

**THE PROVINCE OF
GAUTENG**



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Provincial Gazette Provinsiale Koerant

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Selling price • Verkoopprys: **R2.50**
Other countries • Buitelands: **R3.25**

Vol. 24

PRETORIA
15 NOVEMBER 2018
15 NOVEMBER 2018

No. 340

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ISSN 1682-4525



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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 1968 OF 2018

CORRECTION NOTICE

RYNFIELD EXTENSION 111

Local Authority Notice 1424 of 2018 as placed in the Gauteng Provincial Gazette No 245, dated 29 August 2018, pertaining to the proclamation of the township of RYNFIELD EXTENSION 111 as an approved township, should be amended in the following manner:

The property description in the heading of the Schedule in error refers to PORTION 360 (A PORTION OF PORTION 23) OF THE FARM VLAKFONTEIN 69 I.R., this should be amended to read PORTION 367 (A PORTION OF PORTION 360) OF THE FARM VLAKFONTEIN 69 I.R.

and Condition B.2. reads "All erven shall be made subject to existing conditions and servitudes, including the rights to minerals." This condition should be omitted as it was inserted in the Conditions of Establishment in error.

LOCAL AUTHORITY NOTICE 1969 OF 2018**LOCAL AUTHORITY NOTICE CD93/2018
CITY OF EKURHULENI (BENONI CUSTOMER CARE CENTRE)
DECLARATION AS AN APPROVED TOWNSHIP**

In terms of section 103(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), read together with SPLUMA, 2013 the City of Ekurhuleni Metropolitan Municipality, Benoni Customer Area hereby declares ALLIANCE EXTENSION 3 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 NUMBER ONE PROPRIETARY LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 157 OF THE FARM MODDERFONTEIN 76 I.R., PROVINCE OF GAUTENG HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Alliance Extension 3.

1.2 DESIGN

The township shall consist of erven as indicated on General Plan No. 4206/2017.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

1.3.1 EXCLUDING THE FOLLOWING CONDITIONS WHICH DO NOT AFFECT THE TOWNSHIP AREA DUE TO LOCALITY:

A. The former Remaining Extent of Portion 32 of the farm Modderfontein 76, measuring 229,7703 hectares of which the property herewith forms a portion is:

(a) By Notarial Deed K.2984/1977S the right has been granted to ESCOM to convey electricity over the property hereby conveyed together with ancillary rights and subject to conditions, as will more fully appear on reference to said Notarial Deed registered on 27th September 1977. The route of the said servitude as well as the area of the building and tree restriction has been more fully defined in Notarial Deed of Amendment of Servitude K.448/1980S indicated by line ABC on the diagram S.G. No A.5177/1978 annexed thereto read with paragraph 2 of Deed of Servitude K.2984/1977S.

(b) By Notarial Deed K.108/1987S registered on 14 January 1987 the right has been granted to ESCOM to convey electricity over the property hereby conveyed together with ancillary rights and subject to conditions, as will more fully appear on reference to the said Notarial Deed.

1.3.2 INCLUDING THE FOLLOWING SERVITUDE WHICH AFFECTS ERF 1898 PARK, MODDER B ROAD, CHAPPAL STREET AND CATHKIN PEAK ROAD, MODDER B ROAD IN THE TOWNSHIP:

(c) The former Remaining Extent of Portion 32 of the farm Modderfontein 76, measuring 229,7703 hectares of which the property herewith forms a portion is "by virtue of notarial

deed K2051/2002S dated 14/3/2002, the within mentioned property is subject to rights in perpetuity to convey and transit water over;

(a) A strip of ground, 3.6379 Hectares as indicated by the figures (1) a,b,c,d,a and (2) e,f,g,h,j,k,e on Diagram SG No. 4206/2017 and (3) JKLMNPQR and (4) STUVWXYZA1 on diagram SG No. 3809/99”.

(b) a strip of ground, 1.7662 Hectares as indicated by the figures (1) ABCD, and (2) EFGH on diagram SG No. 3810/99 in favour of Rand Water Board as will more fully appear from the said deed.

1.4 ACCEPTANCE AND DISPOSAL OF STORMWATER

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

1.5 OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

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 be 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.

1.6 REPOSITIONING OF SERVICES

If, by reason of the establishment of the township, it should become necessary to reposition any existing services of Eskom, Telkom, Randwater or the Local Authority, the cost thereof shall be borne by the township owner.

1.7 ENVIRONMENTAL MANAGEMENT

The township applicant / owner must ensure that all conditions imposed by the Department of Agriculture, Conservation and Environment in terms of the Record-of-Decision (ROD) issued by the said Department on 13 September 2010 are adhered to.

1.8 ENDOWMENT

The township owner shall in terms of Section 98(2) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) read with Regulation 43 of the same Ordinance, pay the Local Authority a lump sum endowment for the provisions of land for park (Public Open Space). Such endowment shall be payable as determined by the Local Authority, in terms of Section 18 of the said Ordinance.

1.9 TRANSFER OF ERVEN

Erf 1898 shall be transferred at the expense of the township owner to EKURHULENI METROPOLITAN MUNICIPALITY, simultaneously or before the transfer of the first erf in the township.

1.10 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.

2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the Administrator in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

2.1 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 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.
- (d) As the erf forms part of land which is undermined and which may be liable to subsidence, settlement, shock and cracking due to mining operations past, present or future, the owner thereof accepts all liability for any damage thereto or to any structure thereon which may result from such subsidence, settlement, shock or cracking.

Dr Imogen Mashazi: City Manager, City of Ekurhuleni Metropolitan Municipality, Civic Centre Cross Street, Germiston Notice CD93/2018

NOTICE OF APPROVAL
CITY OF EKURHULEN ; BENONI CUSTOMER CARE CENTRE
EKURHULENI AMENDMENT SCHEME B0547

The City of Ekurhuleni, Benoni Customer Area hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, read together with SPLUMA, 2013 declares that it has approved an amendment scheme, being an amendment of the Ekurhuleni Town Planning Scheme 2014, comprising the same land as included in the township of ALLIANCE EXTENSION 3 Township.

The amendment scheme documents will lie for inspection during normal office hours at the offices of the Head of Department: City Planning, City of Ekurhuleni Metropolitan Municipality and at the offices of the Area Manager: Benoni Civic Centre, as well as at the Gauteng Provincial Government, Office of the Premier, Gauteng Planning Division.

This amendment is known as Ekurhuleni Amendment Scheme B0547 and shall come into operation from date of publication of this notice.

Dr Imogen Mashazi: City Manager, City of Ekurhuleni Metropolitan Municipality, Civic Centre Cross Street, Germiston Notice CD93/2018

Printed by the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001,
for the **Gauteng Provincial Administration**, Johannesburg.

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