

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE VAN
GAUTENG**

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No. 483

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DEPARTMENT OF HEALTH

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Government Printing Works

Notice submission deadlines

Government Printing Works has over the last few months implemented rules for completing and submitting the electronic Adobe Forms when you, the customer, submit your notice request.

In line with these business rules, GPW has revised the notice submission deadlines for all gazettes. Please refer to the GPW website www.gpwonline.co.za to familiarise yourself with the new deadlines.

CANCELLATIONS

Don't forget!

Cancellation of notice submissions are accepted by GPW according to the deadlines stated in the table above. Non-compliance to these deadlines will result in your request being failed. **Please pay special attention to the different deadlines for each gazette.**

Please note that any notices cancelled after the cancellation deadline will be published and charged at full cost.

Requests for cancellation must be sent by the original sender of the notice and must accompanied by the relevant notice reference number (N-) in the email body.

AMENDMENTS TO NOTICES

take note!

With effect **from 01 October**, GPW will not longer accept amendments to notices. The cancellation process will need to be followed and a new notice submitted thereafter for the next available publication date.

CUSTOMER INQUIRIES



Many of our customers request immediate feedback/confirmation of notice placement in the gazette from our Contact Centre once they have submitted their notice – While GPW deems it one of their highest priorities and responsibilities to provide customers with this requested feedback and the best service at all times, we are only able to do so once we have started processing your notice submission.

GPW has a **2-working day turnaround time for processing notices** received according to the business rules and deadline submissions.

Please keep this in mind when making inquiries about your notice submission at the Contact Centre.

PROOF OF PAYMENTS

REMINDER

GPW reminds you that all notice submissions **MUST** be submitted with an accompanying proof of payment (PoP) or purchase order (PO). If any PoP's or PO's are received without a notice submission, it will be failed and your notice will not be processed.

When submitting your notice request to submit.egazette@gpw.gov.za, please ensure that a purchase order (GPW Account customer) or proof of payment (non-GPW Account customer) is included with your notice submission. All documentation relating to the notice submission must be in a single email.

A reminder that documents must be attached separately in your email to GPW. (In other words, your email should have an Adobe Form plus proof of payment/purchase order – 2 separate attachments – where notice content is applicable, it should also be a 3rd separate attachment).

REMINDER OF THE GPW BUSINESS RULES

- Single notice, single email – with proof of payment or purchase order.
- All documents must be attached separately in your email to GPW.
- 1 notice = 1 form, i.e. each notice must be on a separate form
- Please submit your notice **ONLY ONCE**.
- Requests for information, quotations and inquiries must be sent to the Contact Centre **ONLY**.
- The notice information that you send us on the form is what we publish. Please do not put any instructions in the email body.

DISCLAIMER:

Government Printing Works reserves the right to apply the 25% discount to all Legal and Liquor notices that comply with the business rules for notice submissions for publication in gazettes.

National, Provincial, Road Carrier Permits and Tender notices will pay the price as published in the Government Gazettes.

For any information, please contact the eGazette Contact Centre on 012-748 6200 or email info.egazette@gpw.gov.za

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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 1956 OF 2015**EKURHULENI METROPOLITAN MUNICIPALITY
EKURHULENI TOWN PLANNING SCHEME, 2014****NOTICE OF BENONI AMENDMENT SCHEME B0051**

The Ekurhuleni Metropolitan Municipality (Benoni Customer Care Centre) hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, declares that it has approved an amendment scheme, being an amendment of the Benoni Town Planning Scheme, 1/1947, comprising the same land as included in the township of Benoni Extension 76

The amendment scheme documents will lie for inspection during normal office hours at the office of the Area Manager: City Development, Ekurhuleni Metropolitan Municipality (Benoni Customer Care Centre), Treasury Building, Corner Tom Jones Street and Elston Avenue, Benoni

This amendment is known as Benoni Amendment Scheme B0051 and shall come into operation on the date of this publication.

