

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE VAN
GAUTENG**

Provincial Gazette Provinsiale Koerant

EXTRAORDINARY • BUITENGEWOON

Selling Price • Verkoopsprys: **R2.50**

Other Countries • Buiteland: **R3.25**

Vol. 21

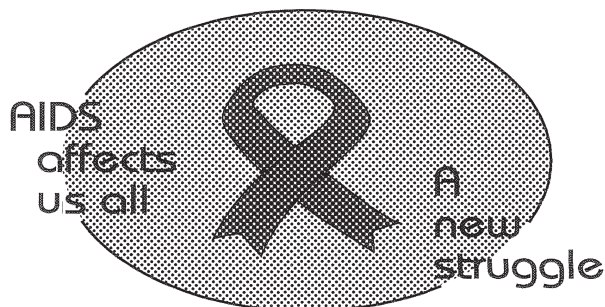
PRETORIA,

6 OCTOBER
OKTOBER

2015

No. 436

We all have the power to prevent AIDS



**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

Prevention is the cure

N.B. The Government Printing Works will not be held responsible for the quality of "Hard Copies" or "Electronic Files" submitted for publication purposes

ISSN 1682-4525



00436



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.
3. Notices brought into GPW by "walk-in" customers on electronic media can only be submitted in Adobe electronic form format. This means that any notice submissions not on an Adobe electronic form that are submitted by the customer on electronic media 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.
4. All customers who walk in to GPW that wish to submit a notice that is not on an electronic Adobe form will be routed to the Contact Centre where the customer will be taken through the completion of the form by a GPW representative. Where a customer walks into GPW with a stack of hard copy notices delivered by a messenger on behalf of a newspaper the messenger must be referred back to the sender as the submission does not adhere to the submission rules.
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

ADVERTISEMENT

		<i>Gazette</i>	<i>Page</i>
		<i>No.</i>	<i>No.</i>
PROCLAMATION • PROKLAMASIE			
48	Town-planning And Townships Ordinance (15/1986): Blue Hills Extension 15.....	436	4
48	Ordonnansie Op Dorpsbeplanning En Dorpe (15/1986): Blue Hills-uitbreiding 15.....	436	9

PROCLAMATION • PROKLAMASIE

PROCLAMATION 48 OF 2015

AMENDMENT SCHEME 03-5404

The City of Johannesburg Metropolitan Municipality herewith in terms of section 125(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), declares that it has approved an amendment scheme being an amendment of the Peri-Urban Town Planning Scheme, 1975, comprising the same land as included in the township **BLUE HILLS EXTENSION 15**. Map 3 and the scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning and Urban Management: City of Johannesburg and is open for inspection at all reasonable times.

This amendment is known as Amendment Scheme 03-5404

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 775/2015

CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

DECLARATION AS AN APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) the City of Johannesburg Metropolitan Municipality hereby declares **Blue Hills Ext 15** 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 JFS PROPERTIES NO. 8 PROPRIETARY LIMITED (REGISTRATION NUMBER 2004/008044/07) (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 113 (A PORTION OF PORTION 111) OF THE FARM BLUE HILLS 397 – J.R., GAUTENG PROVINCE HAS BEEN APPROVED.

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

The name of the township is BLUE HILLS EXTENSION 15.

(2) DESIGN

The township consists of erven and a street as indicated on the General Plan S.G. No. 3407/2014.

(3) PROVISION AND INSTALLATION OF ENGINEERING SERVICES

The township owner shall make the necessary arrangements with the local authority for the provision and installation of all engineering services of which the local authority is the supplier, as well as the construction of roads and stormwater drainage in and for the township, to the satisfaction of the local authority.

(4) ELECTRICITY

The local authority is not the bulk supplier of electricity to or in the township. The township owner shall in terms of Section 118(2)(b) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) make the necessary arrangements with ESKOM, the licensed supplier of electricity for the provision of electricity.

