

***THE PROVINCE OF
GAUTENG***

***DIE PROVINSIE
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CONTENTS • INHOUD

<i>No.</i>	<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES		
1497	Town-planning and Townships Ordinance (15/1986): City of Tshwane: Akasia/Soshanguve Amendment Scheme 0284A.....	2 171
1498	do.: do.: Notice of rectification: Akasia/Soshanguve Amendment Scheme 0324A	7 171

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1497

CITY OF TSHWANE

AKASIA/SOSHANGUVE AMENDMENT SCHEME 0284A

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 Heatherview Extension 23, 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 0284A.

(13/2/Heatherview x23 (0284A))
27 June 2008

Executive Director: Legal Services
(Notice No 556/2008)

PLAASLIKE BESTUURSKENNISGEWING 1497

STAD TSHWANE

AKASIA/SOSHANGUVE WYSIGINGSKEMA 0284A

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 Heatherview Uitbreiding 23, 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 0284A.

(13/2/Heatherview x23 (0284A)
27 Junie 2008

Uitvoerende Direkteur: Regsdienste
(Kennisgewing No 556/2008)

CITY OF TSHWANE

DECLARATION OF HEATHERVIEW EXTENSION 23 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 Heatherview Extension 23 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Heatherview x23)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY CASPER HENDRIK DU PREEZ AND ANNA FRANCINA DU PREEZ UNDER THE PROVISIONS OF CHAPTER III: PART A AND C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 568 (A PORTION OF PORTION 131) 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 Heatherview Extension 23.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 2423/2005.

1.3 ENDOWMENT

The township owners shall pay a lump sum endowment of **R76 500,00** in terms of Regulation 44(1) of the Town-planning and Townships Regulations, to the City of Tshwane. The amount shall be used by the City of Tshwane 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 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, but excluding -

1.4.1 the following conditions that do not affect the township area:

"4. FURTHER subject to the right in favour of the City Council of Pretoria to convey electricity by overhead power lines and underground cables over the property along a route to be agreed upon between the City Council of Pretoria and Heatherdale Holdings (Proprietary) Limited together with certain ancillary rights as will more fully appear from Notarial Deed No 1307/01956-S., registered 13th December 1956.

"5. VERDER ONDERHEWIG aan die volgende voorwaarde soos meer ten volle sal blyk uit Notariële Akte No 1306/1956S registreer 13 Desember 1956;

"The owner of the said property or any portion thereof shall be obliged to received all stormwater or other water discharged thereon from any existing of future Provincial Road and its culverts and from any future alteration of such Provincial Road and its culverts and the owner shall have no claim whatsoever against the Government of the Republic of South Africa or its servants for any damage caused by such water."

1.5 REMOVAL OF LITTER

The township owner shall at its own expense cause all litter within the township area to be removed to the satisfaction of the municipality, when required by the municipality to do so.

1.6 REMOVAL OR REPLACEMENT OF MUNICIPAL OR TELKOM SERVICES

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

1.7 COMPLIANCE WITH CONDITIONS IMPOSED BY GDACEL

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Agriculture, Conservation, Environment and Land Affairs has granted the applicant exemption from compliance with Regulations No 1182 and 1183 promulgated in terms of Sections 21, 22 and 26 of the Environmental Conservation Act, 1989 (Act 73 of 1989), for the development of this township.

1.8 OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The township owner shall within such period as the municipality may determine, fulfil its obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefor, as previously agreed upon between the township owner and the municipality.

2. 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.

2.1 ALL ERVEN

- 2.1.1 The erf is subject to a servitude, 2 m 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 2 m 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 m 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.

STAD TSHWANE

VERKLARING VAN HEATHERVIEW UITBREIDING 23 TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No 15 van 1986), verklaar die Stad Tshwane hierby, die dorp Heatherview Uitbreiding 23 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(13/2/Heatherview x23 (0284A))

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR CASPER HENDRIK DU PREEZ EN ANNA FRANCINA DU PREEZ INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III: DEEL A EN C VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 568 ('N GEDEELTE VAN GEDEELTE 131) VAN DIE PLAAS WITFONTEIN 301 JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Heatherview Uitbreiding 23.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No 2423/2005.

1.3 BEGIFTIGING

Die dorpseienaar moet as begiftiging, 'n totale bedrag van **R76 500,00** in terme van Regulasie 44(1) van die Dorpsbeplanning en Dorpe Regulasie, aan die Stad Tshwane betaal. Welke bedrag deur die Stad Tshwane aangewend moet word vir die verkryging van grond vir park- en/of openbare-oopruimtedoeleindes.

Die genoemde begiftigingsbedrag is betaalbaar kragtens die bepalings van Artikel 81 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).

1.4 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitude, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd –

1.4.1 die volgende voorwaardes wat nie die dorp raak nie:

- "4, FURTHER subject to the right in favour of the City Council of Pretoria to convey electricity by overhead power lines and underground cables over the property along a route to be agreed upon between the City Council of Pretoria and Heatherdale Holdings (Proprietary) Limited together with certain ancillary rights as will more fully appear from Notarial Deed No 1307/01956-S., registered 13th December 1956.
- "5. VERDER ONDERHEWIG aan die volgende voorwaarde soos meer ten volle sal blyk uit Notariële Akte No 1306/1956S registreer 13 Desember 1956;
- "The owner of the said property or any portion thereof shall be obliged to received all stormwater or other water discharged thereon from any existing of future Provincial Road and its culverts and from any future alteration of such Provincial Road and its culverts and the owner shall have no claim whatsoever against the Government of the Republic of South Africa or its servants for any damage caused by such water."

