

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

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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

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1047

EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK CUSTOMER CARE CENTRE)
DECLARATION AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre hereby declares TERENCE EXTENSION 76 township to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY FRANS KRUGER BELEGGING EN ONTWIKKELING PROPRIETARY LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 171 (PORTION OF PORTION 18) OF THE FARM MOOIFONTEIN 14 I.R., PROVINCE OF GAUTENG HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

- (1) **NAME**
The name of the township shall be Terenure Extension 76.
- (2) **DESIGN**
The township shall consist of erven and streets as indicted on General Plan S.G. No. 4108/2013.
- (3) **ENDOWMENT**
Payable to the local authority.
The township owner shall, in terms of the provisions of Section 81, as well as Sections 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay a lump sum endowment of R65 200,00 (Six five thousand and two hundred rand) to the local authority. This money can be used for the purposes of upgrading any parks.
- (4) **DISPOSAL OF EXISTING CONDITIONS OF TITLE**
All erven shall be made subject to existing servitudes and conditions of title, (if any) except the following conditions that do not affect the erven in the township due to location:
 - 1(a) All existing roads shall remain free and undisturbed for the use of the owners of the said Portion G (of which Holding No. 6 hereby transferred forms as part) and the owners of the Portions A, B, C, D, E, F, G, H, I, J, K, L, M, N, 25 and the Remaining Extent of Portion of the said farm "MOOIFONTEIN" No. 20 measuring as such 6,0282 Hectares, held under Deeds of Partition Transfer No. 20964/1939, 20965/1939, 20966/1939, 20967/1939, 20968/1919, 20969/1939, 209720/1939, 20971/1939, 20972/1939, 20973/1939, 20974/1974, 20975/1939, 20976/1939, 20977/1939, 20978/1939, 20979/1939, 20980/1939, 20981/1939, 20982/1939, 20983/1939, 20984/1939, 20985/1939, 20987/1939, 20988/1939.
 - (b) Entitled, together with the owners of the Portions E, F, H and 25 aforesaid, held under Deeds of Partition Transfer Nos, 20974/1939, 20975/1939, 20976/1939, 20977/1939, 20978/1939, 20979/1939, 20980/1939, 20981/1939 and 20987/1939, to the water rising in the fountain situate on the said Portion 25, held under Deed of Partition Transfer No. 20987/1939, and flowing into the dam on the said portion together with the right to store the water in the same dam and to convey the same therefrom to the respective portions by means of a water furrow from the proposes of irrigation.
 - (c) The owners of the portions so entitled to the said water referred to in the proceeding paragraph (b) shall be entitled to use the same during every successive period of 4 (four) weeks (commencing on Saturday) in the order hereinafter stated and during the following periods:-
 - (i) Portion 25 from 6 p.m. on the first Saturday till 6 p.m. on the following Thursday;
 - (ii) Portion "E" from 6 p.m. on the first Thursday till 6 p.m. on the second Saturday;
 - (iii) Portion "F" from 6 p.m. on the second Saturday till 6 p.m. on the third Saturday;
 - (iv) Portion "G" from 6 p.m. on the third Saturday till 6 p.m. on the fourth Saturday;
 - (v) Portion "H" from 6 p.m. on the fourth Saturday till 6 p.m. on the fifth Saturday.

- (d) (i) The owner of the said portion "E", "F", "G", and "H" shall respectively maintain in good order and repair and once every year clean the said furrow on their respective portions, every lower owner have the right of access over the portion of every upper owner for purposes of protecting his right to the water.
- (ii) The owner of the portions "E", "F", "G" and "H" and 25 shall be jointly obliged to maintain in good order and repair and once every year clean the said dam;
- (iii) The owners of the portion 25 shall only be obliged to maintain in good order and repair and once a year clean such length of the said furrow as they may use and the remainder of the said furrow on Portion 25 shall be so maintained in good order and repair and so cleaned by the owners of Portions "E", "F", "G" and "H" jointly.
2. By Notarial Deed Number 526/47S the right has been granted to the Victoria Falls and Transvaal Power Company Limited to convey electricity over the property hereby transferred together with ancillary rights and subject to conditions as will more fully appear in the said Notarial Deed.
- (5) **ACCESS**
Access to and from the proposed township will only be permitted from Bergrivier Drive, to the satisfaction of the Municipality, as per a service agreement.
- (6) **PRECAUTIONARY MEASURES**
The township owner shall at his own expense make arrangement with the Local Authority in order to ensure that the recommendations as laid down in the geotechnical report of the township be complied with and when required, Engineering Certificates for the foundations of the structures must be submitted.
- (7) **DEMOLITION OF BUILDINGS AND STRUCTURES**
The township owner shall at his 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.
- (8) **ACCEPTANCE AND DISPOSAL OF STORMWATER**
The township owner shall arrange for the drainage of the township to fit in with that of the existing road and stormwater infrastructure in the vicinity and for all stormwater running off or diverted from the roads to be received and disposed off.
- (9) **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.
- (10) **REPOSITIONING OF SERVICES**
If, by reason of the establishment of the township, it should become necessary to reposition any existing services of Eskom, Telkom, Randwater or the Local Authority, the cost thereof shall be borne by the township owner.
- (11) **ENGINEERING SERVICES**
- (i) The applicant shall be responsible for the installation and provision of internal engineering services.
- (ii) Once water, sewer and electrical networks have been installed, same will be transferred to the Metropolitan Municipality, free of cost, who shall maintain these networks (except internal street lights).
- (iii) The Body Corporate will be responsible for the internal roads (including stormwater) and internal street lights (including electrical power usage). These services will not be taken over by the Local Authority.
- (12) **CONSOLIDATION OF ERVEN**
The township owner shall at his own expense cause Erven 2477 and 2478 in the township to be consolidated.

2. CONDITIONS OF TITLE

(1) ALL ERVEN

All 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.

- (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 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 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.

Khaya Ngema: City Manager,
Ekurhuleni Metropolitan Municipality: Private Bag X1069 Germiston 1400
Notice DP.7.2014

LOCAL AUTHORITY NOTICE 1048

EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK CUSTOMER CARE CENTRE)
KEMPTON PARK TOWN PLANNING SCHEME 1987: AMENDMENT SCHEME 2235

The Ekurhuleni Metropolitan Municipality (Kempton Park 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 Kempton Park Town Planning Scheme 1987, comprising the same land as included in the township of TERENCE EXTENSION 76 Township

Map 3 and the scheme clauses of the amendment scheme are available for inspection at all reasonable times at the offices of the Head of Department, Department of Economic Development, Gauteng Provincial Government, Johannesburg, as well as the Area Manager, Development Planning, Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre), 5th Floor, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park.

This amendment is known as Kempton Park Amendment Scheme 2235.

Khaya Ngema: City Manager,
Ekurhuleni Metropolitan Municipality: Private Bag X1069 Germiston 1400
Notice DP.7.2014

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 - 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.