

**THE PROVINCE OF
GAUTENG**



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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 1800 OF 2017**CITY OF TSHWANE****TSHWANE AMENDMENT SCHEME 4206T**

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 Mamelodi Extension 34, being an amendment of the Tshwane Town-planning Scheme, 2008.

Map 3 and the scheme clauses of this amendment scheme are filed with the Group Head: Legal and Secretariat Services, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme 4206T.

(13/2/Mamelodi x34 (4206T))
__ NOVEMBER 2017

GROUP HEAD: LEGAL AND SECRETARIAT SERVICES
(Notice 266/2017)

PLAASLIKE OWERHEID KENNISGEWING 1800 VAN 2017**STAD TSHWANE****TSHWANE WYSIGINGSKEMA 4206T**

Hierby word ingevolge die bepalings van artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), bekend gemaak dat die Stad Tshwane 'n wysigingskema met betrekking tot die grond in die dorp Mamelodi Uitbreiding 34, synde 'n wysiging van die Tshwane dorpsbeplanningskema, 2008, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Groep Hoof: Regs en Sekretariaat Dienste, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Tshwane wysigingskema 4206T.

(13/2/Mamelodi x34 (4206T))
__ NOVEMBER 2017

GROEP HOOF: REGS EN SEKRETARIAAT DIENSTE
(Kennisgewing 266/2017)

CITY OF TSHWANE**DECLARATION OF MAMELODI EXTENSION 34 AS APPROVED TOWNSHIP**

In terms of Section 111 of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), the City of Tshwane hereby declares the township of Mamelodi Extension 34 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Mamelodi x34 (4206T))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY CITY OF TSHWANE METROPOLITAN MUNICIPALITY, UNDER THE PROVISIONS OF CHAPTER IV OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 120 OF THE FARM MAMELODI 608JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT (CONDITIONS WHICH WILL BE APPLICABLE TO THE APPROVED TOWNSHIP IN TERMS OF SECTION 111 OF ORDINANCE 15 OF 1986)

1.1 NAME

The name of the township shall be Mamelodi Extension 34.

1.2 DESIGN

The township shall consist of erven, parks and streets as indicated on the General Plan SG No 135/2016.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

excluding the following conditions which do not affect the township due to its locality;

F. The former Remaining Extent of Portion 2 of the farm Vlakfontein 329, JR indicated by the figure dEFGu't middle river 1 furrow kjhgf middle river d on the annexed Diagram SG No A 3974/1986, is subject to the following condition:

A Portion measuring approximately 3827 square metres has been expropriated by the South African Railways and Harbours Administration as will appear from Expropriation and Diagram filed with Deed of Transfer T 17988/1948.

M. The former remaining extent of Portion 136 of the farm The Willows 340 JR indicated by the figure r'q'w'G' on the annexed Diagram S.G. No. A. 3974/1986 is subject to the following conditions:

1. Subject to the following condition imposed by the Administrator of the Transvaal in terms of Ordinance 20 of 1957: "Dat 'n boubeperkingslyn van 18,29 meter van die Sporeweggrens gehandhaaf word.

1.4 ENDOWMENT

The endowment amount shall be payable in accordance with the provisions of Section 81 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

That the payment shall be re-calculated with Section 82 if the local authority updated the calculation between date of calculation and payment due on Section 82.

1.5 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.

1.6 DEMOLITION OF BUILDINGS AND STRUCTURES

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

1.7 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.

1.8 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owner.

1.9 REMOVAL AND/OR REPLACEMENT OF ESKOM POWER LINES

Should it become necessary to remove and/or replace any existing power lines of Eskom as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.10 OBLIGATION WITH REGARD TO THE CONSTRUCTION AND AESTHETICAL TREATMENT OF MALAKA STREET

1.10.1 Provision shall be made for pedestrian movement along the eastern side of Malaka Street to the satisfaction of the City of Tshwane.

1.10.2 The sidewalk and entrances along Malaka Street shall be landscaped and planted with trees to the satisfaction of the City of Tshwane.

1.11 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.

1.12 COMPLIANCE WITH CONDITIONS IMPOSED BY GDACE

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Agriculture, Conservation and Environment including if applicable, those by which exemption has been granted from compliance with regulations No 1182 and 1183, promulgated in terms of sections 21, 22 and 26 of the Environmental Conservation Act, (Act 73 of 1989) or the National Environmental Management Act, 1998 (Act 107 of 1998) and Regulations thereto, as the case may be for the development of this township.

1.13 NATIONAL HERITAGE RESOURCES ACT

The township owner shall at his own expense comply with the provisions of the National Heritage Resource Act, 25 of 1999.

2. CONDITIONS OF TITLE

2.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITION AS INDICATED, LAID DOWN BY THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

2.1.1 ALL ERVEN WITH THE EXCEPTION OF THE ERVEN REFERRED TO IN CLAUSE 1.4

- 2.1.1.1 The erf shall be subject to a servitude, 2 m wide, for municipal services (water, sewer, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the Municipality, 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 Municipality: Provided that the Municipality may waive any such servitude.
- 2.1.1.2 No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2m from thereof.
- 2.1.1.3 The City of Tshwane Metropolitan Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary, and furthermore the City of Tshwane Metropolitan Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the City of Tshwane Metropolitan Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

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