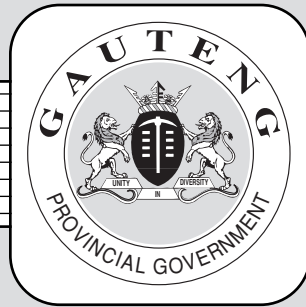


**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

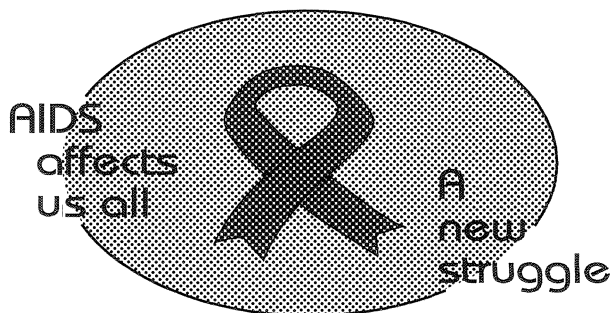
# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

Vol. 19

PRETORIA, 4 MARCH  
MAART 2013

No. 60

**We all have the power to prevent AIDS**



**Prevention is the cure**

**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH

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# LOCAL AUTHORITY NOTICE

## LOCAL AUTHORITY NOTICE 232

### CITY OF TSHWANE

#### AKASIA/SOSHANGUVE AMENDMENT SCHEME 0358A

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 has approved an amendment scheme with regard to the land in the township of Theresapark Extension 58, 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 Executive Director: Legal Services, and are open to inspection during normal office hours.

This amendment is known as Akasia/Soshanguve Amendment Scheme 0358A.

(13/2/Theresapark x58 (0358A))  
 \_\_\_ March 2013

**Executive Director: Legal Services**  
 (Notice No 239/2013)

## PLAASLIKE BESTUURSKENNISGEWING 232

### STAD TSHWANE

#### AKASIA/SOSHANGUVE WYSIGINGSKEMA 0358A

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 'n wysigingskema met betrekking tot die grond in die dorp Theresapark Uitbreiding 58, synde 'n wysiging van die Akasia/Soshanguve dorpsbeplanningskema, 1996, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Uitvoerende Direkteur: Regsdienste, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Akasia/Soshanguve wysigingskema 0358A.

(13/2/Theresapark x58 (0358A))  
 \_\_\_ Maart 2013

**Uitvoerende Direkteur: Regsdienste**  
 (Kennisgewing No 239/2013)

### CITY OF TSHWANE

#### DECLARATION OF THERESAPARK EXTENSION 58 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 hereby declares the township of Theresapark Extension 58 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Theresapark x58 (0358A))

#### SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY GRM EIENDOMS ONTWIKKELINGS CC IN TERMS OF THE PROVISIONS OF CHAPTER III: PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 795 (A PORTION OF PORTION 10) OF THE FARM WITFONTEIN 301JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

#### 1. CONDITIONS OF ESTABLISHMENT

##### 1.1 NAME

The name of the township shall be Theresapark Extension 58.

## 1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 5114/2010.

## 1.3 ENDOWMENT

Payable to the City of Tshwane Metropolitan Municipality.

The township owner shall pay in accordance with Section 98(2) of the Ordinance, read with Regulation 44(1) of the Town-planning and Townships Regulations, to the City of Tshwane Metropolitan Municipality as endowment of **R120 000,00** for an area of **1 170m<sup>2</sup>**. The amount of this area shall be used by the City of Tshwane Metropolitan Municipality for the acquisition of land for park and/or public open space purposes.

The said endowment amount shall be payable in accordance with the provisions of section 81 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

## 1.4 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have Erven 2464 and 2465 in the township consolidated. The City of Tshwane Metropolitan Municipality hereby grants its consent to the consolidation in respect of Section 92(1) (b) of Ordinance 15 of 1986.

## 1.5 REMOVAL OR REPLACEMENT OF MUNICIPAL OR TELKOM SERVICES

Should it become necessary to move or replace any existing municipal or Telkom services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

## 1.6 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.

## 1.7 COMPLIANCE WITH CONDITIONS IMPOSED BY GDARD

The township owner shall at his own expense comply with all the conditions imposed, by the Gauteng Department of Agriculture and Rural Development, as well as any other applicable provisions, in terms of the provisions of the Environment Conservation Act, 73 of 1989 or the National Environmental Management Act, 107 of 1998 as the case may be.

## 2. 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 the following servitudes which do not affect the erven in the township:

- A. The property hereby transferred shall be subject to a servitude of right of way 6,30 metres wide in favour of Portion 68 (a portion of Portion 10) of the farm Witfontein 301 JR, measuring 17,2273 ha as held under Deed of Transfer No. 8258/1941, dated the 29<sup>th</sup> May, 1941, adjoining its Eastern boundaries to the public road to Pretoria. The said Portion 68 shall not be entitled to any other road or right of way over the property hereby transferred.
- B. By notarial Deed No 1126/57S dated 30<sup>th</sup> October, 1957 the within mentioned property is subject to a servitude of right of way in favour of Portion 129 (a portion of Portion 10) of the farm Witfontein 301 JR, held by "The Congregation De Notre Dame De Charite Du Bon Pasteur of Angers" by deed of Transfer No. T.18473/54 as will more fully appear from reference to the said Notarial Deed."

3. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTERABLE

INSTALLATION OF INTERNAL AND EXTERNAL SERVICES

A certificate issued in terms of section 82 of the town-planning and Townships Ordinance (Ordinance 15 of 1986) must be lodged with the first transfer or with any other act of registration such as the issuing of a Certificate of Title.

The township applicant shall install and provide internal engineering services in the township as provided for in the services agreement.

The Local Authority shall install and provide external engineering services for the township as provided for in the services agreement.

4. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the Municipality in terms of the provisions of the Town-planning and Townships Ordinance, 1986.

4.1 ALL ERVEN

4.1.1 The erf shall be subject to a servitude, 2m wide, for municipal services in favour of the Municipality, along any two boundaries, excepting 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 dispense with any such servitude.

4.1.2 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 2m from it.

4.1.3 The 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 Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

4.2 ERVEN 2464 AND 2465

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

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