

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

Vol. 20

PRETORIA, 18 JULY 2014
PRETORIA, 18 JULIE 2014

No. 195

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

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



IMPORTANT NOTICE

The Government Printing Works will not be held responsible for faxed documents not received due to errors on the fax machine or faxes received which are unclear or incomplete. Please be advised that an "OK" slip, received from a fax machine, will not be accepted as proof that documents were received by the GPW for printing. If documents are faxed to the GPW it will be the sender's responsibility to phone and confirm that the documents were received in good order.

Furthermore the Government Printing Works will also not be held responsible for cancellations and amendments which have not been done on original documents received from clients.

CONTENTS • INHOUD*No.**Page
No. Gazette
 No.***LOCAL AUTHORITY NOTICE**

996 Town-planning and Townships Ordinance (15/1986): City of Tshwane: Tshwane Amendment Scheme 384T	3	195
---	---	-----

LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 996

CITY OF TSHWANE

TSHWANE AMENDMENT SCHEME 384T

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 has approved an amendment scheme with regard to the land in the township of Rosslyn Extension 45, being an amendment of the Tshwane Town-planning Scheme, 2008.

Map 3 and the scheme clauses of this amendment scheme are filed with the Chief Legal Counsel, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme 384T.

(13/2/Rosslyn x45 (384T))
__ July 2014

Chief Legal Counsel
(Notice No 452/2014)

LOCAL AUTHORITY NOTICE 996

STAD TSHWANE

TSHWANE WYSIGINGSKEMA 384T

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 Rosslyn Uitbreiding 45, synde 'n wysiging van die Tshwane dorpsbeplanningskema, 2008, goedgekeur het.

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

Hierdie wysiging staan bekend as Tshwane wysigingskema 384T.

(13/2/Rosslyn x45 (384T))
__ Julie 2014

Hoofregsadviseur
(Kennisgewing No 452/2014)

CITY OF TSHWANE

DECLARATION OF ROSSLYN EXTENSION 45 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 hereby declares the township of Rosslyn Extension 45 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Rosslyn x45 (384T))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY COSMOPOLITAN PROJECTS TSHWANE PROPRIETARY LIMITED IN TERMS OF 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 350 (A PORTION OF PORTION 315) OF THE FARM KLIPFONTEIN 268JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Rosslyn Extension 45.

1.2 DESIGN

The township shall consist of erven, parks and streets as indicated on General Plan SG No 978/2013.

1.3 LAND FOR MUNICIPAL PURPOSES

The following erf shall be transferred to the City of Tshwane Metropolitan Municipality by and at the expense of the township owner simultaneously with the first transfer of any erf in the township:

Parks (public open space): Erf 2751

1.4 COMPLIANCE WITH CONDITIONS IMPOSED BY THE GAUTENG DEPARTMENT OF ROADS AND TRANSPORT

The township owner shall at his own expense comply with all the conditions imposed by the Gauteng Department of Roads and Transport when consent was granted for the development.

1.5 ACCESS

No ingress from Provincial Road K217 to the township and no egress to Provincial Road K217 from the township shall be allowed.

1.6 RECEIVING AND DISPOSAL OF STORMWATER

The township owner shall arrange the storm water drainage of the township in such a way as to fit in with that of Road K217 and he shall receive and dispose of the storm water running off or being diverted from the road.

1.7 ACOUSTIC SCREENING MEASURES/NOISE BARRIER

The applicant shall be responsible for any costs involved in the erection of acoustic screening along Road K217, if and when the need arises to erect such screening.

1.8 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at his own expense erect a fence or other physical barrier to the satisfaction of the Gauteng Department of Roads and Transport, as and when required by him to do so, and the township owner shall maintain such fence or physical barrier in a good state of repair until such time as the erven in the township are transferred to ensuing landowners, after which the responsibility for the maintenance of such fence or physical barrier rests with the latter.

1.9 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

Should it become necessary to move or replace any existing municipal services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.10 DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the City of Tshwane Metropolitan Municipality to do so, the township owner shall at his own expense cause to be demolished to the satisfaction of the Municipality all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures.

1.11 REMOVAL OF LITTER

The township owner shall at his own expense have all litter within the township area removed to the satisfaction of the City of Tshwane Metropolitan Municipality, when required to do so by the Municipality.

1.12 REMOVAL AND/OR REPLACEMENT OF ESKOM POWER LINES

Should it become necessary to remove and/or replace any existing power lines of Eskom as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.13 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

Should it become necessary to remove and/or replace any existing TELKOM services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.14 COMPLIANCE WITH CONDITIONS IMPOSED BY GDARD

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Agriculture and Rural Development including if applicable those by which exemption has been granted from compliance with Regulations No 1182 and 1183 promulgated in terms of Sections 21, 22 and 26 of the Environmental Conservation Act, (Act 73 of 1989) or the National Environmental Management Act, 1998 (Act 107 of 1998) and Regulations thereto, as the case may be, for the development of this township.

1.15 OBLIGATIONS WITH REGARD TO SERVICES AND RESTRICTIONS REGARDING THE ALIENATION OF ERVEN

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 as well as the construction of roads and stormwater drainage and the installation of systems thereof, as previously agreed upon between the township owner and the local authority. Erven may not be alienated or transferred into the name of a purchaser prior to the Local Authority certifying that sufficient guarantees/cash contributions in respect of the supply of services by the township owner have been submitted or paid to the said Local Authority.

2. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTERABLE

INSTALLATION OF INTERNAL AND EXTERNAL SERVICES

A certificate issued in terms of section 82 of the town-planning and Townships Ordinance (Ordinance 15 of 1986) must be lodged with the first transfer or with any other act of registration such as the issuing of a Certificate of Title.