(5) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT)

Should the development of the township not been commenced within before 09th April 2019 the application to establish the township, shall be resubmitted to the Department of Agriculture and Rural Development for exemption/authorisation in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended.

(6) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF ROADS AND TRANSPORT)

(a) Should the development of the township not been completed before 29th March 2025, the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration.

(b) If however, before the expiry date mentioned in (a) above, circumstances change in such a manner that roads and/or PWV routes under the control of the said Department are affected by the proposed layout of the township, the township owner shall resubmit the application for the purpose of fulfillment of the requirements of the controlling authority in terms of the provisions of Section 48 of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001).

(c) The township owner shall, before or during development of the township, erect a physical barrier which is in compliance with the requirements of the said Department along the lines of no access as indicated on the approved layout plan of the township, No. 03-5404/P1/X15. The erection of such physical barrier and the maintenance thereof shall be done to the satisfaction of the said Department.

(d) The township owner shall comply with the conditions of the Department as set out in the Department's letters dated 03 June 2008 and the 30 March 2015.

(7) NATIONAL GOVERNMENT (DEPARTMENT: MINERAL RESOURCES)

Should the development of the township not been completed before 13th September 2015, the application to establish the township, shall be resubmitted to the Department: Mineral Resources for reconsideration.

(8) ACCESS

(a) Access to or egress from the township shall be obtained from African View Drive to the satisfaction of the Local Authority.

(b) No access to or egress from the township shall be permitted via the lines of no access as indicated on the approved layout plan of the township No. 03-5404/P1/X15.

(9) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE

The township owner shall arrange for the storm water drainage of the township to fit in with that of the adjacent road/roads and all stormwater running off or being diverted from the road/roads shall be received and disposed of.

(10) REFUSE REMOVAL

The township owner shall provide sufficient refuse collection points in the township and shall make arrangements to the satisfaction of the local authority for the removal of all refuse.

(11) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

If, by reason of the establishment of the township, it should be necessary to remove or replace any existing municipal, TELKOM and/or ESKOM services, the cost of such removal or replacement shall be borne by the township owner.

(12) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own costs 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, when requested thereto by the local authority.

(13) ERVEN FOR MUNICIPAL PURPOSES

Erven 1345; 1346 and 1347 shall, prior to or simultaneously with registration of transfer of the first erf in the township and at the cost of the township owner, be transferred to the City of Johannesburg Metropolitan Municipality for municipal purposes (public open space).

(14) OBLIGATIONS WITH REGARD TO ENGINEERING SERVICES AND RESTRICTION REGARDING THE ALIENATION, TRANSFER, CONSOLIDATION AND/OR NOTARIAL TIE OF ERVEN

(a) The township owner shall at its own costs and to the satisfaction of the local authority, remove all refuse, building rubble and/or other materials from Erven 1345; 1346 and 1347, prior to the transfer of the erven in the name of the City of Johannesburg Metropolitan Municipality.

(b) The township owner shall submit to the local authority, a certificate issued by ESKOM that acceptable financial arrangements with regard to the supply of electricity, have been made by the township owner to the local authority. Erven and/or units in the township may not be alienated or transferred into the name of a purchaser neither shall a Certificate of Registered Title be registered in the name of the township owner, prior to the local authority certifying to the Registrar of Deeds that such certificate had been issued by ESKOM;

(c) The township owner shall, at its own costs and to the satisfaction of the local authority, design, provide and construct all engineering services including the internal roads and the stormwater reticulation, within the boundaries of the township. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser nor shall a Certificate of Registered Title be registered in the name of the township owner, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been provided and installed; and

(d) The township owner shall, within such period as the local authority may determine, fulfil its obligations in respect of the provision of water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as previously agreed upon between the township owner and the local authority. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser nor shall a Certificate of Registered Title be registered in the name of the township owner, prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the supply of engineering services by the township owner, have been submitted or paid to the said local authority; and

(e) Notwithstanding the provisions of clause 3.A(1)(b)(i), (ii) and (iii) hereunder, the township owner shall, at its costs and to the satisfaction of the local authority, survey and register all servitudes required to protect the engineering services provided, constructed and/or installed as contemplated above. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser neither shall a Certificate of Registered Title be registered in the name of the township owner, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been or will be protected to the satisfaction of the local authority.

