

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

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DEPARTMENT OF HEALTH

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1609

EKURHULENI METROPOLITAN MUNICIPALITY

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 Comet Extension 10 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 TOWNVIEW MANSIONS CC (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF SECTION OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 384 OF THE FARM DRIEFONTEIN 85 IR HAS BEEN GRANTED BY THE EKURHULENI METROPOLITAN MUNICIPALITY:

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Comet Extension 10.

1.2 DESIGN

The township shall consist of erven and the street as indicated on the Surveyor General Plan SG No. 3623/2008.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions of title and servitudes, if any, but excluding the following servitudes which do not affect the township area:

1. Subject to the reservation of all rights to minerals in favour of WITWATERSRAND GOLD MINING COMPANY LIMITED, No. 01/00032/06 by virtue of Certificate of Mineral Rights No. K4735/1989, which reservation is in respect of the Remaining Extent of the farm Driefontein, 85, Registration Division I.R., Province of Gauteng, measuring 1302,7971 hectares.
2. The former Remaining Extent of the farm Driefontein 85, Registration Division I.R. Province of Gauteng, is subject to a servitude of pipeline in favour of RAND MINES LIMITED as will more fully appear from Notarial Deed K596/1931S with diagram S G No. A1780/1931 annexed thereto.
3. The former Remaining Extent of the farm Driefontein 85, Registration Division J.R. Province of Gauteng, is subject to an expropriation in terms of Section 11(1)(b) of Act 37/1955 of a portion measuring approximately 3073 square metres by the South African Railways and Harbour Administration, as will more fully appear from the Notice of Expropriation filed in the Deeds Office in Pretoria.
4. The former Remaining Extent of the farm Driefontein 85, Registration Division J.R. Province of Gauteng, is subject to an expropriation in terms of section 11(1)(b) of Act 37/1955 of a portion measuring approximately 758 square metres by the South African Railways and Harbour Administration, as will more fully appear from the Notice of Expropriation filed in the Deeds Office in Pretoria.
5. The former Remaining Extent of the farm Driefontein 85, Registration Division J.R. Province of Gauteng, is subject to an expropriation in terms of section 11(1)(B) of Act 37/1955 of a portion measuring approximately 2,1420 Hectares by the South African Railways and Harbour Administration, as will more fully appear from the Notice of Expropriation filed in the Deeds Office in Pretoria under EX 46/1967.
6. The former Remaining Extent of the farm Driefontein 85, Registration Division J.R. Province of Gauteng, is subject to an expropriation in terms of section 11(1)(B) of Act 37/1955 of a portion

measuring approximately 64 Square Metres by the South African Railways and Harbour Administration, as will more fully appear from the Notice of Expropriation filed in the Deeds Office in Pretoria under EX 547/1970.