KHAYA NGEMA, City Manager, Ekurhuleni Metropolitan Municipality, 2nd Floor, Head Office Building, corner Cross & Rose Streets, Germiston, Private Bag X1069, Germiston, 1400

NOTICE NO CD38/2015/2015

**LOCAL AUTHORITY NOTICE
EKURHULENI METROPOLITAN MUNICIPALITY
(BENONI CUSTOMER CARE AREA)
Declaration as an approved township**

In terms of Section 103(1) of the town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986) the Ekurhuleni Metropolitan Municipality (Benoni Customer Care Area) hereby declares Benoni Extension 76 Township, to be an approved township, subject to the conditions as set out in the schedule hereto

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION, MADE BY EDFERN PROPERTIES PROPRIETARY LIMITED REGISTRATION NUMBER 1969/017235/07, (HEREAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF SECTION C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 1986, (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 514, (A PORTION OF PORTION 311) OF THE FARM KLEINFONTEIN 67 I.R., REGISTRATION DIVISION IR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

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

The name of the township shall be BENONI EXTENSION 76.

(2) **DESIGN**

The township shall consist of erven and streets as indicated on the approved General Plan S.G. No.3121/2014

(3) **STORMWATER DRAINAGE AND STREET CONSTRUCTION.**

- (a) The township owner shall, on request by the Local Authority, submit for his approval a detailed scheme complete with plans, sections and specifications, prepared by a professional Engineer, who shall be a member of the South African Association of Consulting Engineers or SABTACO, for the collection and disposal of storm water throughout the township, by means of properly constructed works and for the construction, surfacing, 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 owner shall, when required to do so by the Local Authority, carry out the approved scheme at his/her own expense on behalf of and to the satisfaction of the Local Authority, under the supervision of the professional Engineer and shall, for this purpose, provide financial guarantees to the Local Authority, as determined by it.
- (c) The township owner shall be responsible for the maintenance of the streets and stormwater drainage system to the satisfaction of the Local Authority, until the streets and stormwater drainage system have been constructed as set out in sub-clause (b) above.
- (d) Should the township owner fail to comply with the provisions of (a), (b) and (c) hereof, the Local Authority shall be entitled to do the work at the cost of the township owner.
- (e) The township owner shall ensure that all conditions and recommendations, as stipulated in the letter by the Gauteng Department of Public Transport, Roads and Works (GAUTRANS) dated 20 September 2004, 22 May 2008 and 03 July 2009, are adhered to.
- (f) The township owner shall ensure that all conditions and recommendations, as stipulated in the letter by the Department: Water Affairs and Forestry dated 27 August 2008 are adhered to.

(4) **OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES.**

The township owner shall within such period as the Local Authority may determine, fulfil 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 owner and the Local Authority.

(5) **REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES.**

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

The township owner shall consult with the Local Authority before any existing municipal service(s) need to be replaced or removed.

(6) **ENDOWMENT**

The township owner shall, in terms of Sections 98(2) and (3) of the Town Planning and Townships Ordinance, 15 of 1986, pay a lump sum endowment to the Local Authority, for the provision of land for parks (Public Open Space).

(7) **ACCEPTANCE AND DISPOSAL OF STORMWATER.**

The township owner shall arrange for the drainage of the township to fit in with those adjacent public roads, for all stormwater running off or being diverted from the roads to be received and disposed of.

The township owner shall ensure that all conditions and recommendations, as stipulated in the letter by the Gauteng Department of Public Transport, Roads and Works (GAUTRANS) dated 16 February 2007, are adhered to.

(8) **ACCESS**

Ingress and egress to and from township shall be to the satisfaction of the Executive Director: Municipal Infrastructure Department (Roads and Stormwater Planning).

The recommendations as prescribed in the Traffic Impact Study, prepared by VDM Consulting Engineers dated July 2007, must be fully complied with by the township owner, in consultation with the Executive Director: Roads, Transport and Civil Works Department.

