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GAUTENG**



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GAUTENG**

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20 NOVEMBER 2015

No. 515

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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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PROCLAMATION • PROKLAMASIE

PROCLAMATION 79 OF 2015**CITY OF TSHWANE****PERI-URBAN AMENDMENT SCHEME 82PU**

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 The Hills Extension 5, being an amendment of the Peri-Urban Town-planning Scheme, 1975.

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 Peri-Urban Areas Amendment Scheme 82PU.

(13/2/The Hills x5 (82PU)
November 2015

(Notice 717/2015)

CHIEF LEGAL COUNSEL —

PROKLAMASIE 79 VAN 2015**STAD TSHWANE****PERI-URBAN WYSIGINGSKEMA 82PU**

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 The Hills Uitbreiding 5, synde 'n wysiging van die Peri-Urban dorpsbeplanningskema, 1975, 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 Peri-Urban wysigingskema 82PU.

(13/2/The Hills x5 (82PU)
November 2015

(Kennisgewing 717/2015)

HOOFREGSADVISEUR —

CITY OF TSHWANE**DECLARATION OF THE HILLS EXTENSION 5 AS 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 The Hills Extension 5 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/The Hills x5 (82PU))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY CENTURY PROPERTY DEVELOPMENTS PTY LTD, IN TERMS OF THE PROVISIONS OF PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 1085 OF THE FARM RIETFONTEIN 375JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be THE HILLS EXTENSION 5.

1.2 DESIGN

The township shall consist of erven, parks and streets as indicated on the General Plan 6671/2008.

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, but excluding:

1.3.1 The following conditions which do not affect the township due to the locality thereof:

“1.A Die Suid-Oostelike Gedeelte, tans bekend as Gedeelte 1) van die voormelde plaas (gedeelte waarvan hiermee geregistreer word) is spesiaal onderworpe aan die volgende:

“Met recht tot en onderworpen aan het volgende servituut betrekkelyk water te weten: De eienaar van dit Zuid Oostelyke gedeelte en de eiegenaar van het restant van de gezegde plaas, groot als zoodanig 980,2195 hektaar, zoals gehouden by Acte van Transport no 5016/1910, zal ieder gelyke rechten hebben tot het water loopende in de waterloop of spruit scheidende makende tusschen de twee gedeelten voornoemd volgens de kaarten daarvan en ook het volle recht in gemelde waterloop of spruit dammen te leggen van wal tot wal en watervoren uit te halen op zyn gedeelte.”

“1.B ONDERWORPE aan die reg ten gunste van die Elektrisiteitsvoorsieningskommissie verleen om elektrisiteit oor bovermelde eiendom te vervoer, tesame met bykomende regte, en onderworpe aan voorwaardes soos meer volledig sal blyk uit Notariële Akte K188/1950S en soos aangedui deur die lyn ab as die hartlyn van ‘n boggrondse Elektriese kraglyn met ondergrondse Elektriese Kabels soos aangedui op Kaart SG No 3500/2007 aangeheg by Sertifikaat van Verenigde Titel T74882/2007.

Kragtens Notariële Akte No K468/1960S, gedateer 16 Oktober 1959, en geregistreer op 16 Mei 1960, is die bepaling van bogemelde Notariële Akte van Serwituut K188/1950S gewysig soos meer ten volle sal blyk uit gesegde Notariële Akte.”

“1.C ONDERWORPE aan die reg ten gunste van die elektrisiteitsvoorsieningskommissie verleen om elektrisiteit oor bovermelde eiendom te vervoer, tesame met bykomende regte, en onderworpe aan voorwaardes soos meer ten volle sal blyk uit Notariële Akte K467/1960S, waarvan die middellyn aangedui word deur die lyn s t op Kaart SG No 3500/2007 aangeheg by Sertifikaat van Verenigde Titel T74882/2007.”

“1.D ONDERWORPE aan die reg ten gunste van die Elektrisiteitsvoorsieningskommissie verleen om elektrisiteit oor bovermelde eiendom te vervoer, tesame met bykomende regte, en onderworpe aan voorwaardes soos meer ten volle sal blyk uit Notariële Akte K546/1972S.

Kragtens Notariële Akte van Wysiging van Serwituut K2209/1978S gedateer 28 Augustus 1978 en geregistreer op 13 September 1978 is die roete van die serwituut soos uiteengesit in Akte van Serwituut K546/1972S bepaal en word nou aangedui as die middellyn van die lyne abc, def en gh van 'n Elektriese Kraglyn Serwituut op die aangehegte Kaart SG No 12082/2007, soos meer volledig sal blyk uit die voormelde Notariële Akte.”