2. DISPOSAL OF EXISTING CONDITIONS OF TITLE.

All erven shall be made subject to existing conditions and servitudes, if any:-

A. Excluding the following which affect Erven 1335, 1336, 1338, 1345 and streets:

(1) Erf 1335, 1336, 1338 and streets

Subject to servitude of right of Way in favour of the General Public as will more fully appear from Notarial Deed of Servitude No. 340/1955S, registered on the 29th day of April 1955, and as indicated by the lines N.P.b.a.N on the Diagram S.G. No. 1674/2011

(2) Erf 1345 (park) and a street

Subject to the right in favour of Eskom, to convey electricity over the property hereby conveyed together with ancillary rights and subject to conditions as will more fully appear on reference to Notarial Deed of Servitude K664/70S, the centre line of which servitude is indicated by the line S1 on diagram SG A 6046/53 annexed to Deed of Transfer No T 5191/66.

(3) Erven 1335, 1336, 1338 and Streets

By virtue of notarial deed of servitude K247/2013S, the above property is subject to a servitude for sewerage and municipal purposes in favour of the local authority, which servitude is 2m wide along any one boundary and 5m wide along any other boundary other than a street boundary, with ancillary rights, and is especially subject to the following conditions imposed by the City of Johannesburg Metropolitan Municipality in terms of section 18 of the Division of Land Ordinance, 1986:

- a) *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 hereof.*
- b) *The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitudes such material as may be excavated by them during the cause 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 being done during the process of construction, maintenance or removal of such sewage mains and other works being made by the local authority.*
- c) *Any sewer disposal system to be constructed on the property shall be designed by, and constructed to the satisfaction of a Professional Engineer/Technologist, as will more fully appear from the said deed.*

3. CONDITIONS OF TITLE

A. Conditions of Title imposed in favour of the local authority in terms of the provisions of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

(1) ALL ERVEN

(a) The erf lies in an area where soil conditions can affect buildings and structures and result in damage to them. Building plans submitted to the Local Authority must show measures to be taken, in accordance with recommendations contained in the Engineering-Geological report for the township, to limit possible damage to buildings and structures as a result of detrimental foundation conditions unless it can be approved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means. The NHBRC coding for foundations is classified as Soil Zone III.

(b) (i) Each 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, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.

(ii) 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 2m thereof.

(iii) 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 process 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.

B. Conditions of Title imposed in favour of third parties to be registered/created on the first registration of the erven concerned.

(a) ERVEN 1090 AND 1091, 1227 AND 1260, AND 1344

The erven are subject to 3x6m servitude for electrical mini-substation purposes in favour of ESKOM as indicated on the General Plan.

(b) ERVEN 1335 – 1343

The erven is entitled to a temporary right of way servitude over a portion of Portion 47 of the Farm Blue Hills 397 – J.R. as indicated, which servitude shall lapse on the proclamation of Blue Hills Extension 32 township, as a declared township.

C. Conditions of Title imposed by the Department of Roads and Transport (Gauteng Provincial Government) in terms of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001), as amended.

ERVEN 1056-1069

(a) The registered owner of the erf shall maintain, to the satisfaction of the Department of Roads and Transport (Gauteng Provincial Government), the physical barrier erected along the erf boundary abutting Proposed Road K71 (Road P66-1).

(b) Except for the physical barrier referred to in clause (a) above, a swimming bath or any essential storm water 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 neither shall anything be constructed or laid under or below the surface of the erf within a distance less than 16m from the boundary of the erf abutting Proposed Road K71 (Road P66-1) neither shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made, except with the written consent of the Department of Roads and Transport (Gauteng Provincial Government).

