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IMPORTANT

Information

from Government Printing Works

Dear Valued Customers,

Government Printing Works has implemented rules for completing and submitting the electronic Adobe Forms when you, the customer, submits your notice request.

Please take note of these guidelines when completing your form.



GPW Business Rules

1. No hand written notices will be accepted for processing, this includes Adobe forms which have been completed by hand.
2. Notices can only be submitted in Adobe electronic form format to the email submission address submit.egazette@gpw.gov.za. This means that any notice submissions not on an Adobe electronic form that are submitted to this mailbox will be **rejected**. National or Provincial gazette notices, where the Z95 or Z95Prov must be an Adobe form but the notice content (body) will be an attachment.
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5. All notice submissions that do not comply with point 2 will be charged full price for the notice submission.
6. The current cut-off of all Gazette's remains unchanged for all channels. (Refer to the GPW website for submission deadlines – www.gpwonline.co.za)
7. Incorrectly completed forms and notices submitted in the wrong format will be rejected to the customer to be corrected and resubmitted. Assistance will be available through the Contact Centre should help be required when completing the forms. (012-748 6200 or email info.egazette@gpw.gov.za)
8. All re-submissions by customers will be subject to the above cut-off times.
9. All submissions and re-submissions that miss the cut-off will be rejected to the customer to be submitted with a new publication date.
10. Information on forms will be taken as the primary source of the notice to be published. Any instructions that are on the email body or covering letter that contradicts the notice form content will be ignored.

You are therefore advised that effective from **Monday, 18 May 2015** should you not comply with our new rules of engagement, all notice requests will be rejected by our new system.

Furthermore, the fax number **012- 748 6030** will also be **discontinued** from this date and customers will only be able to submit notice requests through the email address submit.egazette@gpw.gov.za.

DISCLAIMER:

Government Printing Works reserves the right to apply the 25% discount to all Legal and Liquor notices that comply with the business rules for notice submissions for publication in gazettes.

National, Provincial, Road Carrier Permits and Tender notices will pay the price as published in the Government Gazettes.

For any information, please contact the eGazette Contact Centre on 012-748 6200 or email info.egazette@gpw.gov.za

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*Gazette Page
No. No.*

PROCLAMATION • PROKLAMASIE

18	Town-planning And Townships Ordinance (15/1986): Flora Gardens Extension 2.....	359	4
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PROCLAMATION • PROKLAMASIE

PROCLAMATION 18 OF 2015**VANDEBBIJL PARK TOWN PLANNING SCHEME 1987
AMENDMENT SCHEME H995**

The Emfuleni Local Municipality hereby declares that it has approved an amendment scheme, being an amendment to the Vanderbijl Park Town Planning Scheme of 1987, comprising the same land as included in the township of Flora Gardens Extension 2, in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

Map 3, Annexures and scheme clauses of the amendment scheme are filed with the Deputy Director-General: Gauteng Provincial Government: Department of Development Planning and Local Government, Marshalltown and the Strategic Manager, Development Planning, Emfuleni Local Municipality and are open for inspection at all reasonable times.

The scheme will come into operation on the date of publication of this notice.

The amendment scheme is known as the Vanderbijl Park Amendment Scheme H995 to the Scheme.

S SHABALALA
MUNICIPAL MANAGER
13 AUGUST 2015
NOTICE NUMBER: DP 7/2 Flora Gardens X2/2015

**EMFULENI LOCAL MUNICIPALITY
DECLARATION AS APPROVED TOWNSHIP**

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) the Emfuleni Local Municipality hereby declares Flora Gardens Extension 2 to be an approved township subject to the conditions set out in the Schedule hereto.

CONDITIONS UNDER WHICH THE APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF THE PROVISIONS OF SECTION 69 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) ON PORTION 223 (A PORTION OF PORTION 1) OF THE FARM ZUURFONTEIN 591-IQ, PROVINCE OF GAUTENG, BY SIDIBA HOLDINGS PROPRIETARY LIMITED (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT) HAS BEEN APPROVED

1. CONDITIONS OF ESTABLISHMENT**(1) NAME**

The name of the township shall be Flora Gardens Extension 2.

(2) LAYOUT / DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 588/2013.