“1.E Kragtens Notariële Akte K5115/1991S gedateer 18 Oktober 1991 verleen die geregistreerde eienaar aan Eskom 'n ewigdurende reg tot 'n gedeelte, groot ongeveer 2500 vierkante meter van binnegemelde eiendom en die reg om 'n substasie en sodanige werk en toerusting opte rig as wat hy nodig ag soos meer volledig sal blyk uit genoemde akte.

Kragtens Notariële Akte van Roetebepaling No K7667/1993S gedateer 6 Desember 1993 is die roete van die serwituut soos uiteengesit in Akte van Serwituut No K5115/1991S bepaal en word nou aangedui deur die figuur jkmn op die aangehegte Kaart SG No 12082/2007 synde 'n serwituutgebied soos meer volledig sal blyk uit voormelde Akte van Serwituut K7667/1993 soos geregistreer op 21 Desember 1993.”

“1.H Kragtens Notariële Akte No K2044/2009 gedateer 6 April 2009 is die hierinvermelde eiendom onderhewig aan 'n reg van weg serwituut 13 meter wyd soos aangedui deur die figuur M a b c M o p op Diagram LG 8476/2008 met bykomende regte van gunste van gedeelte 1082 (gedeelte van gedeelte 1077) van die Plaas Rietfontein Nr 375 soos meer volledig sal blyk uit gemelde Notariële Akte daaraan geheg.”

1.3.2 The following entitlements which will not be passed onto the erven in the township:

“1.F Die binnegemelde eiendom is geregtig op alle waterregte wat kleef aan die eiendom bekend as Gedeelte 71 ('n Gedeelte van Gedeelte 1) van die plaas Rietfontein 375 JR, groot 6,4334 hektaar, soos meer volledig sal blyk uit dokumente geliasseer by Akte van Transport T9317/1995.”

“1.G Die voormalige Gedeelte 72 van die plaas Rietfontein 375 JR, Provinsie Gauteng, aangedui deur die figuur A B C D E F G H J K L M S R A op die aangehegte Kaart SG 3500/2007 is geregtig op 'n Reg van Weg oor Resterende Gedeelte van Gedeelte 1 Rietfontein 375 JR, Provinsie Gauteng, groot 202,9873 hektaar soos aangedui deur die figuur A B C D E F A op Kaart SG 6212/1994 soos meer volledig sal blyk uit Akte van Transport No T12876/96.”

1.4 PRECAUTIONARY MEASURES

1.4.1 The township owner shall at its own expense, make arrangements with the Municipality, in order to ensure that-

1.4.1.1 water will not accumulate to the effect that the entire surface of the township area is drained properly and that streets are sealed effectively with interlocking blocks or an asphalt surface.

1.4.1.2 Trenches and excavations for foundations, pipes, cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150mm, and compacted until the same grade of compaction as that of the surrounding material is obtained.

1.5 ACCESS

Unless the consent in writing of the Head of the Department: Gauteng Provincial Government: Department of Public Transport, Roads and Works have been obtained, no ingress from Road 321 to the township and no egress to Road 321 shall be allowed.

1.5.1 Ingress from Road 321 to the township and egress to Road 321 from the township shall be restricted to the intersection of future K50 (doubled Road 321) at km 10, 160.

1.5.2 The township owner shall at his own expense arrange for a geometric lay-out design (scale 1:500) of the ingress and egress points referred to in (a) above and specifications for the construction of the junctions to be compiled and shall submit it to the Head of the Department: Gauteng Provincial Government: Department of Public Transport, Roads and Works, for approval. After the design and specifications have been approved, the township owner shall construct the entrances at his own expense to the satisfaction of the Head of the Department: Department of Public Transport, Roads and Works.

1.5.3 Written consent has to be obtained from the Gauteng Provincial Government Department of Public Roads and Works to relocate the approved access off K147 at km 5,150 to km 5,504 to suit the township development.

1.6 RECEIVING AND DISPOSAL OF STORMWATER

The roads will be designed to receive stormwater drainage from the township and the necessary curb inlet and under ground pipe network will be installed to discharge stormwater into natural drainage lines.

1.7 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.