(9) **SOIL CONDITIONS.**

Proposals to overcome detrimental soil conditions, to the satisfaction of the Local Authority, shall be contained in all building plans, submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Local Authority.

(10) **DEMOLITION OF BUILDINGS AND STRUCTURES.**

The township owner shall at his/her own expense, cause all existing building and structures situated within the building line reserves, side spaces or other common boundaries to be demolished, to the satisfaction of the Local Authority, when required by the Local Authority to do so.

(11) **PRECAUTIONARY MEASURES**

The township owner shall at his/her own expense, make arrangements with the Local Authority, in order to ensure that the recommendations as laid down in the Geological Report, prepared by M J van der Walt Engineer Geologist cc dated April 2007, are fully complied with and when required to do so, engineering certificates for the foundations of the structures be submitted.

(12) **REMOVAL OF LITTER.**

The township owner shall at his/her own expense, cause all litter within the township area to be removed, to the satisfaction of the Local Authority, when required by the Local Authority to do so.

(13) **DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven shall be made subject to existing conditions of title and servitudes, if any,

- a) including the following condition which affects erven 8765 and 8766:

By virtue of Notarial Deed of Servitude K3319/2000S dated 28 May 1999, as indicated on SG 1478/1998, the property is subject to a servitude of general municipal purposes in favour of the City Council of Greater Benoni, as will more fully appear from the said Notarial Deed and diagram as well as depicted on the General Plan.

b) Excluding the following conditions which only affects Erf 8766:

By virtue of Notarial Deed of Servitude K6854/1997S dated 29 August 1997, as indicated on SG 807/1997, the property is subject to the right in perpetuity to the use of a servitude of encroachment in favour of erf 7429 Benoni Extension 35, as will more fully appear from the abovementioned Notarial Deed as well as depicted on the General plan.

(14) SPECIAL CONDITIONS

- (a) The township owner shall ensure that a legal entity is established.
- (b) The aforesaid legal entity shall, in addition to such other responsibilities as may be determined by the township owner, also be responsible for the maintenance of the intercom and access control relating property.
- (c) The township owner shall ensure 24 hour unhindered access for maintenance purposes and emergency services (ie. water, electricity, Telkom, public safety, etc.).
- (d) Every owner of the erf, or any subdivided portion thereof, or any person who has an Interest therein, shall become a member of the legal entity and be subject to its Constitution until he/she ceases to be an owner to the aforesaid. Neither the erf, nor any subdivided portion thereof, nor any interest therein shall be transferred to any person who has bound himself/herself to the satisfaction of such Entity, to become a member of the legal entity.
- (e) The owner of the erf, or any subdivided portion thereof, or any person, who has an interest in therein, shall not be entitled to transfer the erf or any subdivided portion therein, without a Clearance Certificate from the legal entity that the articles of the legal entity, have been complied with.
- (f) A copy of the legal entity and its constitution shall be submitted to the Local Authority (City Development Department), prior to the issuing of a Clearance Certificate for the transfer of any erven.
- (g) The Township Owner must accept the conditions regarding the establishment of a legal entity, in writing. The written acceptance shall include an undertaking that all buyers will be notified of all the conditions stipulated by the Local Authority, in writing.
- (h) The roads and storm water infrastructure and landscaping of sidewalks will not be taken over by the Local Authority and the construction and cost thereof, shall be the responsibility of the township owner, where after the maintenance of these services and the pavements shall become the responsibility of the legal entity.
- (i) The private road servitude (if applicable) shall be the responsibility of the legal entity and the legal entity shall manage and maintain all common property, including the refuse collection areas.

- (j) In event that the development of any erf within the township shall constitute a development within the ambit of the Sectional Titles Act, 95 of 1986, then and in such an event, the conditions contained herein and in conflict with the provisions of the Sectional Titles Act, 95 of 1986, shall be read as pro-non-scripto.
- (k) Erven 8765 and 8766 Benoni Extension 76 shall be consolidated to the satisfaction of the Local Authority.

