

**THE PROVINCE OF
GAUTENG**



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PROCLAMATION • PROKLAMASIE

PROCLAMATION 117 OF 2016**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****TSHWANE AMENDMENT SCHEME 3392T**

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 Karenpark Extension 52, being an amendment of the Tshwane Town-planning Scheme, 2008.

Map 3 and the scheme clauses of this amendment scheme are filed with the SED: Group Legal Services, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme 3392T.

(13/2/Karenpark x52 (3392T))
__ September 2016

SED: GROUP LEGAL SERVICES
(Notice 250/2016)

PROKLAMASIE 117 VAN 2016**STAD TSHWANE****TSHWANE WYSIGINGSKEMA 3392T**

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 Karenpark Uitbreiding 52, synde 'n wysiging van die Tshwane dorpsbeplanningskema, 2008, goedgekeur het.

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

Hierdie wysiging staan bekend as Tshwane wysigingskema 3392T.

(13/2/Karenpark x52 (3392T))
__ September 2016

SUD: GROEP REGSDIENSTE
(Kennisgewing 250/2016)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY**DECLARATION OF KARENPAK EXTENSION 52 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 Karenpark Extension 52 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Karenpark x52 (3392T))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY HOEWE 15 DOREG LANDBOUHOEWES (EIENDOMS) BEPERK, UNDER 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 484 (A PORTION OF PORTION 125) 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 Karenpark Extension 52.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan No 4421/2010.

1.3 ENDOWMENT

Payable of the City of Tshwane Metropolitan Municipality.

The township owner shall pay a lump sum endowment of **R190 000,00**, in terms Regulation 44(1) of the Town-planning and Townships Regulations, to the City of Tshwane Metropolitan Municipality. The amount 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 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 condition which does not affect the township area:

"C. The remaining extent of Portion "E" of the farm Hartebeesthoek No 524, measuring as such 238,9724 (two hundred and thirty eight comma nine seven two four) hectares, 485 (four hundred and eighty five) square metres, of which the property hereby transferred forms a portion, is entitled to a Servitude of Right of Way, 9,45 (nine comma four five) metres wide along portion of the Western boundary of Portion 1 of the said Portion "E" of the farm Hartebeesthoek No 524, measuring 85,6532 (eighty five comma six five three two) hectares, transferred to Lily Mary Flora White (born Cassell) by Deed of Transfer No 5029/1923 dated 2nd June 1923, and which Right of Way is more fully indicated on the diagram SG No A508/1923 of said Portion 1 of Portion "E" annexed to the said Deed of Transfer No 5029/1923."

1.5 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If, by 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.

1.6 OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The township owner shall within such period as the local authority 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 local authority.

2. CONDITIONS OF TITLE

THE ERVEN 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 (ORDINANCE 15 OF 1986)

2.1 ALL ERVEN

- 2.1.1 The erf shall be 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 panhandle 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.
- 2.1.2 No buildings or other structures 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.
- 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 Local Authority.

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Contact Centre Tel: 012-748 6200. eMail: info.egazette@gpw.gov.za
Publications: Tel: (012) 748 6053, 748 6061, 748 6065