7. The former Remaining Extent of the farm Driefontein 85, Registration Division J.R. Province of Gauteng, measuring 1335,5802 Hectares is subject to the cession of Servitudes of Pipeline in favour of the Republic of South Africa as will more fully appear from Deed of Cession No. K3335/1967S.
8. The former Remaining Extent of the farm Driefontein 85, Registration Division J.R. Province of Gauteng, is subject to an expropriation of a portion measuring approximately 600 square metres by the South African Railways and Harbour Administration. As will more fully appear from the Notice of Expropriation filed in the Deeds Office in Pretoria under number EX 518/1976.
9. The former Remaining Extent of the farm Driefontein 85, Registration Division J.R. Province of Gauteng, is subject to an expropriation of a servitude approximately 1 metre wide by the South African Railways and Harbour Administration, as will more fully appear from the Notice of Expropriation filed in the Deeds Office in Pretoria under number EX 133/1976.
10. The former Remaining Extent of the farm Driefontein 85, Registration Division J R Province of Gauteng, is subject to an expropriation of a portion measuring approximately 5680 square metres by the South African Railways and Harbour Administration, as will more fully appear from the Notice of Expropriation filed in the Deeds Office in Pretoria under number EX 434/1983.
11. The former Remaining Extent of the farm Driefontein 85, Registration Division J.R. Province of Gauteng, is subject to an expropriation of a portion measuring approximately 26,3600 hectares by the South African Transport Services, as will more fully appear from the Notice of Expropriation filed in the Deeds Office in Pretoria under number EX 345/1985.
12. The former Remaining Extent of the farm Driefontein 85 registration Division I.R. Province of Gauteng, measuring 1282,8256 hectares is subject to a servitude to convey electricity over the property in favour of ESKOM as will more fully appear from Notarial Deed No. K2114/1993S.
13. The former Remaining Extent of the farm Driefontein 85, Registration Division J.R. Province of Gauteng, is subject to an expropriation in terms of Act 65/1981 of a portion by TRANSNET LIMITED, as will more fully appear from the Notice of Expropriation filed in the Deeds Office in Pretoria under number Ex 6/1991.
14. The former Remaining Extent of the farm Driefontein 85, Registration Division J.R. Province of Gauteng, is subject to an expropriation in terms of Section 18(1)(a) of Act 3/1987 of a portion measuring 10,0782 hectares by DEVELOPMENT BOARD, as will more fully appear from the Notice of Expropriation filed in the Deeds Office in Pretoria under number EX 331/1989
15. The former remaining Extent of the farm Driefontein 85, Registration Division J.R. Province of Gauteng, is subject to a powerline servitude in favour of ESKOM as will more fully appear from Notarial Deed of Servitude K5482/1996S.
16. The former Remaining Extent of the farm Driefontein 85, Registration Division I.R. Province of Gauteng, is subject to a personal Servitude of Usufruct in favour of the CHURCH OF THE EMMANUEL GOSPEL, which servitude area is indicated by the figure A B C D E F on Diagram S G No. 3933/1999 as will more fully appear from Notarial Deed of Servitude K933/2000S registered on 9 March 2000.
17. The former Remaining Extent of the farm Driefontein 85, Registration Division I.R. Province of Gauteng, is subject to a servitude for municipal purposes 4.0 metres wide as will more fully setout in Notarial Deed of Servitude No. K5590/2000S with Diagram SG No. 1694/2000 attached thereto.
18. The former Remaining Extent of the farm Driefontein 85 Registration Division I.R.Province of Gauteng, is subject to a pipeline servitude in favour of Rand Water Board as will more fully appear from Notarial Deed of Servitude No. K4744/2001S.
19. The former Remaining Extent of the farm Driefontein 85, Registration Division I.R. Province of Gauteng, is subject to servitude in perpetuity to convey and transmit water by means of pipelines already laid or

which may be laid in favour of Rand Water Board as will more fully appear from Notarial Deed of Servitude No. K886/2001S.

20. The former Remaining Extent of the farm Driefontein 85, Registration Division I.R. Province of Gauteng, is subject to a servitude in favour of Eskom as will more fully appear from Notarial deed of Servitude No. K2115/1993S.

21. The former Remaining Extent of the farm Driefontein 85, Registration Division I.R. Province of Gauteng, is subject to a servitude in favour of Eskom as will more fully appear from Notarial Deed of Servitude No. K4992/1998S."

1.4 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owners shall at their 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, within a period of six (6) months from the date of publication of this notice.

1.5 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If, by reason of the establishment of the township, it becomes necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owners.

1.6 OBLIGATIONS IN REGARD TO ENGINEERING SERVICES

The township owners shall fulfil their obligations in respect of the provision and installation of engineering services.

1.7 ACCESS

Ingress to and egress from the township shall be to the satisfaction of the Executive Director: Roads, Transport and Civil Works Department.

1.8 CONSOLIDATION

Erven 521 and 522 shall be consolidated to the satisfaction of the Local Authority within six months from the date of publication of the notice declaring the township an approved township.

2. CONDITIONS OF TITLE

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 when required by the local authority: Provided that the local authority may dispense with any such servitude.
- (b) No building or other structures 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.
- (d) Both the local authority and ACSA are indemnified against any claims regarding aircraft noise / accidents.

LOCAL AUTHORITY NOTICE 1610**EKURHULENI METROPOLITAN MUNICIPALITY****BOKSBURG AMENDMENT SCHEME 1579**

The Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 15 of 1986, declares that it has approved an Amendment Scheme being an amendment of the Boksburg Town Planning Scheme, 1991, comprising the same land as included in the township of Comet Extension 10.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Area Manager: Boksburg Customer Care Centre, 3rd floor, Boksburg Civic Centre, c/o Trichardt's and Commissioner Streets, Boksburg, and are open for inspection at all reasonable times.

This amendment is known as Boksburg Amendment Scheme 1579.

Khaya Ngema
City Manager
Civic Centre, Cross Street, Germiston
15/3/3/19/10

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The new numbers are as follows:

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- 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.