1.8 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at his own expense erect a fence or other physical barrier to the satisfaction of the Head of the Department: Gauteng Provincial Government: Department of Public Transport, Roads and Works, as and when required by him to do so, and the township owner shall maintain such fence or physical barrier in a good state of repair until such time as the erven in the township are transferred to ensuing landowners, after which the responsibility for the maintenance of such fence or physical barrier rests with the latter.

1.9 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.

1.10 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.

1.11 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.

1.12 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.

1.13 COMPLIANCE WITH CONDITIONS IMPOSED BY GDACE

The township owner shall at his own expense comply with all the conditions imposed by or by which the Gauteng Department of Agriculture, Conservation, Environment and Land Affairs has granted the applicant authorization in terms of regulations No 1182 and 1183 promulgated in terms of Sections 21, 22 and 26 of the Environmental Conservation Act and/or the National Environmental Management Act, for the development of this township.

1.14 LAND TO BE TRANSFERRED TO THE NON PROFIT COMPANY (ALSO REFERRED TO IN PARAGRAPH 1.15 BELOW)

Erven 731, 732 and 733 shall be transferred to The Hills Non Profit Company (homeowners' association) or to a Company registered in terms of Section 21 of the Companies Act, 1973 by and at the expense of the township.

1.15 THE DEVELOPER'S OBLIGATIONS**1.15.1 ASSOCIATION AND STATUTES**

The developer must register a Non Profit company (homeowners' association) in terms of the provisions of the Companies Act, 2011 (Act 3 of 2011). All the owners of erven and/or units in the township must become members of the Non Profit company. A copy of the registered Deed of Association and the Company's Statutes must be submitted to the City of Tshwane Metropolitan Municipality.

The Association and Statutes must clearly state that the main objective of the homeowners' association is the maintenance of the internal engineering services of the development (i.e. roads and storm water). The developer is deemed to be a member of the Non Profit company, with all the rights and obligations of an ordinary member, until the last erf has been transferred.

1.15.2 PROVISION OF ENGINEERING DRAWINGS

The developer must submit to the City of Tshwane Metropolitan Municipality complete engineering drawings in respect of internal sewers and sewer connection points and complete engineering drawings in respect of the internal road and storm water sewers as well as water and electricity services, prior to the commencement of the construction of the said services.

1.15.3 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

Before any erf is transferred, the City of Tshwane Metropolitan Municipality must be provided with a certificate by a Professional Engineer for water, sewerage, electricity, and the internal road and storm water sewers, in which it is certified that the internal engineering services have been completed and that the engineers accept liability for the services. The City of Tshwane Metropolitan Municipality may at its own discretion allow an exception in respect of the internal road and storm water sewers. If this is the case, the developer must give the City of Tshwane Metropolitan Municipality an undertaking that the developer will complete this service on or before a certain date and must provide the City of Tshwane Metropolitan Municipality with a guarantee issued by a recognized financial institution.

1.15.4 MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months commences on the date on which the council has certified that the provisions of Section 82 (1)(b)(ii)(cc) of the Town-Planning and Townships Ordinance 15 of 1986 has been complied with and when the last of the internal engineering services (i.e. water, sewerage, electricity, and the road and stormwater services) have been completed. The developer must submit proof to the Municipality that:

1.15.4.1 the Non Profit company has been furnished with a maintenance guarantee, issued by a recognised financial institution, in respect of poor workmanship and/or materials with regard to the roads and stormwater services and the electricity services, which guarantee must be for an amount that is equal to 10% of the contract cost of the civil roads and stormwater services and the contract cost of the electrical services, prior to commencement date of the contract,

1.15.4.2 the Municipality has been furnished with a maintenance guarantee, issued by a recognised financial institution, in respect of poor workmanship and/or materials with regard to the sewer and water services, which guarantee must be for an amount that is equal to 10% of the contract cost of these services, prior to commencement date of the contract.

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

2.1.1.1 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 City of Tshwane Metropolitan Municipality along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for services, 2m wide, over the entrance portion of the erf, if and when required by the local authority.

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 it.

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.

2.1.2 ERVEN 731 AND 732

The erf shall be subject to a servitude over its entire extent for conveyance of engineering services, and maintenance thereof, in favour of the Tshwane Metropolitan Municipality.

2.1.3 CONDITIONS TO BE CREATED IN FAVOUR OF A THIRD PARTY

Erven 731 and 732:

The erf shall be subject to a right of way servitude over its entire extent in favour of The Hills Extensions Non Profit Company (HOA).

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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