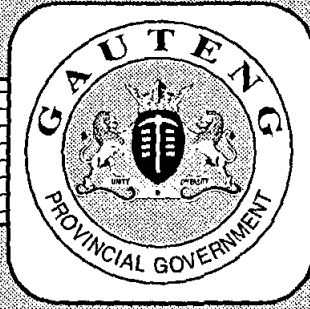


**THE PROVINCE OF
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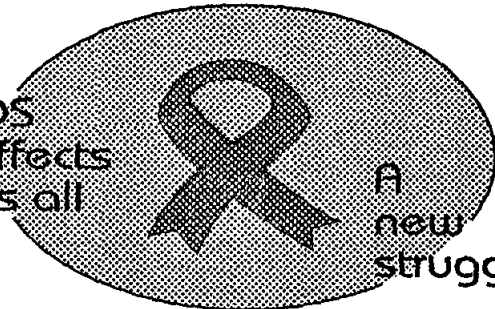
Vol. 12

PRETORIA, 10 JANUARY 2006
JANUARIE

No. 8

We all have the power to prevent AIDS

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affects
us all



A
new
struggle

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 50

CITY OF TSHWANE METROPOLITAN MUNICIPALITY
AKASIA/SOSHANGUVE AMENDMENT SCHEME 0222A

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 Chantelle Extension 16, 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 Akasia/Soshanguve Amendment Scheme 0222A.

(13/2/Chantelle x16 (0222A))
 ___ November 2005

Acting General Manager: Legal Services
 (Notice No 1049/2005)

PLAASLIKE BESTUURSKENNISGEWING 50

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

AKASIA/SOSHANGUVE WYSIGINGSKEMA 0222A

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 Chantelle Uitbreiding 16, 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 Akasia/Soshanguve wysigingskema 0222A.

(13/2/Chantelle x16 (0222A))
 ___ November 2005

Waarnemende Hoofbestuurder: Regsdienste
 (Kennisgewing No 1049/2005)

LOCAL AUTHORITY NOTICE 51

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF CHANTELLE EXTENSION 16 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 Chantelle Extension 16 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Chantelle x16)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY KAAAN DEVELOPMENT NR 2 CC UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 430 OF THE FARM HARTEBEESTHOEK 303JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Chantelle Extension 16.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 930/2003.

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, but excluding:

1.3.1 the following condition which does not affect the township area:

"C

The former Remaining Extent of Portion 'D' of the said farm measuring 152,5133 hectare (a portion whereof is hereby transferred) is subject to the following condition: -

"Het eigendom getransporteerd is onderhewig aan een recht van weg over gezegde Resterende Gedeelte van Gedeelte 'D' ten gunste van Gedeelte 2 van gesegde Gedeelte 'D' getransporteer aan zeker Meindert de Villiers onder akte van Transport No 88/1932, langst de bestaande private pad, zoals door Adoph Kenhardt, aan de gezegde Meindert de Villiers aangetoond."

1.3.2 the following rights which shall not be passed on to the erven in the township:

"A The said portion 44 is entitled to servitudes of right of way over the following Portions of the said Portion 'D'

(a) A right of way 9,45 metres wide over:

(i) Portion 38 measuring 2992,7228 hectares transferred under Deed of Transfer No 1451/1942 dated 1st August 1942.

(ii) Portion 37 measuring 2469,3817 hectares transferred under Deed of Transfer No 14518/1942 dated 1st August 1942.

(b) A right of way 15,74 metres wide over Portion 43, measuring 2124,1994 hectares transferred under Deed of Transfer No 14518/1942 dated 1st August 1942; along the whole of the southern boundary thereof marked CD as indicated on its Diagram SG No A1615/41.

D

The within mentioned property is entitled to a right of way over Portion 59 and the Remaining Extent of the farm HARTEBEESTHOEK No 303 Registration Division JR, district Pretoria measuring 4728,9132 hectares as will more fully appear from Deed of Transfer No 31270/1943 registered on the 11th December 1943."

1.4 LAND FOR MUNICIPAL PURPOSES

Erf 1639 shall be transferred to the local authority by and at the expense of the township owner as public open space.

1.5 ACCESS

No ingress from Provincial Road P106-1 to the township and no egress to Provincial Road P106-1 from the township shall be allowed.

1.6 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of Provincial Road 106-1 and for all stormwater running off or being diverted from the road to be received and disposal of.

1.7 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at his own expense erect a fence or other physical barrier to the satisfaction of the Head of the Department: Gauteng Provincial Government: Department of Public Transport, Roads and Works, as and when required by him to do so, and the township owner shall maintain such fence or physical barrier in a good state of repair until such time as this responsibility is taken over by the City of Tshwane Metropolitan Municipality: Provided that the responsibility of the township owner for the maintenance thereof shall cease when the City of Tshwane Metropolitan Municipality takes over the responsibility for the maintenance of the streets in the township.

1.8 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at it's 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 City of Tshwane Metropolitan Municipality to do so.

1.9 REMOVAL OF LITTER

The township owner 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.

1.10 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 thereof shall be borne by the township owner.

1.11 OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

1.11.1 The township owner shall within such period as the local authority may determine, fulfil it's 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.

1.11.2 The applicant shall erect traffic signs and shall place traffic markings on roads in the township to the satisfaction of the local authority.

1.11.3 The applicant shall provide the fire hydrant according to the SABS specifications SABS 090 of 1972 in all roads and have them set at a maximum distance of 224m and a floor requirement of 900 l/m shall be complied with.

2. CONDITIONS OF TITLE

2.1 THE 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):

2.1.1 ALL ERVEN WITH THE EXCEPTION OF THE ERF MENTIONED IN CLAUSE 2(4)

2.1.1.1 The erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any boundary other than a street or rear boundary and in the case of a panhandle erf, an additional servitude for municipal purposes, 2 metre wide, across the access portion on the erf, of and when required by the local authority: Provided that the local authority may dispense with any such servitude.

2.1.1.2 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 2 metre from it.

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2.1.1.3 The City of Tshwane Metropolitan Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary, and furthermore the City of Tshwane Metropolitan Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the City of Tshwane Metropolitan Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

2.2 ERVEN 1538, 1541, 1542, 1545, 1546, 1549, 1550, 1553, 1554 AND 1559

The erf is subject to a servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

2.3 ERVEN 1636 AND 1638

The erf is subject to a servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

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