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 775/2015

PROKLAMASIE 48 VAN 2015

WYSIGINGSKEMA 03-5404

Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepalings van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), dat dit 'n wysigingskema synde 'n wysiging van die Buitestedelike gebiede Dorpsbepalningsskema, 1975, wat uit dieselfde grond as die dorp **BLUE HILLS UITBREIDING 15** bestaan, goedgekeur het. Kaart 3 en die skemaklousule van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning en Stedelike Bestuur: Stad van Johannesburg en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema 03-5404

Hector Bheki Makhubo
Adjunk Direkteur: Regsadministrasie
Stad van Johannesburg Metropolitaanse Munisipaliteit
Kennisgewing Nr 775/2015

JOHANNESBURG STAD METROPOLITAANSE MUNISIPALITEIT**VERKLARING TOT 'N GOEDGEKEURDE DORP**

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Johannesburg Stad Metropolitaanse Munisipaliteit hierby **Blue Hills Uitbreiding 15** tot 'n goedgekeurde dorp onderworpe aan voorwaardes uiteengesit in die bygaande bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR JFS PROPERTIES NO. 8 EIENDOMS BEPERK (REGISTRASIE NOMMER 2004/008044/07) (HIERNA DIE DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 113 ('N GEDEELTE VAN GEDEELTE 111) VAN DIE PLAAS BLUE HILLS 397 – J.R., PROVINSIE VAN GAUTENG, GOEDGEKEUR IS,

1. STIGTINGSVOORWAARDES**(1) NAAM**

Die naam van die dorp is Blue Hills Uitbreiding 15.

(2) ONTWERP

Die dorp bestaan uit erwe en 'n straat soos aangedui op Algemene Plan LG No. 3407/2014.

(3) VOORSIENING EN INSTALLERING VAN INGENIEURSDIENSTE

Die dorpseienaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering van alle ingenieursdienste waarvan die plaaslike bestuur die verskaffer is, asook die konstruksie van strate en stormwaterdreinerings in en vir die dorp, tot die tevredenheid van die plaaslike bestuur.

(4) ELEKTRISITEIT

Die plaaslike bestuur is nie die grootmaatverskaffer van elektrisiteit na of in die dorp nie. Die dorpseienaar moet in terme van Artikel 118(2)(b) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) die nodige reëlings met Eskom, die gelisensieerde verskaffer van elektrisiteit in die area, vir die voorsiening van elektrisiteit, tref.

(5) GAUTENG PROVINSIALE REGERING (DEPARTEMENT VAN LANDBOU EN LANDELIKE ONTWIKKELING)

Indien daar nie met die ontwikkeling van die dorp voortgegaan word voor 9 April 2019, moet die aansoek om dorp te stig, heringedien word by die Departement van Landbou en Landelike Ontwikkeling vir vrystelling/magtiging ingevolge die Wet op Nasionale Omgewingsbestuur, 1998 (Wet 107 van 1998), soos gewysig.

(6) GAUTENG PROVINSIALE REGERING (DEPARTEMENT VAN PAAIE EN VERVOER)

- (a) Indien die ontwikkeling van die dorp nie voor 29 Maart 2025 voltooi word nie, moet die aansoek om dorp te stig, heringedien word by die Departement van Paaie en Vervoer vir heroorweging.
- (b) Indien omstandighede egter, voor die vervaldatum vermeld in (a) hierbo, tot so 'n mate verander dat paaie en/of PWV roetes onder die beheer van die betrokke Departement deur die beoogde uitleg van die dorp geraak word, moet die dorpseienaar die aansoek herindien vir doeleindes van die nakoming van die vereistes van die beherende liggaam in gevolge die bepaling van Artikel 48 van die Gauteng Vervoerinfrastruktuur Wet, 2001 (Wet 8 van 2001).
- (c) Die dorpseienaar moet voor of tydens ontwikkeling van die dorp, 'n fisiese versperring wat in ooreenstemming is met die vereistes van die Departement, langs die lyne van geen toegang soos aangedui op die goedgekeurde uitlegplan van die dorp, No. 03-5404/P1/X15. Die oprigting van sodanige versperring en die instandhouding daarvan, moet tot tevredenheid van die gemelde Departement gedoen word.
- (d) Die dorpseienaar moet voldoen aan die vereistes van die Departement soos uiteengesit in die departement se skrywes gedateer 03 Junie 2008 en 30 Maart 2015.