1.5 VERWYDERING VAN ROMMEL

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

1.6 VERSKUIWING OF VERWYDERING VAN MUNISIPALE OF TELKOM DIENSTE

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

1.7 VOLDOENING AAN VOORWAARDES OPGELEË DEUR DIE GAUTENGSE DEPARTEMENT VAN LANDBOU, BEWARING EN DIE OMGEWING (DLBO)

Die dorpseienaar sal op sy eie koste voldoen aan al die voorwaardes wat opgelê is deur (DLBO) 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.

1.8 VEPLIGTINGE TEN OPSIGTE VAN NOODSAAKLIKE DIENSTE

Die dorpseienaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water, elektrisiteit en sanitêre dienste en die installering van stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die munisipaliteit nakom.

2. TITELVOORWAARDES

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

2.1 ALLE ERWE

- 2.1.1.1 Die erf is onderworpe aan 'n serwituut, 2 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, 2 meter breed, oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die munisipaliteit. 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 servituut area opgerig word nie en geen groot wortelbome mag binne die gebied van sodanige servituut of binne 'n afstand van 2 m 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 rioolhoofpypleidings en ander werke wat hy volgens goeë dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde servituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings wat sodanige rioolhoofpypleidings en ander werke veroorsaak.

LOCAL AUTHORITY NOTICE 1498

CITY OF TSHWANE

NOTICE OF RECTIFICATION

AKASIA/SOSHANGUVE AMENDMENT SCHEME 0324A

It is hereby notified in terms of the provisions of Section 63(2) of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), that Local Authority Notice 1456 in the Gauteng Provincial Gazette Extraordinary No 163, dated 19 June 2008, is hereby rectified as follows in the English text:

1.3 ENDOWMENT

The township owner shall pay a lump sum endowment of **R70 000,00** in terms of Regulation 44(1) of the Town-planning and Townships Regulations to the City of Tshwane. The amount shall be used by the City of Tshwane for the acquisition of land for park and/or public open space purposes.

1.7 COMPLIANCE WITH CONDITIONS IMPOSED BY GDACE

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Agriculture, Conservation and Environment including if applicable those by which exemption has been granted from compliance with regulations No 1182 and 1183 promulgated in terms of Sections 21, 22 and 26 of the Environmental Conservation Act, (Act 73 of 1989) or the National Environmental Management Act, 1998 (Act 107 of 1998) and Regulations thereto, as the case may be, for the development of this township.

2.2 ERVEN 2258 TO 2277, 2280 TO 2289, 2291 AND, 2295 TO 2300

The erf is subject to a servitude for municipal purposes in favour of the local authority and the section 21 company, as indicated on the general plan.

2.3 ERF 2305

The erf is subject to a servitude of right of way and the use of engineering services in favour of Erven 2258 to 2304.

(13/2/Theresapark x51 (0324A))
27 June 2008

Executive Director: Legal Services
(Notice No 629/2008)

PLAASLIKE BESTUURSKENNISGEWING 1498**STAD TSHWANE****REGSTELLINGSKENNISGEWING****AKASIA/SOSHANGUVE WYSIGINGSKEMA 0324A**

Hiermee word ingevolge die bepalings van Artikel 63(2) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No 15 van 1986), bekend gemaak dat Plaaslike Bestuurskennisgewing 1456 in die Gauteng Buitengewone Provinsiale Koerant No 163, gedateer 19 Junie 2008, hiermee reggestel word in die Afrikaanse teks soos volg:

1.3 BEGIFTIGING

Die dorpseienaar moet aan die Stad Tshwane, as begiftiging, 'n totale bedrag van **R70 000,00** betaal in terme van Regulasie 44(1) van die Dorpsbeplanning en Dorpe Regulasie, betaal, welke bedrag deur die Stad Tshwane aangewend moet word vir die verkryging van grond vir park- en/of openbare-oopruimtedoeleindes.

1.7 VOLDOENING AAN VOORWAARDES OPGELê DEUR DIE DEPARTEMENT VAN LANDBOU EN OMGEWINGSBEWARING

Die dorpseienaar sal op sy eie koste voldoen aan al die voorwaardes wat opgelê is deur die Gauteng Departement van Landbou en Omgewingsbewaring, insluitend, indien van toepassing, daardie voorwaardes waarop vrystelling verleen is 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) of die Nasionale Wet op Omgewingsbewaring, 1998 (Wet 107 van 1998) en Regulasies daartoe, wat ookal die geval mag wees, vir die ontwikkeling van die dorp.

2.2 ERWE 2258 TOT 2277, 2280 TOT 2289, 2291 EN 2295 TOT 2300

Die erf is onderworpe aan 'n serwituut vir munisipale doeleindes ten gunste van die munisipaliteit en die Artikel 21 Maatskappy, soos op die algemene plan aangedui.

2.3 ERF 2305

Die erf is onderworpe aan 'n serwituut vir reg van weg en die gebruik van ingenieursdienste ten gunste van Erwe 2258 tot 2304.

(13/2/Theresapark x51 (0324A))
27 Junie 2008

Uitvoerende Direkteur: Regsdienste
(Kennisgewing No 629/2008)
