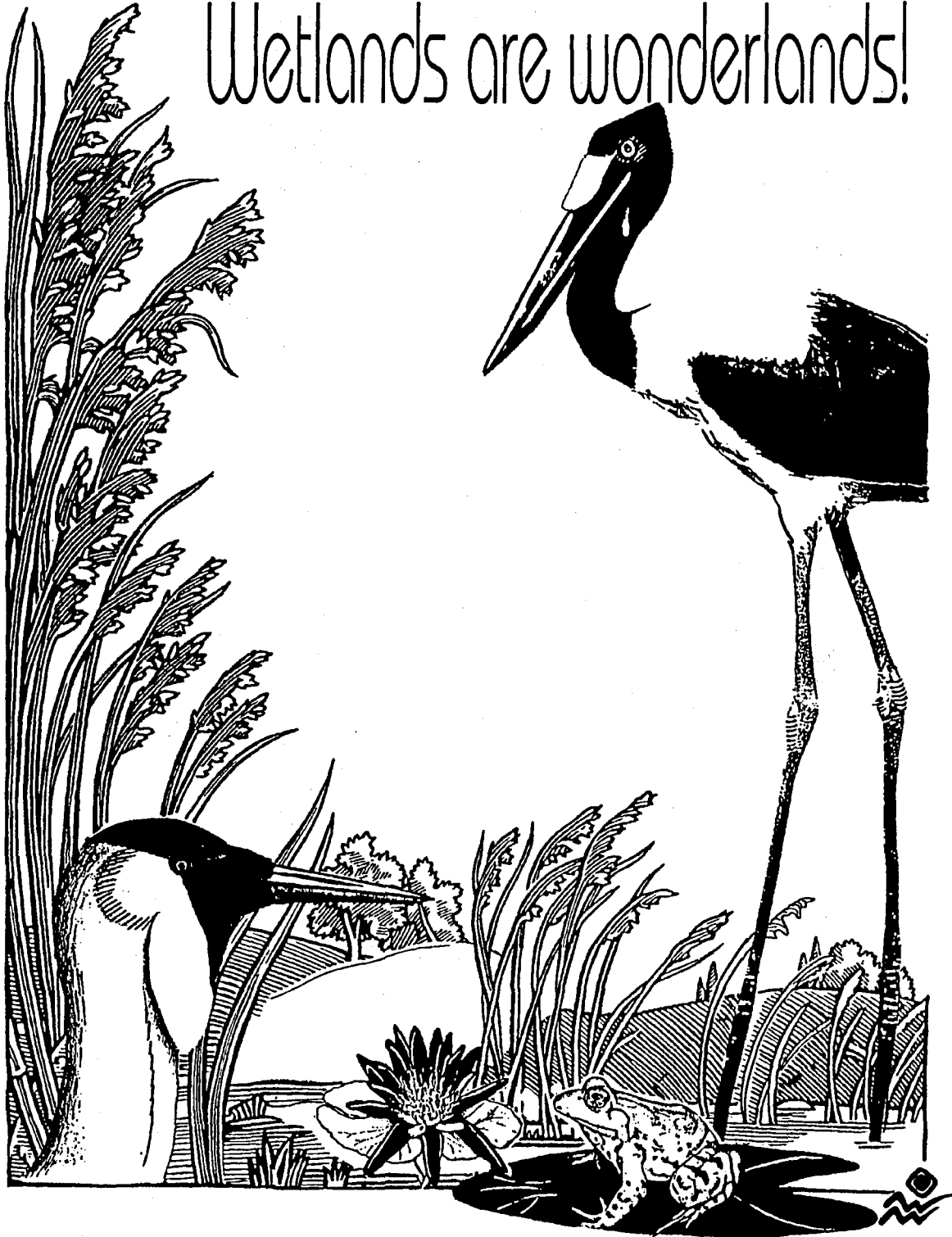
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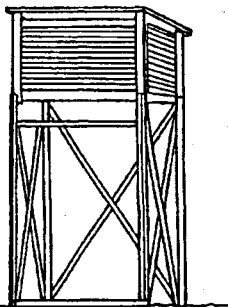
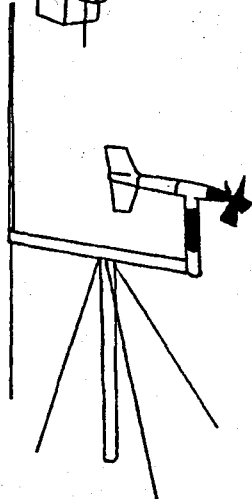
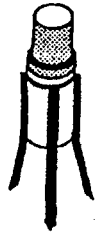
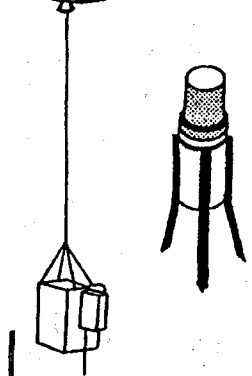
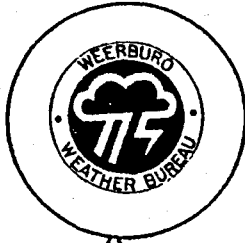


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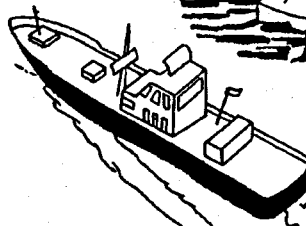
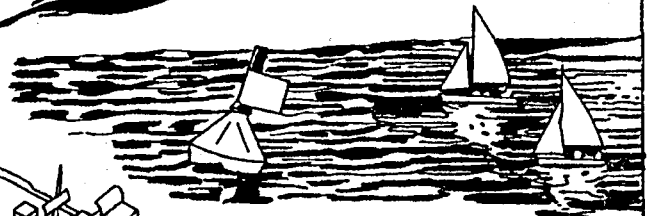
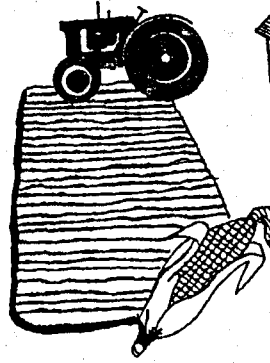
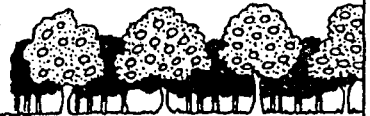
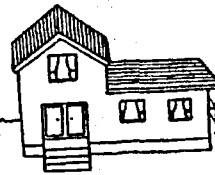
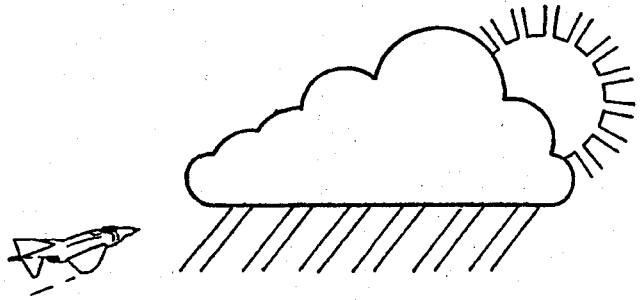


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