(7) NASIONAL REGERING (DEPARTEMENT VAN MINERALE HULPBRONNE)

Indien die ontwikkeling van die dorp nie voltooi is voor 13 September 2015, sal die aansoek om dorp te stig, hieringedien word by die Departement van Minerale Hulpbronne vir heroorweging.

(8) TOEGANG

- (a) Toegang tot of uitgang vanuit die dorp moet tot tevredenheid van die plaaslike bestuur, verkry word van African View Drive;
- (b) Geen toegang tot of uitgang vanuit die dorp sal toegelaat word langs die lyne van geen toegang soos aangedui op die goedgekeurde uitlegplan van die dorp, No. 03-5404/P1/X15.

(9) ONTVANGS EN VERSORGING VAN STORMWATERDREINERING

Die dorpseienaar moet reël dat die stormwaterdreinering van die dorp inpas by dië van die aangrensende pad/paaie en dat alle stormwater wat van die pad/paaie afloop of afgelei word, ontvang en versorg word.

(10) VULLISVERWYDERING

Die dorpseienaar moet voldoende vullisversamelingspunte in die dorp voorsien en moet reëlings tot tevredenheid van die plaaslike bestuur tref vir die verwydering van alle vullis.

(11) VERWYDERING OF VERVANGING VAN BESTAANDE DIENSTE

Indien dit, as gevolg van die stigting van die dorp, nodig is om enige bestaande munisipale, TELKOM en/of ESKOM dienste te verwyder of te vervang, moet die koste van sodanige verwydering of vervanging deur die dorpseienaar gedra word.

(12) SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet op sy/haar eie koste, alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot die tevredeheid van die plaaslike bestuur, wanneer daartoe versoek deur die plaaslike bestuur.

(13) ERWE VIR MUNISIPALE DOELEINDES

Erwe 1345; 1346 en 1347 moet, voor of gelyktydig met registrasie van oordrag van die eerste erf in die dorp en op koste van die dorpseienaar, aan die Stad van Johannesburg Metropolitaanse Munisipaliteit oorgedra word, vir munisipale doeleindes (openbare oop ruimte).

(14) VERPLIGTINGE TEN OPSIGTE VAN INGENIEURSDIENSTE EN BEPERKING BETREFFENDE DIE VERVREEMDING, OORDRAG, KONSOLIDASIE EN/OF NOTARIËLE VERBINDING VAN ERWE

(a) Die dorpseienaar moet op sy eie koste en tot tevredeheid van die plaaslike bestuur, alle vullis, bourommel en/of ander material vanaf Erwe 1345; 1346 en 1347 verwyder, voor die oordrag daarvan in die naam van die Stad van Johannesburg Metropolitaanse Munisipaliteit.

(b) Die dorpseienaar moet 'n sertifikaat indien, uitgereik deur ESKOM, wat aandui dat 'n aanvaarbare finansiële ooreenkoms aangaande die voorsiening van elektrisiteit tussen die dorpseienaar aan die plaaslike bestuur getref is. Erwe en/of eenhede in die dorp mag nie vervreem of oorgedra word in die naam van 'n koper, ook mag 'n Sertifikaat van Geregistreeerde Titel nie in die naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat so 'n sertifikaat deur ESKOM uitgereik is nie.

