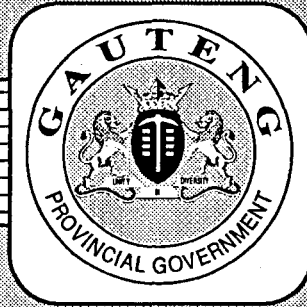


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**Provincial Gazette Extraordinary  
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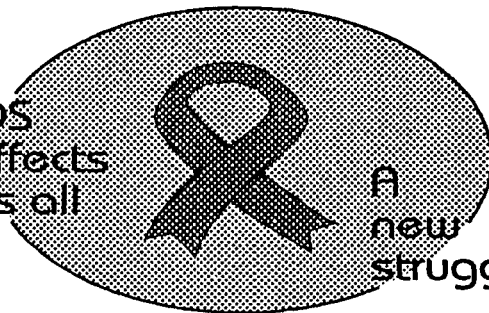
Vol. 12

PRETORIA, 19 DECEMBER 2006  
DESEMBER 2006

No. 452

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

AIDS  
affects  
us all



A  
new  
struggle

**Prevention is the cure**

**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH



06452

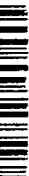
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## LOCAL AUTHORITY NOTICE

### LOCAL AUTHORITY NOTICE 3445

#### CITY OF TSHWANE METROPOLITAN MUNICIPALITY

#### AKASIA/SOSHANGUVE AMENDMENT SCHEME 0255A

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 Heatherview Extension 24, 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 Head: Legal and Secretarial Services, and are open to inspection during normal office hours.

This amendment is known as Akasia/Soshanguve Amendment Scheme 0255A.

(13/2/Heatherview x24 (0255A))  
\_\_ December 2006

Acting Head: Legal and Secretarial Services  
(Notice No 1159/2006)

### LOCAL AUTHORITY NOTICE 3445

#### STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

#### AKASIA/SOSHANGUVE WYSIGINGSKEMA 0255A

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 Heatherview Uitbreiding 24, synde 'n wysiging van die Akasia/Soshanguve dorpsbeplanningskema, 1996, 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 kantoorure ter insae.

Hierdie wysiging staan bekend as Akasia/Soshanguve wysigingskema 0255A.

(13/2/Heatherview x24 (0255A))  
\_\_ Desember 2006

Waarnemende Hoof: Regs- en Sekretariële Dienste  
(Kennissgewing No 1159/2006)

#### CITY OF TSHWANE METROPOLITAN MUNICIPALITY

#### DECLARATION OF HEATHERVIEW EXTENSION 24 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 Heatherview Extension 24 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Heatherview x24)

#### SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY FLAMING SILVER TRADING 140 (PROPRIETARY) LIMITED 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 717 (A PORTION OF PORTION 82) 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 24.

02020000

**1.2 DESIGN**

The township shall consist of erven as indicated on General Plan SG No 3453/2006.

**1.3 ENDOWMENT**

The township owner shall, in terms of the provisions of section 98(2) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) pay a lump sum endowment of R305 000,00 to the City of Tshwane Metropolitan Municipality for the provision of land for a park (public open space).

**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.

**1.5 REMOVAL OR REPLACEMENT OF MUNICIPAL AND TELKOM SERVICES**

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

**1.6 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 therefore, as well as the construction of the roads and stormwater drainage system as agreed upon between the township owner and the municipality.

**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 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 RESTRICTION ON THE ALIENATION OF LAND**

Regardless of the issuing of a certificate as contemplated in section 82(1)(b)(ii)(cc) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), no erf in the township may be transferred or be dealt with otherwise until the Municipality certifies that the developer has complied with the provisions of conditions 1.9.1 to 1.9.4 inclusive below.

**1.9 THE DEVELOPER'S OBLIGATIONS****1.9.1 ASSOCIATION AND STATUTES**

The developer must register a section 21 company (homeowners' association) in terms of the provisions of the Companies Act, 1973 (Act 61 of 1973). A copy of the registered Deed of Association (CM4) and the Company's Statutes must be submitted to the City of Tshwane Metropolitan Municipality.

The Association and Statutes must clearly state that the main objective of the homeowners' association is the maintenance of the internal engineering services of the development (i.e. water, sewerage, electricity, and the road and storm water sewers). The developer is deemed to be a member of the section 21 company, with all the rights and obligations of an ordinary member, until the last erf has been transferred.

**1.9.2 PROVISION OF ENGINEERING DRAWINGS**

The developer must submit to the City of Tshwane Metropolitan Municipality complete engineering drawings in respect of internal sewers and sewer connection points and complete engineering drawings in respect of the internal road and storm water sewers as well as water and electricity services, prior to the commencement of the construction of the said services.

**1.9.3 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER**

Before any erf is transferred, the City of Tshwane Metropolitan Municipality must be provided with a certificate by a Professional Engineer for water, sewerage, electricity, and the internal road and storm water sewers, in which is certified that the internal engineering services have been completed and that the engineers accept liability for the services. The Municipality may at its own discretion allow an exception in respect of the internal road and storm water sewers. If this is the case, the developer must give the Municipality an undertaking that the developer will complete this service on or before a certain date and must provide the Municipality with a guarantee issued by a recognised financial institution.

