

***THE PROVINCE OF
GAUTENG***

***DIE PROVINSIE
GAUTENG***

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

Vol. 13

PRETORIA, 19 NOVEMBER 2007

No. 328

CONTENTS • INHOUD

No.		Page No.	Gazette No.
GENERAL NOTICES			
5241	Town-planning and Townships Ordinance (15/1986): Declaration as approved township: Karenpark Extension 41 ...	2	328
5242	do.: Akasia-Soshanguve Amendment Scheme 270A	8	328

GENERAL NOTICES**NOTICE 5241 OF 2007****DECLARATION AS APPROVED TOWNSHIP**

In terms of section 69 of the Town-planning and Townships Ordinance, 1965 (Ordinance 25 of 1965), the Administrator hereby declares Karenpark Extension 41 township to be an approved township, subject to the conditions set out in the Schedule hereto.

DPLG 11/3/9/1C/31

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY COBO KONTRAKTEURS (EIENDOMS) BEPERK (HEREINAFTER REFERRED TO AS THE APPLICANTS / TOWNSHIP OWNERS) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965 (ORDINANCE 25 OF 1965), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON REMAINING EXTENT OF PORTION 6 (A PORTION OF PORTION 10) OF THE FARM HARTEBEESTHOEK NO. 312 J.R. HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**(1) NAME**

The name of the township shall be Karenpark Extension 41.

(2) DESIGN

The township shall consist of erven and streets as indicated on SG 7888/2006.

(3) STORMWATER DRAINAGE AND STREET CONSTRUCTION

- (a) The township owners shall on request by the local authority submit to such authority for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer approved by the local authority, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, tarmacadamising, kerbing and channeling of the streets therein together with the provision of such retaining walls as may be considered necessary by the local authority.

Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

- (b) The township owners shall, when required by the local authority to do so, carry out the approved scheme at their own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.

- (c) The township owners shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the streets have been constructed as set out in subclause (b).

- (a) If the township owners fail to comply with the provisions of paragraphs (a), (b) and (c) hereof the local authority shall be entitled to do the work at the cost of the township owners.

(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 –

- (a) the following rights in respect of Portion 6 (a portion of Portion 10) of the farm Hartebeesthoek 312 J.R., which shall not be passed on to the erven in the township:

“A. 1. ENTITLED TO enforce against the owners of the undermentioned properties, the following conditions, to wit:-

- (a) That the owners of the said properties shall not be entitled to make bricks thereon, other than for their own use, that is bricks will not be made for sale on the properties.
- (i) The afore-mentioned portions Nos. 73, 74, 75, 76 and 77 of Portion A of the said farm WITFONTEIN No. 301, Registration Division J.R. district Pretoria;

The following portions of Portion F of the said farm HARTEBEESTHOEK No. 303, registration Division J.R.:-

- (ii) Portion 51, measuring 11,1306 (eleven comma one three nought six) hectares, transferred by Deed of Transfer No. 1736/1943, dated 27th February, 1943;
- (iii) Portion 47, measuring 5,2137 (five comma two one three seven) hectares, transferred by Deed of Transfer No. 1736/1943, dated 27th February, 1943;
- (iv) Portion 48, measuring 10,0599 (ten comma nought five nine nine) hectares, transferred by Deed of Transfer No. 10148/1943, dated 27th April, 1943;
- (v) Portion 49, measuring 9,0076 (nine comma nought nought seven six) hectares, transferred by Deed of Transfer No. 10150/1943 dated 27th April, 1943;
- (vi) Portion 50, measuring 8,3509 (eight comma three five nought nine) hectares, transferred by Deed of Transfer No. 10149/1943 dated 27th April, 1943;

The following portions of WITFONTEIN No. 305, Registration Division J.R., district Pretoria –

