

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

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DEPARTMENT OF HEALTH

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 270

CITY OF TSHWANE

PERI-URBAN AMENDMENT SCHEME 61PU

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 Boardwalk Extension 35, being an amendment of the Peri-Urban Town-planning Scheme, 1975.

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 Peri-Urban Amendment Scheme 61PU.

(13/2/Boardwalk x35 (61PU)
__ February 2014

CHIEF LEGAL COUNSEL
(Notice No 244/2014)

PLAASLIKE BESTUURSKENNISGEWING 270

STAD TSHWANE

PERI-URBAN WYSIGINGSKEMA 61PU

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 Boardwalk Uitbreiding 35, synde 'n wysiging van die Peri-Urban dorpsbeplanningskema, 1975, 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 Peri-Urban wysigingskema 61PU.

(13/2/Boardwalk x35 (61PU))
__ Februarie 2014

HOOFREGSADVISEUR
(Kennisgewing No 244/2014)

CITY OF TSHWANE

DECLARATION OF BOARDWALK EXTENSION 35 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 Boardwalk Extension 35 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Boardwalk x35 (61PU))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE TRUSTEES FOR THE TIME BEING OF OLYMPUS 3/12 TRUST, UNDER THE PROVISIONS OF SECTION C OF CHAPTER 3 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 244 (A PORTION OF PORTION 226) OF THE FARM TWEEFONTEIN NO 372JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Boardwalk Extension 35.

1.2 DESIGN

The township shall consist of erven as indicated on General Plan SG No 4445/2010.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

1.3.1 All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals and real rights, but:

1.3.1.1 excluding the following which do not affect the township due to the location thereof:

"B. Portion 3 (a portion of Portion A) of the farm TWEEFONTEIN 372-JR, Transvaal, is subject to the following:

Subject to an Order of the Water Court (Supreme Court) North District 21, dated at Pretoria on the 22nd November, 1948 and the 27th June, 1949, as will more fully appear from Servitude 620A/1949S."

1.4 REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING MUNICIPAL SERVICES

If, by reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing municipal services, the cost thereof shall be borne by the township applicant.

1.5 REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING TELKOM SERVICES

If, by reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing Post Office Plan, the cost thereof shall be borne by the township applicant.

1.6 INSTALLATION OF SERVICES

1.6.1 The township applicant shall install and provide internal engineering services in the township, as provided for in the services agreement or by a decision of a services arbitration board, as the case may be.

1.6.2 The local authority shall install and provide external engineering services for the township, as provided for in the services agreement or by a decision of a services arbitration board, as the case may be.

1.7 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have Erven 555 and 556 in the township notarially tied or consolidated for which consolidation approval is hereby granted by the Kungwini Local Municipality in terms of section 92(2)(a) of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986).

2. CONDITIONS OF TITLE

CONDITIONS IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

2.1 All erven shall be made subject to the following conditions:

2.1.1 All erven are subject to a servitude, 2 metres 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 2 metre wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may relax or grant exemption from the required servitudes.

2.1.2 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 2 metres thereof.

2.1.3 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 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.

3. CONDITIONS IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF SECTION 125 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986

The erven mentioned hereunder shall be subject to the following conditions as indicated:

3.1 ERVEN 555 AND 556

- 3.1.1 Zoning: "Special" for offices inclusive of medical suites and estate agents.
- 3.1.2 The FAR of the buildings shall not exceed 0,72 of the area of the erf or as indicated on the approved Site Development Plan. The FAR is not applicable to any parking areas.
- 3.1.3 The total coverage of buildings shall not exceed 40% of the area of the erf or as indicated on the approved Site Development Plan. The coverage of the basement parking area may not exceed 50%.
- 3.1.4 The height of buildings shall not exceed 2 storeys and does not include the parking area underneath the building.
- 3.1.5 Parking will be provided at a ratio of 4 parking bays per 100m² GLA for offices and 6 parking bays per 100m² for medical suites and estate agents.
- 3.1.6 A street building line of 5m is applicable along Ambrosia Road.
- 3.1.7 Access to the proposed erven will be from Ambrosia Road, in accordance with the approved Site Development Plan and to the satisfaction of the local authority.
- 3.1.8 A Site Development Plan will be submitted for approval, prior to the submission of building plans.
- 3.1.9 An engineer must be appointed before building plans are submitted, who submit a certificate with the building plans, which states that he has studied the relevant geological report and that he has established the necessary measures with regard to building work, drainage of the buildings and the site, and the installation of wet services, so that the whole development is safe as far as possible from a geological point of view. On completion of the building he must certify that all this specifications have been met.

3.2 ERF SUBJECT TO SPECIAL CONDITIONS

In addition to the relevant conditions set out above, the erf mentioned below is subject to the following further conditions:

3.2.1 ERVEN 555 AND 556

Temporary access to Boardwalk x35 can be obtained from Ambrosia Avenue. Permanent access will be provided from the planned future road, situated on the northern boundary of Boardwalk x35, once this road has been constructed by future developers. The cost for the relocation of the access in the future will be for the developer or successor in title.

3.2.2 ERF 555

- 3.2.2.1 The registered owner of the erf shall erect a physical barrier consisting of a 1,3 m high wire fence, or a fence of such other material as may be approved by the Municipality in accordance with the most recent standards of Gautrans before or during development of the erf along the boundary thereof abutting on Provincial Road K40 (Atterbury Road) to the satisfaction of the Municipality and shall maintain such fence to the satisfaction of the Municipality: Provided that if the said road has not yet been declared, the relevant physical barrier shall be erected within a period of six months after declaration of such road.
- 3.2.2.2 Except for the physical barrier referred to in clause 3.2.2.1 above, a swimming bath or any essential stormwater drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance of 16 m from the boundary of the erf abutting on Road nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the Deputy Director-General, Public Transport, Roads and Works.
- 3.2.2.3 Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on Road K40 (Atterbury Road).
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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** : Contact telephone and email address

Decease Estate Gazette	012 748 6210	Estates@gpw.gov.za
Legal Gazette	012 748 6211	LegalGazette@gpw.gov.za
Tender Bulletin Gazette	012 748 6209	TenderBulletin@gpw.gov.za
Gauteng Provincial Gazette	012 748 6205	ProvincialGazetteGauteng@gpw.gov.za
National and Liquor Gazette	012 748 6208	GovGazette&LiquorLicense@gpw.gov.za
Kzn and Eastern Cape Liquor	012 748 6207	ProvincialGazetteNCKZN@gpw.gov.za
ECLPMPNW Provincial Gazette	012 748 6212	ProvincialGazetteECLPMPNW@gpw.gov.za
- Publications : 012 748 6052/6053/6054/6055/6066
- 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.

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