

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

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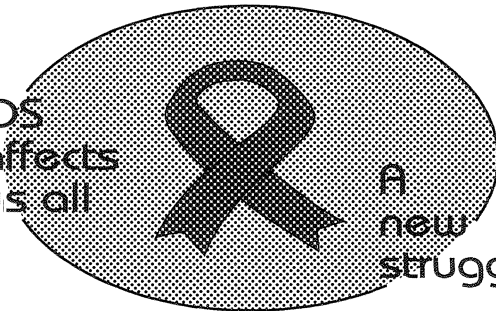
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AUGUSTUS 2014

No. 229

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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CONTENTS • INHOUD

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES			
1180	Town-planning and Townships Ordinance (15/1986): Establishment of township: Chloorkop Extension 72	3	229
1181	do.: Ekurhuleni Metropolitan Municipality: Lethabong Amendment Scheme 1173.....	10	229

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1180

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 72, 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 153 (A PORTION OF PORTION 23) OF THE FARM KLIPFONTEIN NO. 12-IR HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(a) **NAME**

The name of the township shall be Chlookop Extension 72.

(b) **DESIGN**

The township shall consist of erven and streets as indicated on the approved General Plan No. 5499/2013.

(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 5526 ("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) The access road as depicted by the servitude for pedestrian and vehicular access purposes over a portion of Portion 63 of the Farm Klipfontein No. 12 – I.R., Gauteng in favour of all owners, occupiers, tenants, lessees, users and their successors in title or assigns of part of Portion 23 of the said Farm, shall be constructed to the satisfaction of the Local Authority before a Section 82 certificate can be issued.

(iii) 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, but excluding the following :

A. Excluding the following which does not affect the erven in the township due to their locality, as the property referred to therein comprises a part of Allandale Road, being a public road.

"A. Die resterende gedeelte van gedeelte van die gesegde plaas Klipfontein 12, Registrasie Afdeling I.R., Transvaal (voorheen Nr. 19 distrik Germiston) groot as sulks 282,7769 hektaar (waarvan die eiendom hierby getranspoteer 'n gedeelte uitmaak) is onderworpe aan die volgende serwitute :

1. "Dat die eienaar van gedeelte van gemelde plaas groot 78,5511 hektaar volgens Akte van Transport Nr. 18871/1893 gedateer 7de Julie 1893 het vry reg sal hê tot die gebruik van die water in seker fontein geleë op gesegde resterende gedeelte. Die gemelde water sal gebruik word tot suiping vir die vee van gemelde eienaar van gedeelte van gemelde plaas groot 78.5511 hektaar en tot benutting van sy bome en tuine en ook vir huishoudelike doeleindes, en vir die betere ten uitvoerlegging van die regte aan hom verleen as voormeld sal gemelde eienaar van gemelde gedeelte van gemelde plaas die reg hê om gemelde water op enige wyse te vervoer en tot daardie einde sal hy die reg van weg hê vir sy vee en rytuie oor die gesegde resterende gedeelte groot as sulks 282,7769 hektaar.
2. Dat gemelde eienaar van gemelde gedeelte van gemelde plaas groot 78,5511 hektaar die reg sal hê om al sy vee die deur hom gebruik word te laat wei op weg na en van gesegde fontein op gemelde resterende gedeelte van gemelde plaas."

B. Excluding the following which will not be passed on to erven in the township by reason thereof that the servitude area described therein comprises part of Jacaranda Street, being a public road.

"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 ABCDEFGHJKLMNOPQRSTUVWXYZA¹B¹C¹D¹E¹F¹G¹H¹J¹K¹A on Diagram SG No. 3586/2011 as will more fully appear on reference to the said notarial deed."

C. Excluding the following which affects Jacaranda Street (being a public road) in the township only:

"Subject to a servitude 20 (Twenty) meters wide in favour of all owners, occupiers, tenants and lessees, users and their successors or assigns now or in future of the Remainder of Portion 22 of the Farm Klipfontein No. 12, Registration Division I.R., Gauteng or any subdivisions or consolidations thereof, measuring 7465 (Seven Thousand Four Hundred and Sixty Five) square meters, as indicated by the figures ABCDA appearing on Diagram S.G. No. 3660/2013 which servitude shall automatically lapse and expire upon Chloorkop Extension 72 Township being declared an approved township.

D. The following rights/entitlements will be passed on to the erven in the township:

“Every erf in the township is entitled to a servitude of right of way for vehicular and pedestrian passage purposes by all owners, occupiers, tenants, lessees, users and their successors in title or assigns of an erf in the township over Portion 63 (a portion of Portion 20) of the Farm Klipfontein No. 12, Registration Division I.R. the Province of Gauteng, which servitude area measures 298 (Two Hundred and Ninety Eight) square metres in extent as indicated by the figure ABCA on diagram S.G No. 5498/2013.”

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 5522

The Erf is subject to an electrical substation servitude 20 meters wide as indicated on the General Plan in favour of the Local Authority.

(3) ERF 5524

The Erf is subject to a servitude 2 meters wide for sewer purposes in favour of the Local Authority as indicated on the General Plan.

(4) ERF 5525

- (i) The Erf is subject to a servitude 2 meters wide for sewer purposes in favour of the Local Authority as indicated on the General Plan.

- (ii) The Erf is subject to a temporary servitude for Right of Way purposes in favour of the Local Authority as indicated on the General Plan, which servitude shall automatically be deemed to be cancelled upon the Local Authority certifying that it is no longer required.

(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 5526)

- (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 5522

- (i) The Erf is subject to a servitude 3 meters wide for the storm water purposes as indicated on the General Plan in favour of the Property Owners Association.
- (ii) The Erf is subject to a servitude 4 meters wide for purposes of right of way as indicated on the General Plan in favour of the Property Owners Association.

(3) ERF 5524

The Erf is subject to a servitude for storm water purposes, 3 meters wide as indicated on the General Plan in favour of the Property Owners Association.

(4) ERF 5525

The Erf is subject to a servitude 3 meters wide for the storm water purposes as indicated on the General Plan in favour of the Property Owners Association.

(5) ERF 5526

The entire Erf is subject to a servitude for storm water purposes in favour of the Remainder of Portion 39 of the Farm Klipfontein No. 12 – IR., Gauteng.

Khaya Ngema, City Manager

LOCAL AUTHORITY NOTICE 1181**EKURHULENI METROPOLITAN MUNICIPALITY****LETHABONG TOWN PLANNING SCHEME, 1998 : AMDENDMENT SCHEME 1173**

The Ekurhuleni Metropolitan Municipality hereby declares that it has approved an amendment Scheme, being the amendment of the Lethabong Town Planning Scheme, 1998, comprising the same land as included in the township of Chloorkop Extension 72 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 Lethabong Amendment Scheme 1173 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,

NOTICE – CHANGE OF TELEPHONE NUMBERS: GOVERNMENT PRINTING WORKS

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The new numbers are as follows:

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- 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.