- (vii) Portion 2, measuring 9,4046 (nine comma four nought four six) hectares, transferred by Deed of Transfer No. 2870/1945 dated 6th February, 1945;
- (viii) Portion 3, measuring 9,5819 (nine, comma five eight one nine) hectares, transferred by Deed of Transfer No. 31136/1944, dated 24th November, 1944;
- (ix) Portion 4, measuring 10,1061 (ten comma one nought six one) hectares, transferred by Deed of Transfer No. 31135/1944, dated 24th November, 1944;
- (x) Portion 5, measuring 9,9441 (nine comma nine four four one) hectares, transferred by Deed of Transfer No. 31135/1944 dated 24th November, 1944;
- (xi) Remaining Extent measuring as such 10,9438 (ten comma nine four three eight) hectares, transferred by Deed of Transfer No. 5467/1945, dated 6th March 1945;

- B. The Remaining Extent of the said farm HARTEBEESTHOEK No. 312, Registration Division J.R., district PRETORIA, measuring as such 260,9786 (two hundred and sixty comma nine seven eight six) hectares, as held under Certificate of Consolidated Title No. 20037/1947 (of which Certain Portion 6 (a portion of Portion 10) of the farm HARTEBEESTHOEK No. 312, Registration Division J.R., district Pretoria hereby transferred is a portion) is –

ENTITLED to a right-of-way 7,87 (seven comma eight seven) metres wide over and along the Eastern boundary of the following properties for the purpose of access to and from the Pretoria-Hebron main road –

- (a) Portion 1 of the said farm HARTEBEESTHOEK No. 312, Registration Division J.R., measuring 17,1306 (seventeen comma one three nought six) hectares; and
- (b) Portion 2 of the said farm HARTEBEESTHOEK measuring 8,5653 (eight comma five six five three) hectares;

transferred by Deed of Transfer No. 20038/1947, dated 9th July, 1947;

- C. Certain Portion 6 (a portion of Portion 10) of the farm HARTEBEESTHOEK No. 312, Registration Division J.R., district PRETORIA hereby transferred is –

- (a) ENTITLED to a right of way 7,87 (seven comma eight seven) metres wide over the Remaining Extent of Portion 3 of the said farm, measuring as such 83,5221 (eighty three comma five two two one) hectares as indicated on Diagram A.4266/57 attached to Deed of Transfer No. 4796/1960 registered on the 23rd February, 1960."

- (5) **ACCESS**
No ingress from Provincial Roads PWV 2 and P200/1 to the township and no egress to Provincial Roads PWV 2 and P200/1 from the township shall be allowed.
- (6) **ACCEPTANCE AND DISPOSAL OF STORMWATER**
The township owners shall arrange for the drainage of the township to fit in with that of Road P200/1 and for all stormwater running off or being diverted from the road to be received and disposed of.
- (7) **OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES**
The township owners shall within such period as the local authority may determine, fulfill its 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 owners and the local authority.

2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions indicated, imposed by the Director in terms of the provisions of the Town-Planning and Townships Ordinance, 1965.

(1) ALL ERVEN

- (a) The erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a pan-handle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the local authority; Provided that the local authority may dispense with any such servitude.
- (b) 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 2m thereof.
- (c) 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 local authority.

(2) ERVEN 1085 AND 1086

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

KENNISGEWING 5241 VAN 2007

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 69 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965 (Ordonnansie 25 van 1965), verklaar die Administrateur hierby die dorp Karenpark Uitbreiding 41 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

DPLG 11/3/9/1C/31

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR COBO KONTRAKTEURS (EIENDOMS) BEPERK (HIERNA DIE AANSOEKDOENER/DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965, OM TOESTEMMING OM 'N DORP TE STIG OP RESTERENDE GEDEELTE VAN GEDEELTE 6 ('N GEDEELTE VAN GEDEELTE 10) VAN DIE PLAAS HARTEBEESTHOEK NO. 312-J.R., PROVINSIE GAUTENG, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

