

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE VAN
GAUTENG**

Provincial Gazette Provinsiale Koerant

EXTRAORDINARY • BUITENGEWOON

Selling price • Verkoopprys: **R2.50**
Other countries • Buitelands: **R3.25**

Vol. 22

PRETORIA
24 JUNE 2016
24 JUNIE 2016

No. 227

We all have the power to prevent AIDS



Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

N.B. The Government Printing Works will not be held responsible for the quality of "Hard Copies" or "Electronic Files" submitted for publication purposes

ISSN 1682-4525



9 771682 452005

00227



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



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.

IMPORTANT NOTICE:

THE GOVERNMENT PRINTING WORKS WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS THAT MIGHT OCCUR DUE TO THE SUBMISSION OF INCOMPLETE / INCORRECT / ILLEGIBLE COPY.

No FUTURE QUERIES WILL BE HANDLED IN CONNECTION WITH THE ABOVE.

CONTENTS

		<i>Gazette</i>	<i>Page</i>
		<i>No.</i>	<i>No.</i>
PROCLAMATION • PROKLAMASIE			
72	Town-planning and Townships Ordinance (15/1986): Declaration as approved township: Chloorkop Extension		
	74.....	227	4
73	Town-planning and Townships Ordinance, 1986: Declaration as approved township: Chloorkop Extension		
	73 227.....		10

PROCLAMATION • PROKLAMASIE

PROCLAMATION 72 OF 2016**DECLARATION AS APPROVED TOWNSHIP**

In terms of Section 103 of the Town Planning and Townships Ordinance 15 of 1986, the Ekurhuleni Metropolitan Municipality hereby declares CHLOORKOP EXTENSION 74, to be an approved township, subject to the conditions set out in the Schedule hereto.

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE TRUSTEES FOR THE TIME BEING OF THE LORD TRUST (HEREAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III PART C OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON THE REMAINDER OF PORTION 39 OF THE FARM KLIPFONTEIN NO. 12-IR HAS BEEN GRANTED

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

The name of the township shall be Chloorkop Extension 74.

(b) DESIGN

The township shall consist of erven and streets as indicated on the General Plan S.G 4075/2015.

(c) STREET NAMES

The streets within the township shall be named in conjunction with the local authority.

(d) ENDOWMENT AND ENGINEERING SERVICES CONTRIBUTIONS

The township owner shall, in terms of the provisions of Section 121 of the Town Planning and Townships Ordinance, 15 of 1986 (as amended), pay a contribution to the City Council for the provision of services.

(e) ACCESS

Access to and egress from the township to the public street system shall be to the satisfaction of the Local Authority.

(f) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of the existing and planned road and storm water infrastructure in the vicinity and for all storm water running off or diverted from the roads to be received and disposed of.

(g) PRECAUTIONARY MEASURES

- (i) The township owner shall at his own expense, make arrangements with the local authority in order to ensure that the recommendations as laid down in the geological report of the township are complied with and, when required, engineer certificates for the foundations of the structures must be submitted.
- (ii) A detailed plan or report in respect of all building structures, signed by a professional engineer must be submitted to the local authority together with any building plans if required by the local authority.
- (iii) If required by the local authority a certificate that is signed by a professional geological engineer to confirm that the buildings comply to the findings and recommendations of the geological report, must be submitted to the local authority together with any building plans.

(h) DEMOLITION OF BUILDINGS AND STRUCTURES

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

(i) REMOVAL OF LITTER

The township owner shall at his 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.

(j) REPOSITIONING OF CIRCUITS

If, by reason of the establishment of the township, it should become necessary to reposition any existing circuits of ESKOM, the cost thereof shall be borne by the township owner.

(k) ENGINEERING SERVICES

The township owner is responsible for making the necessary arrangements for the provision of all engineering services in accordance with the services agreement.

(l) DEPARTMENT OF AGRICULTURE

All conditions laid down by the Department of Agriculture must be complied with.

(m) GAUTENG DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT (GDARD)

All conditions laid down by Gauteng Department of Agriculture and Rural Development must be complied with.

(n) PRE-REGISTRATION CONDITIONS**(i) Erven to be transferred to the Property Owners Association**

Prior to or simultaneous with registration of transfer of the first property in the township, Erf 5543 ("Private Open Space"-erf, for purposes of storm-water management) must be transferred to the Property Owners Association (that was established for the administration and maintenance of communal facilities and infrastructure in the township), Registration Number 2010/013384/08.

