

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

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We all have the power to prevent AIDS



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**AIDS
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DEPARTMENT OF HEALTH

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 45

CITY OF TSHWANE

AKASIA/SOSHANGUVE AMENDMENT SCHEME 0375A

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 Soshanguve KK, being an amendment of the Akasia/Soshanguve Town-planning Scheme, 1996.

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

This amendment is known as Akasia/Soshanguve Amendment Scheme 0375A.

(13/2/Soshanguve KK (0375A))
 ___ January 2015

CHIEF LEGAL COUNSEL
 (Notice No 212/2015)

PLAASLIKE BESTUURSKENNISGEWING 45

STAD TSHWANE

AKASIA/SOSHANGUVE WYSIGINGSKEMA 0375A

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 Soshanguve KK, synde 'n wysiging van die Akasia/Soshanguve dorpsbeplanningskema, 1996, goedgekeur het.

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

Hierdie wysiging staan bekend as Akasia/Soshanguve wysigingskema 0375A.

(13/2/Soshanguve KK (0375A))
 ___ Januarie 2015

HOOFREGSADVISEUR
 (Kennisgewing No 212/2015)

CITY OF TSHWANE

DECLARATION OF SOSHANGUVE KK 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 Soshanguve KK to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Soshanguve KK (0375A))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY, IN TERMS OF THE PROVISIONS OF CHAPTER IV SECTION 108 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 61 OF THE FARM RIETGAT 611JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Soshanguve KK.

1.2 DESIGN

The township shall consist of erven, parks and streets as indicated on General Plan SG No 3356/2013.

1.3 LAND FOR MUNICIPAL PURPOSES

The township owner shall reserve Erven 1729 to 1737 as parks (Public Open Space).

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

1.5.1 Ingress from Road K95 to the township and egress to Road and K95 from the township shall be restricted to the junctions of the 25m internal road with such road.

1.5.2 The township owner shall at his own expense arrange for a geometric lay-out design (Scale 1:500) of the ingress and egress points referred to in 1.5.1 above and specifications for the construction of the junctions to be compiled and shall submit it to the Gauteng Department of Roads and Transport, for approval. After the design and specifications have been approved, the township owner shall construct the entrances at his own expense to the satisfaction of the Department of Roads and Transport.

1.6 RECEIVING AND DISPOSAL OF STORMWATER

The township owner shall arrange the stormwater drainage of the township in such a way as to fit in with that of Road K95 and he shall receive and dispose of the storm water running off or being diverted from the road.

1.7 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.

1.8 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.

1.9 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.

1.10 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.

1.11 RESTRICTION ON THE ALIENATION OF ERVEN 443, 990 AND 991

The township owner shall not offer for sale or alienate Erven .443, 990 and 991 within a period of 12 months after the declaration of the township an approved township to any person or body other than the Gauteng Department of Education, unless the Department has indicated in writing that it does not wish to acquire the erf.

1.12 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.

1.13 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.

1.14 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 113 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 and external engineering services in 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, including the reservation of the rights to minerals:

4. CONDITIONS OF TITLE**4.1 THE ERVEN MENTIONED BELOW 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 (ORDINANCE 15 OF 1986)****4.1.1 ALL ERVEN WITH THE EXCEPTION OF THE ERVEN REFERRED TO IN CLAUSE 1.3**

4.1.1.1 The erf shall be subject to a servitude, 3m wide, for municipal services (water, sewer, electricity and storm water) (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.

4.1.1.2 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.

4.1.1.3 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 6053/6058 GeneralEnquiries@gpw.gov.za
012 748 6061/6065 BookShop@gpw.gov.za
- Debtors: 012 748 6060/6056/6064 PublicationsDebtors@gpw.gov.za
- Subscription: 012 748 6066/6060/6058
- 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.