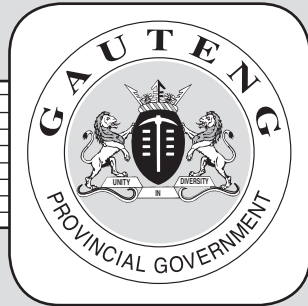


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Vol. 21

PRETORIA
20 NOVEMBER 2015
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No. 519

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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 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, 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

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Gazette *Page*
No. *No.*

GENERAL NOTICES • ALGEMENE KENNISGEWINGS

3051 Town Planning And Townships Ordinance (15/1986): Amendment Scheme E0144: Chloorkop Extension 77. 519 4

GENERAL NOTICES • ALGEMENE KENNISGEWINGS

NOTICE 3051 OF 2015**EKURHULENI METROPOLITAN MUNICIPALITY****EKURHULENI TOWN PLANNING SCHEME, 2014 : AMDENDMENT SCHEME E0144**

The Ekurhuleni Metropolitan Municipality hereby declares that it has approved an amendment Scheme, being the amendment of the Ekurhuleni Town Planning Scheme, 2014, comprising the same land as included in the township of Chloorkop Extension 77 in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance 15 of 1986.

Map 3 and the scheme clauses of the amendment scheme are filed with the Area Manager, City Planning, Edenvale Customer Care Centre, Ekurhuleni Metropolitan Municipality, Edenvale Civic Centre, 1st Floor, Entrance 3, corner Hendrik Potgieter Road and Van Riebeeck Avenue, Edenvale, and are open for inspection at all reasonable times.

This amendment is known as Ekurhuleni Amendment Scheme EO144 and shall come into operation from the date of publication of this notice.

Khaya Ngema, City Manager

Edenvale Civic Centre, corner Hendrik Potgieter Road and Van Riebeeck Avenue,

DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance 15 of 1986, the Ekurhuleni Metropolitan Municipality hereby declares CHLOORKOP EXTENSION 77, to be an approved township, subject to the conditions set out in the Schedule hereto.

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY EQUITES PROPERTY FUND LIMITED, (REGISTRATION NUMBER 2013/080877/06) (HEREAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III PART C OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 159 OF THE FARM KLIPFONTEIN 12-IR HAS BEEN GRANTED

1. **CONDITIONS OF ESTABLISHMENT**

(a) **NAME**

The name of the township shall be Chlookop Extension 77.

(b) **DESIGN**

The township shall consist of erven and streets as indicated on the General Plan S.G. 1651/2015.

(c) **STREET NAMES**

The streets within the township shall be named in conjunction with the local authority.

(d) **ENDOWMENT AND ENGINEERING SERVICES CONTRIBUTIONS**

The township owner shall, in terms of the provisions of Section 121 of the Town Planning and Townships Ordinance, 15 of 1986 (as amended), pay a contribution to the City Council for the provision of services.

(e) **ACCESS**

Access to and egress from the township to the public street system shall be to the satisfaction of the Local Authority.

(f) **ACCEPTANCE AND DISPOSAL OF STORMWATER**

The township owner shall arrange for the drainage of the township to fit in with that of the existing and planned road and storm water infrastructure in the vicinity and for all storm water running off or diverted from the roads to be received and disposed of.

(g) **PRECAUTIONARY MEASURES**

- (i) The township owner shall at his own expense, make arrangements with the local authority in order to ensure that the recommendations as laid down in the geological report of the township are complied with and, when required, engineer certificates for the foundations of the structures must be submitted.
- (ii) A detailed plan or report in respect of all building structures, signed by a professional engineer must be submitted to the local authority together with any building plans if required by the local authority.
- (iii) If required by the local authority a certificate that is signed by a professional geological engineer to confirm that the buildings comply to the findings and recommendations of the geological report, must be submitted to the local authority together with any building plans.

(h) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at his own expense 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 required by the local authority to do so.

(i) REMOVAL OF LITTER

The township owner shall at his own expense cause all litter within the township area to be removed to the satisfaction of the local authority, when required by the local authority to do so.

(j) REPOSITIONING OF CIRCUITS

If, by reason of the establishment of the township, it should become necessary to reposition any existing circuits of ESKOM, the cost thereof shall be borne by the township owner.

(k) ENGINEERING SERVICES

The township owner is responsible for making the necessary arrangements for the provision of all engineering services in accordance with the services agreement.

(l) DEPARTMENT OF AGRICULTURE

All conditions laid down by the Department of Agriculture must be complied with.

(m) GAUTENG DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT (GDARD)

All conditions laid down by Gauteng Department of Agriculture and Rural Development must be complied with.

(n) PRE-REGISTRATION CONDITIONS

(i) Constitution and duties of a property owners association

- (a) The township owner shall at his own expense, prior to the registration of transfer of the first property in the township, properly and legally constitute a Property Owners Association for purposes of the administration and maintenance of communal facilities and infrastructure in the township.
- (b) Each and every owner of a property in the township, shall become a member of the said Property Owners Association upon registration of ownership of such property into his/her/its name.

- (c) The Property Owners Association contemplated above, shall be responsible for the administration and maintenance of communal facilities and infrastructure in the township. Such administration and maintenance shall at all times be undertaken to the satisfaction of the local authority.
- (d) The township owner shall be responsible for the construction of such communal facilities and infrastructure and the proper maintenance thereof, until such facilities and infrastructure have been legally transferred to and taken over by the said Property Owners Association.
- (e) The said Property Owners Association shall be legally entitled to levy and claim, from each and every member of the Association, the costs incurred in the execution of its duties / responsibilities – if necessary, by means of legal action.