B. CONDITIONS OF TITLE

- (1) All erven shall be subject to the following conditions, imposed by the Local Authority, in terms of the provisions of the Town Planning and Township Ordinance, 1986:
 - (a) The property is subject to a servitude, 2,00m wide, in favour of the Local Authority, for sewerage and other municipal purposes, along all boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes, 2,00m 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 2,00m 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 construction, maintenance or removal of such sewerage mains and other works, being made good by the Local Authority.

C. CONDITIONS TO BE INCORPORATED IN THE TOWN PLANNING SCHEME, IN TERMS OF SECTION 125 OF ORDINANCE, 15 OF 1986, IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION

(1) GENERAL CONDITIONS

- (a) Except with the written consent of the Local Authority, and subject to such Conditions as it may impose, neither the owner nor any other person shall:-
 - (i) save and except to prepare the erf for building purposes, excavate any material there from;
 - (ii) sink any wells or boreholes thereon or abstract any subterranean water there from; or
 - (iii) make or permit to be made, upon the erf for any purposes whatsoever, any bricks, tiles or earthenware pipes or other articles or a like nature.
- (b) Where, in the opinion of the Local Authority, it is impracticable for storm water to be drained from higher-lying erven direct to a public street, the owner of the lower-lying erf shall be obliged to accept and/or permit the passage over the erf of such storm water.

Provided that the owners of any higher-lying erven, the storm water from which is discharged over any lower-lying erf, shall be liable to pay a proportionate share of cost of any pipeline or drain which the owner of such lower-lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf.

- (c) The siting of buildings, including outbuildings, on the erf and entrances to and exits from the erf, to a public street system, shall be to the satisfaction of the Local Authority.
- (d) The main building, which shall be a completed building and not one which has been partly erected and is to be completed at a later date, shall be erected simultaneously with, or before, the outbuildings.
- (e) No materials or goods of any nature whatsoever shall be dumped or placed within the building restriction are along any street, and such area shall be used for no other purpose than the laying out of lawns, gardens, parking or access roads: Provided that if it is necessary for a screen wall to be erected on such boundary, this condition may be relaxed by the Local Authority subject to such conditions as may be determined by it.
- (f) A screen wall or walls shall be erected and maintained to the satisfaction of the Local Authority, as and when required by it.
- (g) If the erf is fenced, such fence and the maintenance thereof shall be to the satisfaction of the Local Authority.
- (h) The registered owner is responsible for the maintenance of the whole development on the erf. If the Local Authority is of the opinion that the erf or any portion of the development, is not being satisfactorily maintained, the Local Authority shall be entitled to undertake such maintenance at the cost of the registered owner.
- (i) All conditions, as stipulated by the Municipal Infrastructure Department (Roads, Transport and Civil Works) in their memorandum dated 31 July 2008 must be fully adhered to and complied with by the applicant.
- (j) All conditions, as stipulated by the Municipal Infrastructure Department (Electricity and Energy) in their memorandum dated 01 August 2008, must be fully adhered to and complied with by the applicant.
- (k) All conditions, as stipulated by the Municipal Infrastructure Department (Water Services Division) in their memorandum dated 26 June 2008, must be fully adhered to and complied with by the applicant.

(2) " SPECIAL " FOR RESIDENTIAL 3.

Erven 8765 and 8766 shall be subject to the following conditions:

- (a) The properties and the buildings erected thereon or to be erected thereon, shall be used solely for residential dwelling units.
- (b) The height of buildings shall not exceed 2 storeys.
- (c) The total coverage of buildings shall not exceed 50% of the property.
- (d) The floor area ratio shall not exceed 1.0.
- (e) A maximum of 38 units shall be permitted on the township.
- (f) Effective, paved parking spaces, together with the necessary manoeuvring area, shall be provided on the property, to the satisfaction of the Local Authority, in the following ratios:
 - (i) One covered parking space per unit
 - (ii) One uncovered parking space per unit (3 or more habitable rooms)
 - (iii) One uncovered parking space per three units for visitors.