(c) Die dorpseienaar moet, op sy eie koste en tot tevredeheid van die plaaslike bestuur, alle ingenieursdienste binne die grense van die dorp, ontwerp, voorsien en konstrueer, insluitend alle interne paaie en die stormwaterretikulasie. Erwe en/of eenhede in die dorp mag nie vervreem of oorgedra word in die naam van 'n koper, ook mag 'n Sertifikaat van Geregistreeerde Titel nie in die naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie ingenieursdienste voorsien en geïnstalleer is en;

(d) Die dorpseienaar moet, binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water en sanitêre ingenieursdienste asook die konstruksie van paaie en stormwaterdreinerings en die installering van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom. Erwe en/of eenhede in die dorp mag nie vervreem of oorgedra word in die naam van 'n koper ook mag 'n Sertifikaat van Geregistreeerde Titel nie in naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur and die Registrateur van Aktes gesertifiseer het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van die ingenieursdienste deur die dorpseienaar, aan die plaaslike bestuur gelewer of betaal is; en

(e) Nieteenstaande die bepaling van klousule 3.A(1)(b)(i)(ii) en (iii) hieronder, moet die dorpseienaar op sy eie koste en tot tevredeheid van die plaaslike bestuur, alle serwitute opmeet en registreer om die ingenieursdienste wat voorsien, gebou en/of geïnstalleer is soos beoog hierbo, te beskerm. Erwe en/of eenhede in die dorp, mag nie vervreem of oorgedra word in die naam van 'n koper, ook mag 'n Sertifikaat van Geregistreeerde Titel nie in die naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie ingenieursdiense beskerm is of sal word, tot bevredening van die plaaslike bestuur.

2. BESIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige.

A. Uitgesonderd die volgende wat Erwe 1335, 1336, 1338, 1345 en strate affekteer:

- (1) Erwe 1335, 1336, 1338 en strate

Onderworpe aan 'n reg-van-weg serwituut ten gunste van die Algemene Publiek, soos aangedui in die Notariele Akte van Serwituut No. 340/1955S, geregistreer op 29 April 1955, en aangetoon deur die lyne N.P.b.a.N op Diagram L.G. No. 1674/2011.

- (2) Erf 1345 (park) en 'n straat

Onderworpe aan 'n reg ten gunste van Eskom, om elektrisiteit oor die eiendom te gelei, tesame met bykomende regte en onderhewig aan voorwaardes soos meer volledig sal blyk uit Notariele Akte van Serwituut No. K664/70S, die middellyn van die serwituut is aangedui deur die lyn S1 op Diagram L.G. No. A6046/53 aangeheg tot Transport Akte No. 5191/66.

- (3) Erwe 1335, 1336, 1338 en strate

Die bogenoemde eiendom is onderhewig aan 'n serwituut vir riool en munisipale doeleindes deur Notariele Akte van Serwituut K247/2013S, ten gunste van die plaaslike bestuur, wat die serwituut 2m wyd langs enige een grens en 5m wyd langs enige ander grens as 'n streetgrens, met bykomende regte, en is veral onderworpe aan die volgende voorwaardes opgelê deur die Stad van Johannesburg Metropolitaanse Munisipaliteit, in terme van Artikel 18 van die Ordonnansie op die Verdeling van Grond, 1986:

(a) Geen geboue of ander strukture mag binne die voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2m daarvan geplant word nie.

(b) Die plaaslike bestuur is geregtig om enige material wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke wat hy volgens goedunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voorgenoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

(c) Enige rioolstelsel wat op die eiendom gebou word, moet ontwerp word tot die bevrediging van 'n Professionele Ingenieur/Tegnoloog, soos meer volledig sal blyk uit die genoemde akte.

