

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 658

EKURHULENI METROPOLITAN MUNICIPALITY (BENONI CUSTOMER CARE CENTRE) Declaration as an approved Township

In terms of Section 69 of the Town-planning and Townships Ordinance, 1965 (Ordinance No 25 of 1965) the Ekurhuleni Metropolitan Municipality (Benoni Customer Care Centre) hereby declares Apex Extension 4 Township, to be an approved township, subject to the conditions as set out in the schedule hereto.

CONDITIONS UNDER WHICH THE APPLICATION FOR THE PARTIAL AMENDMENT OF THE GENERAL PLAN IN TERMS OF THE PROVISIONS OF SECTION 83 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965 (ORDINANCE 25 OF 1965) AND THE LAND SURVEY ACT, 1927 (ACT 9 OF 1927) OF APEX EXTENSION 4 TOWNSHIP IN THE EKURHULENI DISTRICT, BY CUDOFIELD PTY LTD (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT/OWNER), HAS BEEN APPROVED.

1. CONDITIONS OF AMENDMENT

General Plan S.G. No. 1013/1989 has been amended vide Amending General Plan S.G. No. 5359/2013.

2. AMENDMENT OF THE CONDITIONS OF ESTABLISHMENT

- 2.1 The Conditions of Establishment promulgated by the Gauteng Provincial Government in terms of Section 69 of the Town Planning and Townships Ordinance, 1965 (Ordinance 25 of 1965) on 26 September 1990 is hereby amended by the addition of Clause 1(11) "TRANSFER OF ERVEN" to read as follow:

The Proposed Erf 435 shall, at the cost of the township owner, be transferred to the local authority prior to or simultaneously with the first transfer of any erf.

- 2.2 The addition of Clause 1(12) "CONSOLIDATION OF ERVEN" to read as follow:

Permission is granted for the consolidation of the erven as stipulated below provided that every erf in the development has access to a public street prior to transfer to third parties.

- (1) Erven 212 to 220, 285 to 293 and proposed Erf 440 must be consolidated into a single erf.
- (2) Erven 274 and 275 must be consolidated into a single erf.
- (3) Erven 276 to 284, 313, 314 and 333 to 335 and proposed Erf 441 must be consolidated into a single erf.
- (4) Erven 305 to 312 and proposed Erf 443 must be consolidated into a single erf.
- (5) Erven 315 to 322, 326 to 332 and proposed Erven 442 and 444 must be consolidated into a single erf.
- (6) Erven 221 to 224, 336 to 339, 352 to 356 and proposed Erf 437 must be consolidated into a single erf.
- (7) Erven 340 to 344, 348 to 351 and proposed Erf 438 must be consolidated into a single erf.
- (8) Erven 345 and proposed Erf 439 must be consolidated into a single erf.
- (9) Erven 225 to 229 and proposed Erf 436 must be consolidated into a single erf.
- (10) Erven 230 and 231 must be consolidated into a single erf.
- (11) Erven 244 to 247 must be consolidated into a single erf.
- (12) Erven 357 and 358 must be consolidated into a single erf.

3. AMENDMENT OF THE TITLE CONDITIONS

3.1 The Title Conditions promulgated by the Gauteng Provincial Government in terms of Section 69 of the Town Planning and Townships Ordinance, 1965 (Ordinance 25 of 1965) on 26 September 1990 is hereby amended as follow:

(1) Clause 2(2)(b) of the title conditions is deleted and Clause 2(2)c is renumbered to Clause 2(2)b.

(2) By the addition of Clause 2(2)c to read as follow:

ERVEN 212, 274, 275, 277 TO 279, 293 AND PROPOSED ERF 440.

(i) Subject to a 20 metre servitude for municipal purposes in favour of the local authority as indicated on the amended general plan.

(ii) Subject to a 20 metre servitude of right-of-way in favour of the general public as indicated on the amended general plan.

(iii) On submission of a certificate from the local authority to the Registrar of Deed stating that the servitude is no longer required, these conditions shall lapse.

(3) By the addition of Clause 2(2)d to read as follow:

PROPOSED ERF 444

(i) Subject to a servitude for municipal purposes in favour of the local authority as indicated on the amended general plan.

(ii) On submission of a certificate from the local authority to the Registrar of Deed stating that the servitude is no longer required, these conditions shall lapse.

4. AMENDMENT OF CONDITIONS TO BE INCORPORATED IN THE TOWN PLANNING SCHEME IN TERMS OF SECTION 89 OF ORDINANCE 25 OF 1965, IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION

(1) USE ZONE IV : GENERAL INDUSTRIAL

Erven 230 to 250 and 357 to 372 are subject to the following conditions:

(i) The erven and the buildings erected thereon or to be erected thereon, shall be used solely for industrial (excluding noxious industries), places of refreshments for own employees only, and warehouses and with the special consent of the Council for any other uses excluding noxious industries, dwelling units, residential buildings and hotels.