- (1) NAAM
Die naam van die dorp is Karenpark Uitbreiding 41.
- (2) ONTWERP
Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 7888/2006.
- (3) STORMWATERDREINERING EN STRAATBOU
 - (a) Die dorpseienaar moet op versoek van die plaaslike bestuur aan sodanige bestuur 'n gedetailleerde skema, volledig met planne, deursnee en spesifikasies, opgestel deur 'n siviele ingenieur wat deur die plaaslike bestuur goedgekeur is, vir die opgaar en afvoer van stormwater deur die hele dorp deur middel van behoorlike aangelegde werke en vir die aanlê, teermacadamisering, beranding en kanalisering van die strate daarin, tesame met die verskaffing van sodanige keurmure as wat die plaaslike bestuur nodig ag, vir goedkeuring voorlê.

Verder moet die skema die roete en helling aandui deur middel waarvan elke erf toegang tot die aangrensende straat verkry.
 - (b) Die dorpseienaar moet, wanneer die plaaslike bestuur dit vereis, die goedgekeurde skema op eie koste namens en tot bevrediging van die plaaslike bestuur, onder toesig van 'n siviele ingenieur deur die plaaslike bestuur goedgekeur, uitvoer.
 - (c) Die dorpseienaar is verantwoordelik vir die instandhouding van die strate tot bevrediging van die plaaslike bestuur totdat die strate ooreenkomstig subklousule (b) gebou is.
 - (d) Indien die dorpseienaar versuim om aan die bepalings van paragrawe (a), (b) en (c) hiervan te voldoen, is die plaaslike bestuur geregtig om die werk op koste van die dorpseienaar te doen.

(4) 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 -

- (a) the following rights in respect of Portion 6 (a portion of Portion 10) of the farm Hartebeesthoek 312 J.R., which shall not be passed on to the erven in the township:

"A. 1. ENTITLED TO enforce against the owners of the undermentioned properties, the following conditions, to wit:-

- (a) That the owners of the said properties shall not be entitled to make bricks thereon, other than for their own use, that is bricks will not be made for sale on the properties.

- (i) The afore-mentioned portions Nos. 73, 74, 75, 76 and 77 of Portion A of the said farm WITFONTEIN No. 301, Registration Division J.R. district Pretoria;

The following portions of Portion F of the said farm HARTEBEESTHOEK No. 303, registration Division J.R.:—

- (ii) Portion 51, measuring 11,1306 (eleven comma one three nought six) hectares, transferred by Deed of Transfer No. 1736/1943, dated 27th February, 1943;
- (iii) Portion 47, measuring 5,2137 (five comma two one three seven) hectares, transferred by Deed of Transfer No. 1736/1943, dated 27th February, 1943;
- (iv) Portion 48, measuring 10,0599 (ten comma nought five nine nine) hectares, transferred by Deed of Transfer No. 10148/1943, dated 27th April, 1943;
- (v) Portion 49, measuring 9,0076 (nine comma nought nought seven six) hectares, transferred by Deed of Transfer No. 10150/1943 dated 27th April, 1943;
- (vi) Portion 50, measuring 8,3509 (eight comma three five nought nine) hectares, transferred by Deed of Transfer No. 10149/1943 dated 27th April, 1943;

The following portions of WITFONTEIN No. 305, Registration Division J.R., district Pretoria —

- (vii) Portion 2, measuring 9,4046 (nine comma four nought four six) hectares, transferred by Deed of Transfer No. 2870/1945 dated 6th February, 1945;
- (viii) Portion 3, measuring 9,5819 (nine, comma five eight one nine) hectares, transferred by Deed of Transfer No. 31136/1944, dated 24th November, 1944;
- (ix) Portion 4, measuring 10,1061 (ten comma one nought six one) hectares, transferred by Deed of Transfer No. 31135/1944, dated 24th November, 1944;
- (x) Portion 5, measuring 9,9441 (nine comma nine four four one) hectares, transferred by Deed of Transfer No. 31135/1944 dated 24th November, 1944;
- (xi) Remaining Extent measuring as such 10,9438 (ten comma nine four three eight) hectares, transferred by Deed of Transfer No. 5467/1945, dated 6th March 1945;