No building plans will be approved before the services are completed and (if applicable) taken over by the divisions of the Service Delivery Department.

**1.9.4 MAINTENANCE PERIOD AND GUARANTEE**

A maintenance period of 12 (twelve) months commences when the last of the internal engineering services (i.e. water, sewerage, electricity, and the road and storm water sewers) have been completed. The developer must furnish the section 21 company with a maintenance guarantee, issued by a recognised financial institution, in respect of poor workmanship and/or materials with regard to the civil engineering services and the electricity service, which guarantee must be for an amount that is equal to 5% of the contract cost of the civil services and 10% of the contract cost of the electrical services, and proof of this must be submitted to the City of Tshwane Metropolitan Municipality.

**1.9.5 ERVEN 530 TO 636 INCLUSIVE**

Upon transfer, the owner of the erf must automatically become a member of the section 21 company and remain a member until he or she ceases to be the registered owner of that erf, which condition must be included in the title deed of the portion.

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

Erf 637 shall be transferred to the homeowner's association (Section 21 Company) by and at the expense of the developer prior to any other erf being transferred.

**1.11 SERVITUDES TO BE REGISTERED OVER ERVEN BY AND AT THE COST OF THE APPLICANT****1.11.1 ERVEN 530 TO 536, 539 TO 616 AND 618**

The erf is subject to a sewer line servitude (2m) in favour of the Section 21 company, as indicated on the general plan.

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 2 metres therefrom.

**1.11.2 ERVEN 530, 571, 579, 588, 597, 607 616, 619 AND 628**

The erf is subject to a stormwater line servitude (2m) in favour of the Section 21 company, as indicated on the general plan.

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 2 metres therefrom.

**1.11.3 ERVEN 583 AND 599**

The erf is subject to a electrical servitude (1m) in favour of the Section 21 company, as indicated on the general plan.

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 2 metres therefrom.

**1.11.4 ERF 637**

The erf is subject to a servitude of right of Way and municipal services in favour of erven 530 to 636 in the township.

**1.11.5 ERF 583**

The erf is subject to a 3m x 3m servitude for electrical purposes.

**2. CONDITIONS OF TITLE**

**ALL ERVEN WHICH SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS IMPOSED BY THE LOCAL AUTHORITY 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, 2m 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, 2m 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 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 municipality.
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We look forward to your ongoing support

Contact Person: **Montjane M. Z. (Mr)**

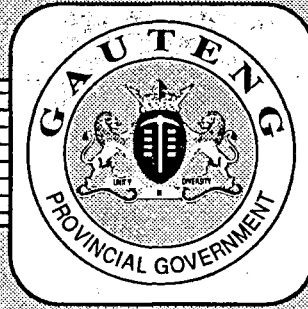
Mobile Phone: 083-640 6121.

Telephone: (012) 334-4653.





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Buitengewone Provinsiale Koerant**

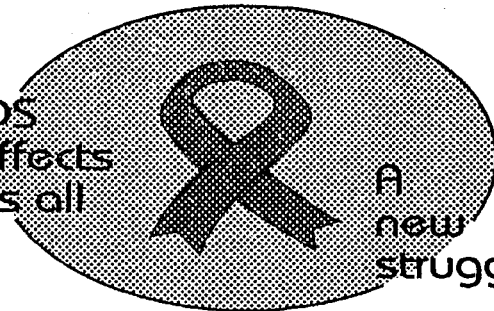
Vol. 12

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DEPARTMENT OF HEALTH



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## LOCAL AUTHORITY NOTICE

### LOCAL AUTHORITY NOTICE 3445

#### CITY OF TSHWANE METROPOLITAN MUNICIPALITY

#### AKASIA/SOSHANGUVE AMENDMENT SCHEME 0255A

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 Heatherview Extension 24, 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 Head: Legal and Secretarial Services, and are open to inspection during normal office hours.

This amendment is known as Akasia/Soshanguve Amendment Scheme 0255A.

(13/2/Heatherview x24 (0255A))  
 \_\_\_ December 2006

Acting Head: Legal and Secretarial Services  
 (Notice No 1159/2006)

### LOCAL AUTHORITY NOTICE 3445

#### STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

#### AKASIA/SOSHANGUVE WYSIGINGSKEMA 0255A

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 Heatherview Uitbreiding 24, synde 'n wysiging van die Akasia/Soshanguve dorpsbeplanningskema, 1996, 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 kantoorure ter insae.

Hierdie wysiging staan bekend as Akasia/Soshanguve wysigingskema 0255A.