(ii) Constitution and duties of a property owners association

- (a) The township owner shall at his own expense, prior to the registration of transfer of the first property in the township, properly and legally constitute a Property Owners Association for purposes of the administration and maintenance of communal facilities and infrastructure in the township.
- (b) Each and every owner of a property in the township, shall become a member of the said Property Owners Association upon registration of ownership of such property into his/her/its name.
- (c) The Property Owners Association contemplated above, shall be responsible for the administration and maintenance of communal facilities and infrastructure in the township. Such administration and maintenance shall at all times be undertaken to the satisfaction of the local authority.
- (d) The township owner shall be responsible for the construction of such communal facilities and infrastructure and the proper maintenance thereof, until such facilities and infrastructure have been legally transferred to and taken over by the said Property Owners Association.
- (e) The said Property Owners Association shall be legally entitled to levy and claim, from each and every member of the Association, the costs incurred in the execution of its duties / responsibilities – if necessary, by means of legal action.

2. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the following :

- A. "By virtue of unilateral Notarial Deed of Servitude K2763/2012S dated 9 May 2012 the within-mentioned property is entitled to a servitude of vehicular and pedestrian right of way and access in perpetuity measuring 3.2613 hectares indicated by the figure ABCDEFGHJKLMNPQRSTUVWXYZA¹B¹C¹D¹E¹F¹G¹H¹J¹K¹A on Diagram SG No. 3586/2011 as will more fully appear on reference to the said notarial deed."

3. CONDITIONS OF TITLE

(A) **Conditions of Title imposed in favour of the Local Authority in terms of the provisions of the Town-planning and Townships Ordinance 1986 (Ordinance 15 of 1986)**

(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 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.

(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 purposes, 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) ERF 5534 to 5538

The above erven are subject to a 2 meter wide servitude for sewer purposes in favour of the Local Authority parallel and abutting the 3m wide stormwater servitude along the western boundary of 5534 to 5537 and parallel and abutting the 3m wide stormwater servitude along the northern boundary of 5538, as shown on the General Plan.

(3) ERF 5537

The above erf is subject to a 2 meter wide servitude for sewer purposes in favour of the Local Authority parallel and abutting the 3m wide stormwater servitude along its northern boundary, as shown on the General Plan.

(B) **Conditions of title imposed in favour of third parties to be registered / created on the first registration of the erven concerned**

(1) ALL ERVEN (except Erf 5543)

(a) Every owner of the erf, or of any subdivision thereof, or of any interest therein, or of any unit thereon as defined in the Sectional Titles Act, shall automatically upon registration of the property into his/her/its name become a member of the Property Owners Association (established for the administration and maintenance of communal facilities and infrastructure in the township) and be subject to its constitution until

he/she/it ceases to be an owner, provided that the rules of the Association shall become binding upon the owner on the earlier of the date on which he/she/it occupies the property or the date on which it is registered in his/her/its name.

(b) Every owner of the erf, or any subdivision thereof, or of any interest therein, or of any unit thereon as defined in the Sectional Titles Act, shall not be entitled to sell, donate, exchange or transfer the erf, or any subdivision thereof, or any interest therein, or any unit thereon, without the prior written consent of the Property Owners Association, which consent the Association will be entitled to withhold unless:-

- in the deed of sale, donation or exchange, the party to whom the property is transferred is informed of the existence of the Property Owners Association and the transferee undertakes in the said deed of sale to become a member of the Association and to be bound by the rules and regulations of the Association;
- all amounts due by the owner to the Property Owners Association have been paid to the Association; and
- the owner is materially in compliance with the provisions of the articles of association of the Property Owners Association.

(2) ERF 5534 to 5538

The above erven are subject to a servitude 3 meters wide for storm water purposes in favour of the Property Owners Association parallel and abutting the western boundary of 5534 to 5537 and parallel and abutting the northern boundary of 5538, as shown on the General Plan.

(3) ERF 5537

The above erf is subject to a servitude 3 metres wide for storm water purposes in favour of the Property Owners Association along its northern boundary, as shown on the General Plan.

(4) ERF 5543

(i) The erf is to be notarially tied to Erf 5521 in Chloorkop Extension 66 Township and Erf 5526 in Chloorkop Extension 72 Township.

(ii) The whole of Erf 5543 is subject to a servitude for stormwater purposes in favour of all the remaining erven in the township.

(5) ERF 5539

The above erf is subject to a servitude, in favour of the Property Owners Association, for stormwater purposes situate on the north-west corner of the erf as shown on the general plan.

