

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE VAN  
GAUTENG**

# Provincial Gazette Provinsiale Koerant

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Vol. 21

**PRETORIA**  
8 OCTOBER 2015  
8 OKTOBER 2015

**No. 441**

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DEPARTMENT OF HEALTH

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# Government Printing Works

## Notice submission deadlines

Government Printing Works has over the last few months implemented rules for completing and submitting the electronic Adobe Forms when you, the customer, submit your notice request.

In line with these business rules, GPW has revised the notice submission deadlines for all gazettes. Please refer to the GPW website [www.gpwonline.co.za](http://www.gpwonline.co.za) to familiarise yourself with the new deadlines.

### CANCELLATIONS

Don't forget!

Cancellation of notice submissions are accepted by GPW according to the deadlines stated in the table above. Non-compliance to these deadlines will result in your request being failed. **Please pay special attention to the different deadlines for each gazette.**

**Please note that any notices cancelled after the cancellation deadline will be published and charged at full cost.**

Requests for cancellation must be sent by the original sender of the notice and must accompanied by the relevant notice reference number (N-) in the email body.

### AMENDMENTS TO NOTICES

take note!

With effect **from 01 October**, GPW will not longer accept amendments to notices. The cancellation process will need to be followed and a new notice submitted thereafter for the next available publication date.

### CUSTOMER INQUIRIES



Many of our customers request immediate feedback/confirmation of notice placement in the gazette from our Contact Centre once they have submitted their notice – While GPW deems it one of their highest priorities and responsibilities to provide customers with this requested feedback and the best service at all times, we are only able to do so once we have started processing your notice submission.

GPW has a **2-working day turnaround time for processing notices** received according to the business rules and deadline submissions.

Please keep this in mind when making inquiries about your notice submission at the Contact Centre.

### PROOF OF PAYMENTS

REMINDER

GPW reminds you that all notice submissions **MUST** be submitted with an accompanying proof of payment (PoP) or purchase order (PO). If any PoP's or PO's are received without a notice submission, it will be failed and your notice will not be processed.

When submitting your notice request to [submit.egazette@gpw.gov.za](mailto:submit.egazette@gpw.gov.za), please ensure that a purchase order (GPW Account customer) or proof of payment (non-GPW Account customer) is included with your notice submission. All documentation relating to the notice submission must be in a single email.

A reminder that documents must be attached separately in your email to GPW. (In other words, your email should have an Adobe Form plus proof of payment/purchase order – 2 separate attachments – where notice content is applicable, it should also be a 3rd separate attachment).

### REMINDER OF THE GPW BUSINESS RULES

- Single notice, single email – with proof of payment or purchase order.
- All documents must be attached separately in your email to GPW.
- 1 notice = 1 form, i.e. each notice must be on a separate form
- Please submit your notice **ONLY ONCE**.
- Requests for information, quotations and inquiries must be sent to the Contact Centre **ONLY**.
- The notice information that you send us on the form is what we publish. Please do not put any instructions in the email body.

**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](mailto:info.egazette@gpw.gov.za)

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**PROCLAMATION • PROKLAMASIE**

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**PROCLAMATION 53 OF 2015****CITY OF TSHWANE****TSHWANE AMENDMENT SCHEME 435T**

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 Rosslyn Extension 46, 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 the Tshwane Amendment Scheme 435T.

(13/2/Rosslyn X46 (435T))  
\_\_ October 2015

Chief Legal Counsel  
(Notice No 708/2015)

**PROKLAMASIE 53 VAN 2015****STAD TSHWANE****TSHWANE WYSIGINGSKEMA 435T**

Hierby word ingevolgd die bepalings van Artikel 125 (1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), bekend gemaak dat die Stads Tshwane 'n wysigingskema met betrekking tot die grond in die dorp Rosslyn Uitbreiding 46, 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 die Tshwane Wysigingskema 435T.

(13/2/Rosslyn X46 (435T))  
\_\_\_ Oktober 2015

Hoofregsadviseur  
(Kennisgewing No 708/2015)

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**LOCAL AUTHORITY NOTICE****CITY OF TSHWANE****DECLARATION OF ROSSLYN EXTENSION 46 AS AN 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 Rosslyn Extension 46 to be an approved Township, subject to the conditions as set out in the Schedule hereto.

(13/2/Rosslyn X46 (435T))

**SCHEDULE**

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY COSMOPOLITAN PROJECTS TSHWANE PROPRIETARY LIMITED REGISTRATION NUMBER 2008/010750/07 (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) IN TERMS OF THE PROVISIONS OF CHAPTER III: PART C (OR CHAPTER IV) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 351 (A PORTION OF PORTION 315) OF THE FARM KLIPFONTEIN 268 REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT (CONDITIONS WHICH WILL BE APPLICABLE TO THE APPROVED TOWNSHIP IN TERMS OF SECTION 103 OF ORDINANCE 15 OF 1986)

- 1.1 NAME

The name of the township shall be Rosslyn Extension 46.

## 1.2 DESIGN

The township shall consist of erven, parks and streets as indicated on General Plan S.G. No. 2153/2014.

## 1.3 LAND FOR MUNICIPAL PURPOSES

The following erven shall be transferred to the City of Tshwane Metropolitan Municipality by and at the expense of the township owner simultaneously with the first transfer of any erf in the township:

Parks (public open space)	:	Erf 2984
General (Municipal)	:	Erven 2981 to 2983

## 1.4 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.

## 1.5 DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the Municipality to do so, the township owner shall at his own expense cause to be demolished to the satisfaction of the City of Tshwane Metropolitan Municipality all existing buildings and structures situated within building line reserves and side spaces or over common boundaries or dilapidated structures.