- B. The Remaining Extent of the said farm HARTEBEESTHOEK No. 312, Registration Division J.R., district PRETORIA, measuring as such 260,9786 (two hundred and sixty comma nine seven eight six) hectares, as held under Certificate of Consolidated Title No. 20037/1947 (of which Certain Portion 6 (a portion of Portion 10) of the farm HARTEBEESTHOEK No. 312, Registration Division J.R., district Pretoria hereby transferred is a portion) is —

ENTITLED to a right-of-way 7,87 (seven comma eight seven) metres wide over and along the Eastern boundary of the following properties for the purpose of access to and from the Pretoria-Hebron main road —

- (a) Portion 1 of the said farm HARTEBEESTHOEK No. 312, Registration Division J.R., measuring 17,1306 (seventeen comma one three nought six) hectares; and
- (b) Portion 2 of the said farm HARTEBEESTHOEK measuring 8,5653 (eight comma five six five three) hectares;

transferred by Deed of Transfer No. 20038/1947, dated 9th July, 1947;

C. Certain Portion 6 (a portion of Portion 10) of the farm HARTEBEESTHOEK No. 312, Registration Division J.R., district PRETORIA hereby transferred is -

- (a) ENTITLED to a right of way 7.87 (seven comma eight seven) metres wide over the Remaining Extent of Portion 3 of the said farm, measuring as such 83,5221 (eighty three comma five two two one) hectares as indicated on Diagram A.4266/57 attached to Deed of Transfer No. 4796/1960 registered on the 23rd February, 1960."

(5) TOEGANG

Geen ingang van Provinsiale Paaie PWV 2 en P200/1 tot die dorp en geen uitgang tot Provinsiale Paaie PWV 2 en P200/1 uit die dorp word toegelaat nie.

(6) ONTVANGS EN VERSORGING VAN STORMWATER

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by dié van Paaie PWV 2 en P200/1 en moet die stormwater wat van die paaie afloop of afgelei word, ontvang en versorg.

(7) VERPLIGTINGE 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 plaaslike bestuur, nakom.

2. TITELVOORWAARDES

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui, opgelê deur die Administrateur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965.

(1) ALLE ERWE

- (a) Die erf is onderworpe aan 'n serwituut 2 m breed, vir riolerings- en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur. Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.

- (b) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 m daarvan geplant word nie.

- (c) Die plaaslike bestuur 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 goeie dunnke 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 van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

(2) ERWE 1085 EN 1086

Die erf is onderworpe aan 'n serwituut vir munisipale doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

NOTICE 5242 OF 2007**AKASIA-SOSHANGUVE AMENDMENT SCHEME 270A**

The Administrator hereby, in terms of the provisions of Section 89 of the Town Planning and Townships Ordinance, 1965, declares that he approved an amendment scheme, being an amendment of Akasia-Soshanguve Town Planning Scheme, 1996, comprising the same land as included in the township of Karenpark Extension 41.

Map 3 and the scheme clauses of the amendment scheme are filed with the Gauteng Provincial Government, (Department of Economic Development), Johannesburg, and the Town Clerk, Pretoria, and are open for inspection at all reasonable times.

The amendment scheme is known as Akasia-Soshanguve Amendment Scheme 270A.

DPLG 11/3/9/1C/31(270A)

KENNISGEWING 5242 VAN 2007**AKASIA-SOSHANGUVE WYSIGINGSKEMA 270A**

Die Administrateur verklaar hierby, ingevolge die bepalings van Artikel 89 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, dat hy 'n wysigingskema synde 'n wysiging van Akasia-Soshanguve Dorpsbeplanningskema 1996, wat uit dieselfde grond as die dorp Karenpark Uitbreiding 41 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Gauteng Provinsiale Regering, (Departement van Ekonomiese Ontwikkeling), Johannesburg en die Stadsklerk, Pretoria, en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Akasia-Soshanguve Wysigingskema 270A.

DPLG 11/3/9/1C/31(270A)
