

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 11

CITY OF TSHWANE

TSHWANE AMENDMENT SCHEME 342T

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 Heuweloord Extension 17, being an amendment of the Tshwane Town-planning Scheme, 2008.

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 Tshwane Amendment Scheme 342T.

(13/2/Heuweloord x17 (342T)
__ January 2015

CHIEF LEGAL COUNSEL
(Notice No 206/2015)

PLAASLIKE BESTUURSKENNISGEWING 11

STAD TSHWANE

TSHWANE WYSIGINGSKEMA 342T

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 Heuweloord Uitbreiding 17, synde 'n wysiging van die Tshwane dorpsbeplanningskema, 2008, 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 Tshwane wysigingskema 342T.

(13/2/Heuweloord x17 (342T)
__ January 2015

HOOFREGSADVISEUR
(Kennisgewing No 206/2015)

CITY OF TSHWANE

DECLARATION OF HEUWELOORD EXTENSION 17 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 Heuweloord Extension 17 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Heuweloord x17 (442T))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY ZOTEC DEVELOPMENTS (PTY) LTD IN TERMS OF THE PROVISIONS OF CHAPTER III: PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 164 (A PORTION OF PORTION 108) OF THE FARM BRAKFONTein 399JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Heuweloord Extension 17.

1.2 DESIGN

The township shall consist of erven and streets as indicated on Plan CPD HWO x17/6 and General Plan SG No 1563/2012.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, but excluding –

1.3.1 the following servitudes which do not affect the township due to location:

“B. *The former Remaining Extent of the abovementioned farm BRAKFORTEIN 399, measuring as such 902,1251 hectares (a portion whereof is being transferred hereby) is subject to a Servitude of Way –Leave for the passage of electrical power and ancillary rights in favour of the CITY OF COUNCIL OF PRETORIA, as will more fully appear from Notarial Servitude of Way-Leave 739/56-S, registered on the 6th July, 1956.*”

“C. *Die vorige resterende gedeelte van die plaas BRAKFORTEIN 399, Registrasie Afdeling, J.R., Groot 519,4322 hektaar (waarvan die eiendom hieronder gehou deel uitmaak) is kragtens Notariele Akte No K 5010/97-S gedateer 7 April 1997 onderhewig aan ’n pyplyn en werke –servituut ses (6,00) meter wyd soos aangedui deur die lyn ABCDEFGHJKLMNPQRS op Kaart L.G No 11886/96 ten gunste van GASKOR met bykomende regte, soos meer volledig sal blyk uit gemelde Notariele Akte.*”

1.3.2 the following servitude which affects a street, APIESDORING DRIVE, in the township only:

“E. *The Property hereby transferred is subject to a water pipeline servitude 3,00 (Three) metres wide, the centre line of which servitude is indicated by the line rstuvw on the annexed diagram S.G No 6114/2003 in favour of CITY OF TSHWANE METROPOLITAN MUNICIPALITY.*”

1.3.3 the following servitudes which affect certain erven in the township as described:

a) The following servitude which affects Erf 1883 in the township only:

“The overhead electric powerline with underground cables servitude, in favour of the City of Tshwane Metropolitan Municipality, Vide SG No 4464/2013 and Notarial Deed of Servitude K5782/2014-S.”

b) The following servitude which affects Erf 1884 (Park) in the township only:

“The overhead electric powerline with underground cables servitude, in favour of the City of Tshwane Metropolitan Municipality, Vide SG No 4463/2013 and Notarial Deed of Servitude K5781/2014-S.”

c) The following conditions which affect the township and should be passed onto all the erven in the township:

“F. *The property hereby transferred is subject to the following condition:*

No building plans will be approved until a dolomite stability and foundation investigation have been carried out on all the areas on which there is to be built, to the satisfaction of the local authority.

An engineer must be appointed before building plans are submitted, who must submit, together with the building plans, a certificate 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 installation of wet services so that the entire development is safe as far as possible from a geological point of view. On completion of the buildings he must certify that all his specifications have been met.”

1.4 LAND FOR MUNICIPAL PURPOSES

The following erf/erven shall be transferred to the City of Tshwane Metropolitan Municipality by and at the expense of the township owner:

Public Open Space: Erf 1884

1.5 PRECAUTIONARY MEASURES

1.5.1 The township owner shall at its own expense, make arrangements with the Municipality, in order to ensure that-

1.5.1.1 water will not accumulate to the effect that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen; and

1.5.1.2 trenches and excavations for foundations, pipes, cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 15mm, and compacted until the same grade of compaction as that of the surrounding material is obtained.

1.6 COMPLIANCE WITH CONDITIONS IMPOSED BY THE DEPARTMENT OF ROADS AND TRANSPORT

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Roads and Transport, has granted consent for the development.

1.7 ACCESS

Unless the consent in writing of the Head of the Department: Gauteng Provincial Government: Department of Roads and Transport has been obtained, no ingress from Road K71 (R55) to the township and no egress to Road K71(R55) shall be allowed.

1.7.1.1 Ingress from Road K71(R55) to the township and egress to Road K71 (R55) from the township shall be restricted to the access of Apiesdoring Drive with such road.

1.7.1.2 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 (a) above and specifications for the construction of the junctions to be compiled and shall submit it to the Head of the Department: Gauteng Provincial Government:

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 Head of the Department: of Roads and Transport.

1.8 RECEIVING AND DISPOSAL OF STORMWATER

The township owner shall arrange the stormwater drainage the township in such a way as to fit in with that of Road K71 (R55) and he shall receive and dispose of the storm water running off or being diverted from the road.

1.9 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.

1.10 REMOVAL OF LITTER

The township owner shall at his own expense have all litter within the township area removed to the satisfaction of the City of Tshwane metropolitan Municipality, when required to do so by the Municipality.

1.11 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.

1.12 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 GDACE

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Agriculture, Conservation and Environment 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 THE CONSTRUCTION AND AESTHETICAL TREATMENT OF KOORSBOOM AVENUE AND APIESDORING DRIVE

1.14.1 Provision shall be made for pedestrian movement along Koorsboom Avenue and Apiesdoring Drive to the satisfaction of the City of Tshwane Metropolitan Municipality.

1.14.2 The sidewalk along Koorsboom Avenue and Apiesdoring Drive shall be landscaped and planted with trees to the satisfaction of the City of Tshwane Metropolitan Municipality.

1.15 MASTER LANDSCAPE DEVELOPMENT PLAN

A Development Framework, consisting of a Master Landscape Development Plan, drafted by a qualified professional Landscape Architect, shall be submitted to the Environmental Planning Section for approval.

2. CONDITIONS OF TITLE**2.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITION AS INDICTED, 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)****2.1.1 ALL ERVEN**

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

2.1.1.2 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 3m from it.

2.1.1.3 The City of Tshwane Metropolitan 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 City of Tshwane Metropolitan Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the City of Tshwane Metropolitan Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

2.1.2 ERF 1883

2.1.2.1 The erf shall be subject to a servitude, 5m wide for municipal services (stormwater) in favour of the City of Tshwane Metropolitan Municipality, as indicated on the general plan.

2.1.2.2 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.

2.1.2.3 The City of Tshwane Metropolitan 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 essential, and furthermore the City of Tshwane Metropolitan Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the City of Tshwane Metropolitan Municipality shall make good any damage caused during the laying, maintenance or removal of such main sewer pipelines 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:

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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.