(3) DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

(a) the following which do not affect the township due to the location thereof:

A. *"De eigaenaar van Gedeelte No. 1 van gezegde Gedeelte groot 73 morgen en 235 vierkante roeden oorspronkelyk getransporteerd aan Christoffel Jacobus Smith onder Akte van Transport No 5698/1913 zal het recht hebben water te leiden uit te dam gelegen gedeeltelyk op Gedeelte No 5 van gezegde Gedeelte, groot 73 morgen en 232 vierkante roeden oorspronkelyk getransporteerd aan Marthinus Petrus Johannes Botha onder Transport No 5701/1913 en gedeeltelyk op Gedeelte No 6 van gezegde Gedeelte oorspronkelyk gehoude onder Verdeelings Certifikaat No 5703/1913 (welke dam is aangetoond op het Generale Plan van Gezegde Gedeelte van Zuurfontein en het Noord-Westelyk gedeelte van Klipfontein No 562, district Potchefstroom, wyk Vaalrivier, gevyld by Akte van Transport No 5688/1913) door middle van een watervoor komende vanaf gezegde dam en lopende over gezegde Gedeelte spronkelyk getransporteerd aan Lourens Johannes Christoffel Strydom onder Akte van Transport No 5702/1913 en over het eigendom hieronder getransporteerd naar gemelde Gedeelte No 1 met recht van toegang naar sulke watervoor en dam ten einde dezelve te repareeren en te onderhouden, doch hy zal alleenlyk verantwoordelyk zyn voor de behooryke onderhouding van dat gedeelte van de watervoor op zyn eigen grond.*

Die eigaenaar van gezegde Resterend Gedeelte hieronder getransporteerd zal het recht hebben water te leiden uit gezegde dam, gelegen als voormeld, door middle van een watervoor vanaf gezegde dam lopende over gezegde Gedeelte No 6 en over Gedeelte No 7 voormeld naar het eigendom hieronder getransporteerd met het recht van toegang naar gezegde dam en watervoor ten einde dezelve te repareeren en te onderhouden, doch hy zal alleenlyk verantwoordelyk zyn voor de behooryke onderhouding van dat gedeelte van de watervoor op gezelgde Resterende Gedeelte hieronder getransporteerd.

De eigaenaar van gezegde Resteerend Gedeelte hieronder getransporteerd zal het recht hebben voor zuiping voor zyn eigen vee en voor het vee van zyl familie, dienstboden en bywoners uit dat gedeelte Van gezegde dam gelegen op gezegde Gedeelte No. 6, met het recht van toegang naar gezegde dam over gezegde Gedeelte No. 7.

By virtue of Notarial Deed of Cancellation of Servitude No. K1899/1974-S Portion of the above condition has been cancelled only insofar as it affects the remaining extent of portion 14 (a portion of portion 1) measuring 31,3614 hectares and the remaining extent of portion 122 (a portion of portion 14) measuring 19,0210 hectares, held under Deeds of Transfer no 44411/68 and 44412/68 respectively, as will more fully appear from said notarial deed.

B. *Kragtens Notariele Akte van No. K. 3379/1981-S., gedateer 13 Mei 1981 is die hierin vermelde eiendom onderhewig aan 'n Ewigdurende Serwituut vir Roolpyplyn(e) 5 meter wyd, langs die lyn ABCDEFGH op Diagram No. L.G. A.2295/1978 ten gunste van die Stadsrdaad van Vanderbijlpark soos meer volledig sal blyk uit die gemelde Notariele Akte.*

C. *By Notarial Deed No K4221/1994S, the within-mentioned properties are subject to a perpetual servitude for water pipeline purposes in favour of the Council of Vanderbijl Park, as will more fully appear from reference to the said Notarial Deed, a copy whereof is hereunto annexed."*

(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.

(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.

(6) **INSTALLATION OF SERVICES**

- (a) The township applicant shall be responsible for the installation and provision of internal engineering services.
- (b) Once water, sewer and electricity have been installed, same will be transferred to the home owners' association or Body Corporate, free of cost, who shall maintain these networks.
- (c) Once roads and internal stormwater have been installed, same will be transferred to the home owners' association or Body Corporate, free of cost, who shall maintain these networks.
- (d) 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.

(7) **CONSOLIDATION OF ERVEN**

The township owner shall at his own expense have Erven 262 and 263 in the township notorially tied or consolidated for which consolidation approval is hereby granted by the Emfuleni 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

(1) **CONDITIONS IMPOSED BY THE PREMIER IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)**

All erven shall be made subject to the following conditions:

- (a) 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.
- (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 2 metres 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 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.

(2) **CONDITIONS IMPOSED IN FAVOUR OF THIRD PARTIES**

In addition to the relevant conditions set out above, the undermentioned erven shall be subject to the conditions as indicated:

- (a) Erf 262 is subject to a servitude area for purposes of a cellphone mast in favour of the trustees for the time being of the Rainbow Property Trust, No. IT 2088/1995, as indicated on General Plan S.G No. 588/2013.

S SHABALALA
MUNICIPAL MANAGER
13 AUGUST 2015
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