(ii) Height : 2 storeys

(iii) The floor area ratio/floor space ratio shall not exceed 1,4.

(iv) The total coverage of buildings shall not exceed 70% of the area of the erf.

(v) Effective, paved parking spaces, together with the necessary manoeuvring area, shall be provided on all the aforementioned erven to the satisfaction of the Council in the following ratios:

a) Industries
1 Parking space to 100 m² gross leasable industrial floor area.

b) Offices and warehouses
2 Parking spaces to 100 m² gross leasable offices floor or warehouse floor area.

(2) USE ZONE IV : GENERAL INDUSTRIAL

Erven 212 to 229, 274 to 356 and erven 436 to 444 are subject to the following conditions:

- (i) The erven and the buildings erected thereon or to be erected thereon, shall be used solely for industrial (excluding noxious industries), places of refreshments for own employees only, and warehouses and with the special consent of the Council for any other uses excluding noxious industries, dwelling units, residential buildings and hotels.
- (ii) Height : 2 storeys
- (iii) The floor area ratio/floor space ratio shall not exceed 1,2.
- (iv) The total coverage of buildings shall not exceed 60% of the area of the erf.
- (v) Effective, paved parking spaces, together with the necessary manoeuvring area, shall be provided on all the aforementioned erven to the satisfaction of the Council in the following ratios:
 - a) Industries
1 Parking space to 100 m² gross leasable industrial floor area.
 - b) Offices and warehouses
2 Parking spaces to 100 m² gross leasable offices floor or warehouse floor area.

Buildings, including outbuildings, hereafter erected on ALL the aforementioned erven, shall be located not less than 6 m from any street boundary : Provided that the Council shall have the right to reduce the restriction in respect of one of the street frontage of corner erven or in respect of other erven, where in its opinion, the development of the erf in accordance with the building line restriction will be hampered as a result of the topographical features of the erf. Except for the parking of motor vehicles, which shall be in accordance with the requirements of the Council, no materials or goods of whatever nature shall be dumped placed or stored on the portion of the erf between the building line and the street boundary of the erf. Such portion shall, within a period of six months from the date on which the erf is developed be laid out and landscaped as a parking area, a garden or a lawn the registered owner to the satisfaction of the Council and maintained as such. If the Council is of the opinion that the portion is not kept in a satisfactory state of maintenance the Council shall be entitled to undertake such maintenance as the registered owner's cost.

- a) 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 Council.
- b) The main buildings, which shall be a completed building and not one partly erected and to be completed at a later date, shall be erected simultaneously with, or before, the outbuildings.
- c) No material or goods of any nature whatsoever shall be dumped or placed within the building restriction area 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 Council subject to such conditions as may be determined by it.
- d) A screen wall or walls shall be erected and maintained to the satisfaction of the Council as and when required by it.
- e) If the erf is fenced such fence and the maintenance thereof shall be to the satisfaction of the Council.
- f) The registered owner is responsible for the maintenance of the whole development on the erf. If the Council is of the opinion that the erf, or any portion of the development, is not being satisfactorily maintained, the Council shall be entitled to undertake such maintenance at the cost of the registered owner.

(3) USE ZONE XI : SPECIAL FOR ROADS AND STORM WATER

Erf 435 is subject to the following conditions:

- (i) The property shall be used solely for the purposes of a public road.

LOCAL AUTHORITY NOTICE 659**EKURHULENI METROPOLITAN MUNICIPALITY
(BENONI CUSTOMER CARE CENTRE)
BENONI TOWN PLANNING SCHEME 1948 : AMENDMENT SCHEME 1/411**

The Ekurhuleni Metropolitan Municipality (Benoni Customer Care Centre) hereby, in terms of the provisions of Section 89 of the Town Planning and Townships Ordinance, 1965, declares that it has approved an amendment scheme, being an amendment of the Benoni Town Planning Scheme 1948, comprising the same land as included in the township of APEX EXTENSION 4 Township.

Map 3 and the scheme clauses of the amendment scheme are available for inspection at all reasonable times at the offices of the Area Manager, City Planning, Ekurhuleni Metropolitan Municipality (Benoni Customer Care Centre), 6th Floor, c/o Elston Road and Tom Jones Street, Benoni.

This amendment is known as Benoni Amendment Scheme 1/411 and shall come into operation on the date of this publication.

Khaya Ngema: City Manager,
Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston 1400
Notice CD13/2014

NOTICE – CHANGE OF TELEPHONE NUMBERS: GOVERNMENT PRINTING WORKS

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The numbers for our provincial offices in Polokwane, East London and Mmabatho will not change at this stage.