## 1.6 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.

## 1.7 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.

## 1.8 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 Regulation 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.

## 1.9 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 82 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 engineering services in the township as provided for in the services agreement.

The Local Authority shall install and provide external engineering services for 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, –

3.1 excluding the following servitudes and conditions in Deed of Transfer T69893/2011 which do not affect the township due to its locality;

“C. ONDERHEWIG aan die reg verleen aan EVKOM om elektrisiteit oor die hierinvermelde eiendom te vervoer, tesame met bykomende regte, en onderworpe aan voorwaardes soos meer volledig sal blyk uit Notariële Akte K 2993/1981S en waarvan die lyne ab en cd op die aangehegte kaart L.G. No. A 417/2008 die omvang en wydte van die serwituut, synde 11 (elf) meter aan beide kante van die gemelde lyne aantoon, soos meer volledig sal blyk uit Notariële Akte van Roetebepaling K6626/2000S geregistreer op 11 Desember 2000.

D. *The former Remaining Extent of Portion 1 of the farm Klipfontein 268 Registration Division JR, Province of Gauteng, (whereof that portion of land represented by the figure ABCDEFGHJKLMNPQRS on Subdivisional Diagram S.G. No 417/2008, annexure hereto and herewith transferred, forms a part), is subject to a sewer servitude in favour of the City of Tshwane Metropolitan Municipality, 6 (six) metres wide, the centre of which is reflected by the line xy on diagram S.G. No 417/2008 annexed hereto, as will more fully appear from Notarial Deed of Servitude K2983/2008-S.”*

3.2 excluding the following rights/entitlements in Deed of Transfer T69893/2011 which shall not be passed on to the erven in the township;

“A. “Die voormalige Resterende Gedeelte van Gedeelte 1 van die plaas Klipfontein voormeld groot as sodanige 1 785.7561 hektaar (waarvan die eiendom hiermee getranspoteer ‘n gedeelte uitmaak) is:

(b) *Geregtig tot ‘n serwituut van reg van weg oor Gedeelte 9 van gedeelte “B”, groot 141,9474 hektaar van genoemde plaas Klipfontein, gehou onder Akte van Transport No 14230/1940 soos meer volledig uiteengesit in en sal blyk uit akte van Serwituut No 345/1941-S geregistreer op 2 Junie 1941.*

- (c) *Geregtig tot sekere voorwaardes en restriksies met betrekking tot bou, geboue en bewoning en die voorbehoud van handelsregte teen die volgende eiendomme, naamlik:*
- (i) *Gedeelte 83 ('n gedeelte van gedeelte 1) van die plaas Klipfontein voormeld soos meer ten volle sal blyk uit Akte van Transport no 8394/1948 gedateer 16 Maart 1948.*
  - (ii) *Sekere Gedeelte 149 ('n gedeelte van gedeelte 125) van die plaas Klipfontein voormeld, gehou kragtens Akte van Transport Nr 13656/1956 gedateer 11 Junie 1956.*
  - (iii) *Sekere Gedeelte 145 ('n gedeelte van gedeelte 125) van die plaas Klipfontein voormeld, gehou kragtens Akte van Transport No 19268/1958 gedateer 30 Julie 1958.*
  - (iv) *Sekere Gedeelte 141 ('n gedeelte van gedeelte 125) van die plaas Klipfontein voormeld, gehou kragtens Akte van Transport No 19730/1962 gedateer 14 September 1962."*

3.3 Including the following servitudes which affect all erven in the township:

- "A. *Die voormalige Resterende Gedeelte van Gedeelte 1 van die plaas Klipfontein voormeld groot as sodanige 1 785.7561 hektaar (waarvan die eiendom hiermee getranspoteer 'n gedeelte uitmaak) is:*
- (a) *Special onderworpen aan een servituur ten faveure van Gedeelte "B" van gezegde plaats groot 2 217,9082 hektaar, zoals getranspoteer onder Transport Nr 743/1905 van een eeuwigdurend recht van helft van het water van zekere fontein gelegen op gemelde Gedeelte 1, alsook het eeuwigdurend rech gezegde water te leiden van af die fontein langs die bestaande watervoor over gemelde Gedeelte 1".*

#### 4. CONDITIONS OF TITLE

4.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITIONS 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)

4.1.1 ALL ERVEN WITH EXCEPTION OF THE ERVEN REFERRED TO IN CLAUSE 1.3

- 4.1.1.1 The erf shall be subject to a servitude, 3 m 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, 2m 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.

#### 4.1.2 ERVEN SUBJECT TO SPECIAL CONDITIONS IMPOSED BY THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY

In addition to the relevant conditions set out in paragraph 5.1.1(a), (b), and (c) above, the undermentioned erven shall be subject to the following further conditions as indicated:

##### 4.1.2.1 ERVEN 2835 AND 2838

- 4.1.2.1.1 The erf shall be subject to a servitude, 3 m wide, for municipal services (stormwater) in favour of the City of Tshwane Metropolitan Municipality, as indicated on the General Plan S.G. No. 2153/2014.
- 4.1.2.1.2 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 from it.
- 4.1.2.1.3 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.





# 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](mailto: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](http://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](mailto: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](mailto:submit.egazette@gpw.gov.za).



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