- (g) Buildings, including outbuildings, hereafter erected on the property, shall be located not less than 5m from any street boundary : Provided that the Local Authority may relax this restriction, if it would in its opinion, result in an improvement in the development of the property
- (h) A Site Development Plan, drawn to such a scale as may be approved by the Local Authority, shall be submitted to the Local Authority prior to the submission of the building plans. No building shall be erected on the property before such plans have been approved by the Local Authority and the whole development on the property shall be in accordance with the approved plan. Such Site Development Plan shall show at least the following:
 - (i) The sitting, height, coverage and where applicable, the floor area ratio of all buildings and structures.
 - (ii) Vehicular entrances and exits to and from the property, to any existing or proposed public street.
 - (iii) Entrances to buildings and parking areas.
 - (iv) Building restriction areas (if any)
 - (v) Parking areas and where required by the Local Authority, vehicular and pedestrian traffic systems.
 - (vi) The elevation treatment of all buildings and structures.
 - (vii) Grouping of the dwelling units and the programming of the development of the erven, if it is not proposed to develop all the erven simultaneously.
 - (viii) Open spaces, children's playgrounds, screen walls or other acceptable methods of screening and landscaping.

IMPORTANT Information from Government Printing Works

Dear Valued Customers,

Government Printing Works has implemented rules for completing and submitting the electronic Adobe Forms when you, the customer, submits your notice request.

Please take note of these guidelines when completing your form.

GPW Business Rules

1. No hand written notices will be accepted for processing, this includes Adobe forms which have been completed by hand.
2. Notices can only be submitted in Adobe electronic form format to the email submission address submit.egazette@gpw.gov.za. This means that any notice submissions not on an Adobe electronic form that are submitted to this mailbox will be **rejected**. National or Provincial gazette notices, where the Z95 or Z95Prov must be an Adobe form but the notice content (body) will be an attachment.
3. Notices brought into GPW by "walk-in" customers on electronic media can only be submitted in Adobe electronic form format. This means that any notice submissions not on an Adobe electronic form that are submitted by the customer on electronic media will be **rejected**. National or Provincial gazette notices, where the Z95 or Z95Prov must be an Adobe form but the notice content (body) will be an attachment.
4. All customers who walk in to GPW that wish to submit a notice that is not on an electronic Adobe form will be routed to the Contact Centre where the customer will be taken through the completion of the form by a GPW representative. Where a customer walks into GPW with a stack of hard copy notices delivered by a messenger on behalf of a newspaper the messenger must be referred back to the sender as the submission does not adhere to the submission rules.
5. All notice submissions that do not comply with point 2 will be charged full price for the notice submission.
6. The current cut-off of all Gazette's remains unchanged for all channels. (Refer to the GPW website for submission deadlines – www.gpwonline.co.za)
7. Incorrectly completed forms and notices submitted in the wrong format will be rejected to the customer to be corrected and resubmitted. Assistance will be available through the Contact Centre should help be required when completing the forms. (012-748 6200 or email info.egazette@gpw.gov.za)
8. All re-submissions by customers will be subject to the above cut-off times.
9. All submissions and re-submissions that miss the cut-off will be rejected to the customer to be submitted with a new publication date.
10. Information on forms will be taken as the primary source of the notice to be published. Any instructions that are on the email body or covering letter that contradicts the notice form content will be ignored.

You are therefore advised that effective from **Monday, 18 May 2015** should you not comply with our new rules of engagement, all notice requests will be rejected by our new system.

Furthermore, the fax number **012- 748 6030** will also be **discontinued** from this date and customers will only be able to submit notice requests through the email address submit.egazette@gpw.gov.za.



eGazette



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