The township applicant shall install and provide internal engineering services in the township as provided for in the services agreement.

The Local Authority shall install and provide external engineering services for the township as provided for in the services agreement.

3. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, but:-

3.1 excluding the following servitudes in Title Deed T69893/2011 which do not affect the township due to its locality;

"A. Die voormalige Resterende Gedeelte van Gedeelte 1 van die plaas Klipfontein voormeld groot as sodanige 1785,7561 hektaar (waarvan die eiendom hiermee getranspoteer 'n gedeelte uitmaak) is:

(a) *Special onderworpen aan een servituut ten faveure van Gedeelte "B" van gezegde plaats groot 2217,9082 hektaar, zoals getranspoteer onder Transport No 743/1905 van een eeuwigdurend recht van helft van het water van zekere fontein gelegen op gemelde Gedeelte 1, asook het eeuwigdurend rech gezegde water te leiden van al de fontein langs de bestaande watervoor over gemelde Gedeelte 1.*

C. *"ONDERHEWIG aan die reg verleen aan EVKOM om elektrisiteit oor die hierinvermelde eiendom te vervoer, tesame met bykomende regte, en onderworpe aan voorwaardes soos meer volledig sal blyk uit Notariële Akte K 2993/1981S en waarvan die lyne ab en cd op die aangehegte kaart LG No A 417/2008 die omvang en wydte van die servituut, synde 11 (elf) meter aan beide kante van die gemelde lyne aantoon, soos meer volledig sal blyk uit Notariële Akte van Roetebepaling K6626/2000S geregistreer op 11 Desember 2000."*

D. *"The former Remaining Extent of portion 1 of the farm KLIPFONTEIN NO 268, Registration Division J.R., Province of Gauteng, (whereof that portion of land represented by the figure ABCDEFGHJKLMNPQRS on Subdivisional Diagram SG No 417/20008, annexed hereto and herewith transferred, forms a part), is subject to a sewer servitude in favour of the City of Tshwane Metropolitan Municipality, 6 (six) metres wide, the centre of which is reflected by the line xy on diagram S.G. No. 417/2008 annexed hereto, as will more fully appear from notarial Deed of Servitude K2983/08S."*

- 3.2 excluding the following rights/entitlements in Title Deed T69893/2011 which shall not be passed on to the erven in the township;
- A.(b) *Geregtig tot 'n serwituut van reg van weg oor Gedeelte 9 van gedeelte "B", groot 141,9484 hektaar van genoemde plaas Klipfontein, gehou onder Akte van Transport No 13230/1940 soos meer volledig uiteengesit in en sal blyk uit Akte van Serwituut No 345/1941S geregistreer op 2 Junie 1941."*
- "(c) *Geregtig tot sekere voorwaardes en restriksies met betrekking tot bou, geboue en bewoning en die voorbehoud van handelsregte teen die volgende eiendomme, naamlik:*
- (i) *Gedeelte 83 ('n gedeelte van gedeelte 1) van die plaas Klipfontein voormeld soos meer ten volle sal blyk uit Akte van Transport no 8394/1948 gedateer 16 Maart 1948.*
 - (ii) *Sekere Gedeelte 149 ('n gedeelte van gedeelte 125) van die plaas Klipfontein voormeld, gehou kragtens Akte van Transport Nr 13656/1958 gedateer 11 Junie 1956.*
 - (iii) *Sekere Gedeelte 145 ('n gedeelte van gedeelte 125) van die plaas Klipfontein voormeld, gehou kragtens Akte van Transport No 19268/1958 gedateer 30 Julie 1958.*
 - (iv) *Sekere Gedeelte 141 ('n gedeelte van gedeelte 125) van die plaas Klipfontein voormeld, gehou kragtens Akte van Transport No 19730/1962 gedateer 14 September 1962."*

4. CONDITIONS OF TITLE

ALL ERVEN WITH THE EXCEPTION OF THE ERF REFERRED TO IN CLAUSE 1.3 SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED, LAID DOWN BY THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986

- 4.1 The erf shall be subject to a servitude, 3m wide, for municipal services (water, sewer, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the local authority, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 3m wide, over the entrance portion of the erf, if and when required by the local authority: Provided that the local authority may waive any such servitude.
- 4.2 No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2m thereof.
- 4.3 The Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary, and furthermore the Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.
-

NOTICE – CHANGE OF TELEPHONE NUMBERS: GOVERNMENT PRINTING WORKS

As the mandated government security printer, providing world class security products and services, Government Printing Works has adopted some of the highly innovative technologies to best serve its customers and stakeholders. In line with this task, Government Printing Works has implemented a new telephony system to ensure most effective communication and accessibility. As a result of this development, our telephone numbers will change with effect from 3 February 2014, starting with the Pretoria offices.

The new numbers are as follows:

- Switchboard : 012 748 6001/6002
- Advertising : 012 748 6205/6206/6207/6208/6209/6210/6211/6212
- Publications Enquiries : 012 748 6052/6053/6058 GeneralEnquiries@gpw.gov.za
 - Maps : 012 748 6061/6065 BookShop@gpw.gov.za
 - Debtors : 012 748 6060/6056/6064 PublicationsDebtors@gpw.gov.za
 - Subscription : 012 748 6054/6055/6057 Subscriptions@gpw.gov.za
- SCM : 012 748 6380/6373/6218
- Debtors : 012 748 6236/6242
- Creditors : 012 748 6246/6274

Please consult our website at www.gpwonline.co.za for more contact details.

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