3. TITELVOORWAARDES

A. Titelvoorwaardes opgelê ten gunste van die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).

- (1) ALLE ERWE

- (a) Die erf is gelee in 'n gebied waar grondtoestande geboue en strukture kan affekteer en skade kan aanrig. Bouplanne wat by die plaaslike bestuur ingedien word vir oorweging, moet maatreëls aandui wat geneem sal word om moontlike skade aan geboue en strukture as gevolg van nadelige fundamente toestande, te beperk. Hierdie maatreëls moet in ooreenstemming wees met die aanbeveling vervat in die Geotegniese verslag van die dorp, tensy bewys kan word dat sodanige maatreëls onnodig is of dat dieselfde doel op ander meer effektiewe wyse bereik kan word. Die NHRR kode vir fundamente word geklassifiseer as Grond Sone III

- (b) (i) Elke erf is onderworpe aan 'n serwituut 2m breed, ten gunste van die plaaslike bestuur, vir riool- en ander munisipale doeleindes, langs enige twee grense, behalwe 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur mag wegdoen met enige sodanige serwituut.
- (ii) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 2m daarvan, geplant word nie.
- (iii) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke wat hy volgens goeë dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts sal die plaaslike bestuur geregtig wees tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleiding en ander werke veroorsaak word.

B. Titlevoorwaardes opgele ten gunste van derde partye wat geregistreer/geskep moet word op die eerste registrasie van die betrokke erwe.

- (a) ERWE 1090 EN 1091, 1227 EN 1260, EN 1344

Die erwe is onderworpe aan 'n 3x6m serwituut vir 'n elektriese mini-substasie ten gunste van ESKOM, soos aangedui op die Algemene Plan.

- (b) ERWE 1335 – 1343

Die erwe is geregtig tot 'n tydelike reg-van-weg serwituut oor a gedeelte van Gedeelte 47 van die Plaas Blue Hills 397 – JR, soos aangedui, en die serwituut sal verval met die proklamasie van Blue Hills Uitbreiding 32 as 'n goedgekeurde dorp.

C. Titlevoorwaardes opgelê deur die Departement van Paaie en Vervoer (Gauteng Provinsiale Regering) ingevolge die bepalings van die Gauteng Vervoerinfrastruktuur Wet, 2001 (Wet 8 van 2001), soos gewysig:

ERWE 1056 – 1069

(a) Die geregistreerde eienaar van die erf, moet die fisiese versperring wat langs die erfrens aangrensend aan die Voorgestelde Pad K71 (Pad P66-1) opgerig is, tot tevredenheid van die Departement van Paaie en Vervoer(Gauteng Provinsiale Regering) instandhou.

(b) Behalwe vir die fisiese versperring waarna in klousule (a) hierbo verwys word, 'n swembad of enige noodsaaklike stormwaterdreineringsstruktuur, mag geen gebou, struktuur of ander ding wat aan die grond geheg is, selfs al vorm dit nie deel van die grond nie, opgerig word nie of sal niks gebou word op of gele word binne of onder die oppervlakte van die erf binne 'n afstand van 16m vanaf die erfrens aangrensend aan Voorgestelde Pad K71 (Pad P66-1). Geen verandering of aanbouing mag aan enige bestaande struktuur of gebou gelee binne die vermelde afstand, gedoen word nie, behalwe met die skriftelike toestemming van die Departement van Paaie en Vervoer (Gauteng Provinsiale Regering).

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 775/2015

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.
3. Notices brought into GPW by "walk-in" customers on electronic media can only be submitted in Adobe electronic form format. This means that any notice submissions not on an Adobe electronic form that are submitted by the customer on electronic media 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.
4. All customers who walk in to GPW that wish to submit a notice that is not on an electronic Adobe form will be routed to the Contact Centre where the customer will be taken through the completion of the form by a GPW representative. Where a customer walks into GPW with a stack of hard copy notices delivered by a messenger on behalf of a newspaper the messenger must be referred back to the sender as the submission does not adhere to the submission rules.
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.



Printed by the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001,
 for the **Gauteng Provincial Administration**, Johannesburg.
 Contact Centre Tel: 012-748 6200. eMail: info.egazette@gpw.gov.za