Khaya Ngema, City Manager

EKURHULENI METROPOLITAN MUNICIPALITY**EKURHULENI TOWN PLANNING SCHEME, 2014 : AMDENDMENT SCHEME E0206**

The Ekurhuleni Metropolitan Municipality hereby declares that it has approved an amendment Scheme, being the amendment of the Ekurhuleni Town Planning Scheme, 2014, comprising the same land as included in the township of Chlookop Extension 74 in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance 15 of 1986.

Map 3 and the scheme clauses of the amendment scheme are filed with the Area Manager, City Planning, Edenvale Customer Care Centre, Ekurhuleni Metropolitan Municipality, Edenvale Civic Centre, 1st Floor, Entrance 3, corner Hendrik Potgieter Road and Van Riebeeck Avenue, Edenvale, and are open for inspection at all reasonable times.

This amendment is known as Ekurhuleni Amendment Scheme E0206 and shall come into operation from the date of publication of this notice.

Khaya Ngema, City Manager

Edenvale Civic Centre, corner Hendrik Potgieter Road and Van Riebeeck Avenue,

PROCLAMATION 73 OF 2016**DECLARATION AS APPROVED TOWNSHIP**

In terms of Section 103 of the Town Planning and Townships Ordinance 15 of 1986, the Ekurhuleni Metropolitan Municipality hereby declares CHLOORKOP EXTENSION 73, to be an approved township, subject to the conditions set out in the Schedule hereto.

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE TRUSTEES FOR THE TIME BEING OF THE LORD TRUST (HEREAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III PART C OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 158 OF THE FARM KLIPFONTEIN NO. 12-IR HAS BEEN GRANTED

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

The name of the township shall be Chloorkop Extension 73.

(b) DESIGN

The township shall consist of erven and streets as indicated on the General Plan S.G. 4074/2015.

(c) STREET NAMES

The streets within the township shall be named in conjunction with the local authority.

(d) ENDOWMENT AND ENGINEERING SERVICES CONTRIBUTIONS

The township owner shall, in terms of the provisions of Section 121 of the Town Planning and Townships Ordinance, 15 of 1986 (as amended), pay a contribution to the City Council for the provision of services.

(e) ACCESS

Access to and egress from the township to the public street system shall be to the satisfaction of the Local Authority.

(f) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of the existing and planned road and storm water infrastructure in the vicinity and for all storm water running off or diverted from the roads to be received and disposed of.

(g) PRECAUTIONARY MEASURES

- (i) The township owner shall at his own expense, make arrangements with the local authority in order to ensure that the recommendations as laid down in the geological report of the township are complied with and, when required, engineer certificates for the foundations of the structures must be submitted.
- (ii) A detailed plan or report in respect of all building structures, signed by a professional engineer must be submitted to the local authority together with any building plans if required by the local authority.
- (iii) If required by the local authority a certificate that is signed by a professional geological engineer to confirm that the buildings comply to the findings and recommendations of the geological report, must be submitted to the local authority together with any building plans.

(h) DEMOLITION OF BUILDINGS AND STRUCTURES

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

(i) REMOVAL OF LITTER

The township owner shall at his 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.

(j) REPOSITIONING OF CIRCUITS

If, by reason of the establishment of the township, it should become necessary to reposition any existing circuits of ESKOM, the cost thereof shall be borne by the township owner.

(k) ENGINEERING SERVICES

The township owner is responsible for making the necessary arrangements for the provision of all engineering services in accordance with the services agreement.

(l) DEPARTMENT OF AGRICULTURE

All conditions laid down by the Department of Agriculture must be complied with.

(m) GAUTENG DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT (GDARD)

All conditions laid down by Gauteng Department of Agriculture and Rural Development must be complied with.

(n) PRE-REGISTRATION CONDITIONS**(i) Constitution and duties of a property owners association**

- (a) The township owner shall at his own expense, prior to the registration of transfer of the first property in the township, properly and legally constitute a Property Owners Association for purposes of the administration and maintenance of communal facilities and infrastructure in the township.
- (b) Each and every owner of a property in the township, shall become a member of the said Property Owners Association upon registration of ownership of such property into his/her/its name.
- (c) The Property Owners Association contemplated above, shall be responsible for the administration and maintenance of communal facilities and infrastructure in the township. Such administration and maintenance shall at all times be undertaken to the satisfaction of the local authority.
- (d) The township owner shall be responsible for the construction of such communal facilities and infrastructure and the proper maintenance thereof, until such facilities and infrastructure have been legally transferred to and taken over by the said Property Owners Association.
- (e) The said Property Owners Association shall be legally entitled to levy and claim, from each and every member of the Association, the costs incurred in the execution of its duties / responsibilities – if necessary, by means of legal action.

2. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the following :

- A. "By virtue of unilateral Notarial Deed of Servitude K2763/2012S dated 9 May 2012, the within-mentioned property is entitled to a servitude of vehicular and pedestrian right of way and access in perpetuity measuring 3.2613 hectares indicated by the figure ABCDEFGHJKLMNPQRSTUVWXYZA¹B¹C¹D¹E¹F¹G¹H¹J¹K¹A on Diagram SG No. 3586/2011 as will more fully appear on reference to the said notarial deed."

3. CONDITIONS OF TITLE

(A) **Conditions of Title imposed in favour of the Local Authority in terms of the provisions of the Town-planning and Townships Ordinance 1986 (Ordinance 15 of 1986)**

(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 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.

(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 purposes, 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) ERF 5561 to 5564

The above erven are subject to a 2 meter wide servitude for sewer purposes in favour of the Local Authority, parallel to and abutting the 3m wide stormwater servitude along the northern boundary of Erven 5561 to 5564 as shown on the General Plan.

(3) ERF 5570

The above erf is subject to a 2 meter wide servitude for sewer purposes in favour of the Local Authority parallel to and abutting the 3m wide stormwater servitude along the western boundary, as shown on the General Plan.

(B) Conditions of title imposed in favour of third parties to be registered / created on the first registration of the erven concerned

(1) ALL ERVEN

(a) Every owner of the erf, or of any subdivision thereof, or of any interest therein, or of any unit thereon as defined in the Sectional Titles Act, shall automatically upon registration of the property into his/her/its name become a member of the Property Owners Association (established for the administration and maintenance of communal facilities and infrastructure in the township) and be subject to its constitution until he/she/it ceases to be an owner, provided that the rules of the Association shall become binding upon the owner on the earlier of the date on which he/she/it occupies the property or the date on which it is registered in his/her/its name.

(b) Every owner of the erf, or any subdivision thereof, or of any interest therein, or of any unit thereon as defined in the Sectional Titles Act, shall not be entitled to sell, donate, exchange or transfer the erf, or any subdivision thereof, or any interest therein, or any unit thereon, without the prior written consent of the Property Owners Association, which consent the Association will be entitled to withhold unless:-

- in the deed of sale, donation or exchange, the party to whom the property is transferred is informed of the existence of the Property Owners Association and the transferee undertakes in the said deed of sale to become a member of the Association and to be bound by the rules and regulations of the Association;
- all amounts due by the owner to the Property Owners Association have been paid to the Association; and
- the owner is materially in compliance with the provisions of the articles of association of the Property Owners Association.

(2) ERF 5561 to 5564

The above erven are subject to a servitude 3 meters wide for storm water purposes in favour of the Property Owners Association, parallel to and abutting the northern boundary, as shown on the General Plan.

(3) ERF 5570

The above erf is subject to a servitude 3 metres wide for storm water purposes in favour of the Property Owners Association, parallel to and abutting its western boundary, as shown on the General Plan.

Khaya Ngema, City Manager

EKURHULENI METROPOLITAN MUNICIPALITY**EKURHULENI TOWN PLANNING SCHEME, 2014 : AMDENDMENT SCHEME E0205**

The Ekurhuleni Metropolitan Municipality hereby declares that it has approved an amendment Scheme, being the amendment of the Ekurhuleni Town Planning Scheme, 2014, comprising the same land as included in the township of Chloorkop Extension 73 in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance 15 of 1986.

Map 3 and the scheme clauses of the amendment scheme are filed with the Area Manager, City Planning, Edenvale Customer Care Centre, Ekurhuleni Metropolitan Municipality, Edenvale Civic Centre, 1st Floor, Entrance 3, corner Hendrik Potgieter Road and Van Riebeeck Avenue, Edenvale, and are open for inspection at all reasonable times.

This amendment is known as Ekurhuleni Amendment Scheme E0205 and shall come into operation from the date of publication of this notice.

Khaya Ngema, City Manager

Edenvale Civic Centre, corner Hendrik Potgieter Road and Van Riebeeck Avenue,

Printed by the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001,
for the **Gauteng Provincial Administration**, Johannesburg.

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