2. DISPOSAL OF EXISTING CONDITIONS OF TITLE

3.1 All erven shall be made subject to existing conditions and servitudes, if any, including the condition set out below .

3.2 The following condition only affects Erf 5600, Acacia Close Road, a portion of Erf 5604 on the eastern side of the line rt on the General Plan, a portion of Erf 5603 on the eastern side of the line tw on the General Plan and a portion of Erf 5601 on the northern side of the line yz on the General Plan :

“A. The former Remaining Extent of Portion of the said Farm Klipfontein No. 12, Registration Division I.R., District Kempton Park, measuring as such 282.7769 hectares (of which a portion, as indicated by the figures vBxwv on Consolidation Diagram S.G. 1650/2015) is subject to the following servitudes:

1. “Dat die eenaar van gedeelte van gemelde plaas groot 78,5511 (sewe agt komma vyf vyf een een) hektaar volgens Akte van Transport Nr. 1887/1893 gedateer 7de Julie 1893 het vry reg sal hê tot die gebruik van die water in seker fontein geleë op gesegde resterende gedeelte. Die gemelde water sal gebruik word tot suiping vir die vee van gemeelde eenaar van gedeelte van gemelde plaas groot 78.5511 (sewe agt komma vyf vyf een een) hektaar en tot benatting van sy bome en tuine en ook vir huishoudelike doeleindes, en vir die betere ten uitvoerlegging van die regte aan hom verleen as voormeld sal gemelde eenaar van gemelde gedeelte van gemelde plaas die reg hê om gemelde water op enige wyse te vervoer en tot daardie einde sal hy die reg hê vir sy vee en rytuie oor die gesegde resterende gedeelte groot as sulks 282,7769 (twee agt twee komma sewe sewe ses nege) hektaar.”

2. “Dat die gemelde eienaar van gemelde gedeelte van gemelde plaas groot 78,5511 (sewe agt komma vyf vyf een een) hektaar die reg sal hê om al sy vee die deur hom gebruik word laat wei op weg na en van gesegde fontein op gemelde resterende gedeelte van gemelde plaas.”

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 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.
- (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 2m 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 purposes, 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) ERVEN 5600 and 5601

The above erven are subject to a 5 meter wide servitude for municipal purposes in favour of the Local Authority, as shown on the General Plan.

(3) ERVEN 5603 and 5604

The above erven are subject to a 2 meter wide servitude for sewer purposes in favour of the Local Authority, as shown on the General Plan.

(4) ERVEN 5601, 5602 and 5605

The above erven are subject to a 10 meter building line restriction imposed by the applicant along the southern boundary of each erf.

(B) Conditions of title imposed in favour of third parties to be registered / created on the first registration of the erven concerned

(1) ALL ERVEN

(a) Every owner of the erf, or of any subdivision thereof, or of any interest therein, or of any unit thereon as defined in the Sectional Titles Act, shall automatically upon registration of the property into his/her/its name become a member of the Property Owners Association (established for the administration and maintenance of communal facilities and infrastructure in the township) and be subject to its constitution until he/she/it ceases to be an owner, provided that the rules of the Association shall become binding upon the owner on the earlier of the date on which he/she/it occupies the property or the date on which it is registered in his/her/its name.

(b) Every owner of the erf, or any subdivision thereof, or of any interest therein, or of any unit thereon as defined in the Sectional Titles Act, shall not be entitled to sell, donate, exchange or transfer the erf, or any subdivision thereof, or any interest therein, or any unit thereon, without the prior written consent of the Property Owners Association, which consent the Association will be entitled to withhold unless:-

- in the deed of sale, donation or exchange, the party to whom the property is transferred is informed of the existence of the Property Owners Association and the transferee undertakes in the said deed of sale to become a member of the Association and to be bound by the rules and regulations of the Association;
- all amounts due by the owner to the Property Owners Association have been paid to the Association; and
- the owner is materially in compliance with the provisions of the articles of association of the Property Owners Association.

(2) ERVEN 5603 and 5604

The above erven are subject to a 3 meter wide servitude for stormwater purposes in favour of the Property Owners Association, as shown on the General Plan.

4. CONDITIONS TO BE INCORPORATED IN THE TOWN PLANNING SCHEME IN TERMS OF SECTION 125 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION

(a) “INDUSTRIAL 1” – USE ZONE VI (Erven 5600 to 5605)

The erven shall be zoned “Industrial 1” subject to the following restrictive measures:

- | | | |
|--------------------|---|--|
| Use Zone | : | “Industrial 1” including offices but excluding a filling station, public garage, noxious industries and scrap yards. |
| ➤ Coverage | : | 60% |
| ➤ Height | : | 3 storeys |
| ➤ Floor Area Ratio | : | 0,6 |
| ➤ Parking | : | As per Scheme |
| ➤ Building lines | : | As per Scheme |

(b) “PRIVATE OPEN SPACE” – USE ZONE XIV (none)

(c) “PUBLIC ROAD”

(d) GENERAL CONDITIONS

All erven shall further be subject to the following conditions:

A site development plan or detailed site plan submitted as part of the building plan, showing all the information requested in terms of the Lethabong Town Planning Scheme, 1998, has to be submitted to the Property Owners Association for approval prior to submission thereof to the local authority for approval. The site development plan/detailed site plan must among other information also reflect internal traffic movements, parking, storm water and the layout of the access. Position of the fire hose reels and fire hydrants must be indicated on the site development plan in compliance with Section TT 34 and 35 of SABS 0400-1990.

Khaya Ngema, City Manager

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.



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