(13/2/Heatherview x24 (0255A))  
 \_\_\_ Desember 2006

Waarnemende Hoof: Regs- en Sekretariële Dienste  
 (Kenningsgewing No 1159/2006)

#### CITY OF TSHWANE METROPOLITAN MUNICIPALITY

#### DECLARATION OF HEATHERVIEW EXTENSION 24 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 Heatherview Extension 24 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Heatherview x24)

#### SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY FLAMING SILVER TRADING 140 (PROPRIETARY) LIMITED 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 717 (A PORTION OF PORTION 82) 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 24.

02020000

**1.2 DESIGN**

The township shall consist of erven as indicated on General Plan SG No 3453/2006.

**1.3 ENDOWMENT**

The township owner shall, in terms of the provisions of section 98(2) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) pay a lump sum endowment of R305 000,00 to the City of Tshwane Metropolitan Municipality for the provision of land for a park (public open space).

**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.

**1.5 REMOVAL OR REPLACEMENT OF MUNICIPAL AND TELKOM SERVICES**

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

**1.6 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 therefore, as well as the construction of the roads and stormwater drainage system as agreed upon between the township owner and the municipality.

**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 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 RESTRICTION ON THE ALIENATION OF LAND**

Regardless of the issuing of a certificate as contemplated in section 82(1)(b)(ii)(cc) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), no erf in the township may be transferred or be dealt with otherwise until the Municipality certifies that the developer has complied with the provisions of conditions 1.9.1 to 1.9.4 inclusive below.

**1.9 THE DEVELOPER'S OBLIGATIONS****1.9.1 ASSOCIATION AND STATUTES**

The developer must register a section 21 company (homeowners' association) in terms of the provisions of the Companies Act, 1973 (Act 61 of 1973). A copy of the registered Deed of Association (CM4) and the Company's Statutes must be submitted to the City of Tshwane Metropolitan Municipality.

The Association and Statutes must clearly state that the main objective of the homeowners' association is the maintenance of the internal engineering services of the development (i.e. water, sewerage, electricity, and the road and storm water sewers). The developer is deemed to be a member of the section 21 company, with all the rights and obligations of an ordinary member, until the last erf has been transferred.

**1.9.2 PROVISION OF ENGINEERING DRAWINGS**

The developer must submit to the City of Tshwane Metropolitan Municipality complete engineering drawings in respect of internal sewers and sewer connection points and complete engineering drawings in respect of the internal road and storm water sewers as well as water and electricity services, prior to the commencement of the construction of the said services.



**1.9.3 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER**

Before any erf is transferred, the City of Tshwane Metropolitan Municipality must be provided with a certificate by a Professional Engineer for water, sewerage, electricity, and the internal road and storm water sewers, in which is certified that the internal engineering services have been completed and that the engineers accept liability for the services. The Municipality may at its own discretion allow an exception in respect of the internal road and storm water sewers. If this is the case, the developer must give the Municipality an undertaking that the developer will complete this service on or before a certain date and must provide the Municipality with a guarantee issued by a recognised financial institution.

No building plans will be approved before the services are completed and (if applicable) taken over by the divisions of the Service Delivery Department.

**1.9.4 MAINTENANCE PERIOD AND GUARANTEE**

A maintenance period of 12 (twelve) months commences when the last of the internal engineering services (i.e. water, sewerage, electricity, and the road and storm water sewers) have been completed. The developer must furnish the section 21 company with a maintenance guarantee, issued by a recognised financial institution, in respect of poor workmanship and/or materials with regard to the civil engineering services and the electricity service, which guarantee must be for an amount that is equal to 5% of the contract cost of the civil services and 10% of the contract cost of the electrical services, and proof of this must be submitted to the City of Tshwane Metropolitan Municipality.

**1.9.5 ERVEN 530 TO 636 INCLUSIVE**

Upon transfer, the owner of the erf must automatically become a member of the section 21 company and remain a member until he or she ceases to be the registered owner of that erf, which condition must be included in the title deed of the portion.

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

Erf 637 shall be transferred to the homeowner's association (Section 21 Company) by and at the expense of the developer prior to any other erf being transferred.

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The erf is subject to a sewer line servitude (2m) in favour of the Section 21 company, as indicated on the general plan.

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 2 metres therefrom.

**1.11.2 ERVEN 530, 571, 579, 588, 597, 607 616, 619 AND 628**

The erf is subject to a stormwater line servitude (2m) in favour of the Section 21 company, as indicated on the general plan.

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 2 metres therefrom.

02020000

**1.11.3 ERVEN 583 AND 599**

The erf is subject to a electrical servitude (1m) in favour of the Section 21 company, as indicated on the general plan.

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 2 metres therefrom.

**1.11.4 ERF 637**

The erf is subject to a servitude of right of Way and municipal services in favour of erven 530 to 636 in the township.

**1.11.5 ERF 583**

The erf is subject to a 3m x 3m servitude for electrical purposes.

**2. CONDITIONS OF TITLE**

**ALL ERVEN WHICH SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS IMPOSED BY THE LOCAL AUTHORITY 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, 2m 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, 2m 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.
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Contact Person: **Montjane M. Z. (Mr)**

Mobile Phone: 083-640 6121.

Telephone: (012) 334-4653.

