

**THE PROVINCE OF
GAUTENG**



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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.

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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.

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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.

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REMINDER

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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.

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		<i>Gazette</i>	<i>Page</i>
		<i>No.</i>	<i>No.</i>
LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS			
146	Town Planning and Townships Ordinance, 1986: Die Hoewes Extension 251	46	4
146	Ordonnansie op Dorpsbeplanning en Dorpe, 1986: Die Hoewes Uitbreiding 251.....	46	4

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 146 OF 2016**CITY OF TSHWANE****CENTURION AMENDMENT SCHEME 1615C**

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 Die Hoewes Extension 251, being an amendment of the Centurion Town-planning Scheme, 1992.

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 Centurion Amendment Scheme 1615C.

(13/2/Die Hoewes x251 (1615C)
February 2016

(Notice 210/2016)

CHIEF LEGAL COUNSEL —

PLAASLIKE OWERHEID KENNISGEWING 146 VAN 2016**STAD TSHWANE****CENTURION WYSIGINGSKEMA 1615C**

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 Die Hoewes Uitbreiding 251, synde 'n wysiging van die Centurion-dorpsbeplanningskema, 1992, 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 Centurion-wysigingskema 1615C.

(13/2/Die Hoewes x251 (1615C)
Februarie 2016

(Kennisgewing 210/2016)

HOOFREGSADVISEUR —

CITY OF TSHWANE**DECLARATION OF DIE HOEWES EXTENSION 251 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 Die Hoewes Extension 251 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Die Hoewes x251 (1615C))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY BENCHMARK PROPERTY INVESTMENTS (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 65 OF THE FARM HIGHLANDS 359JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Die Hoewes Extension 251.

1.2 DESIGN

The township consists of erven as indicated on General Plan SG No 6321/2009.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

1.3.1 but excluding the following conditions which shall not be transferred to the erven in the township due to the locality;

“(B) The former Remaining Extent of the farm DROOGEGROND No 380 (formerly No 484) situated in the registration division JR, Transvaal, measuring as such 811,2439 hectares (of which the figure A B C y x A on the annexed diagram SG No 10688/1998 is a portion) is subject to a servitude of right of way-leave for the conveyance of electricity by means of underground cables or overhead wires, together with the right to maintain, repair and renew the same, and certain ancillary rights in favour of the City Council of Pretoria as more fully appear from Notarial Deed no 801932-S registered on the 4th day of March, 1932.

“(C) The former Remaining Extent of the Eastern portion of the farm SWARTKOP NO 356 (formerly no 476) situated in the Registration Division JR Transvaal measuring as such 555,1924 hectares (of which the figure D x y on the annexed Diagram SG No 10688/1998 is a portion) is subject to a servitude of right of way-leave for the conveyance of electricity by means of underground cables or overhead wires, together with the right to maintain, repair and renew the same, and certain ancillary rights, in favour of the City Council of Pretoria, as will more fully appear from Notarial Deed no. 285/1934-S registered on the 22nd day of June, 1934.”

(G) ONDERHEWIG aan ‘n serwituut vir munisipale doeleindes ten gunste van die Stadsraad van Centurion of diese opvolgers in titel ten gunste van die eiendom wat hiermee getransporteer word, welke serwituut aangedui word deur die figuur J A E H J op die aangehegte onderverdelingskaart SG No 10688/98, welke serwituut verleen word oor die Restant van Gedeelte 8 van die voormelde plaas Highlands 359, Registrasie Afdeling JR, Provinsie van Gauteng;“

1.3.2 but excluding the following conditions which shall not be transferred to the erven in the township due to the application for conditions to be removed in terms of Section 6(1) of the Agricultural Holdings Act, Act 22 of 1919;

(F) Onderhewig aan die volgende voorwaardes soos opgelê deur die Administrateur kragtens Artikel 6(1) van die "Agricultural Holdings (Transvaal) Registration Act 22 of 1919":

1. Except with the written approval of the Administrator first had and obtain not more than oen dwelling-house which shall mean a house designed for use as a dwelling for a single family together with such outbuildings as are ordinarily required to be used in connection the land, shall be erected on the land.

2. Except with the written approval of the Administrator first had and obtained the land shall be used for residential and agricultural purposes only or subject to the provisions of the Townplanning and Townships Ordinance, 1965, for the establishment of a township thereon."

1.3.3 but excluding the following conditions which shall not be passed on to the erven in the township due to locality:

"(D) The former Remaining Extent of the eastern portion of the farm Swartkop no 356 (formerly no. 476) Transvaal measuring as such 2064,9702 hectares (of which the figure D x y on the annexed diagram SG No 10688/1988 is a portion) is SUBJECT and ENTITLED to the following conditions:

(i) Subject to the terms of Notarial Deed No 210/1931-S registered on the 22nd day of April 1931, relating to the rights to water in the Kaal Spruit and water in the Hennops River above the Eastern boundary of the farm SWARTKOP No 356 (formerly no 476) Transvaal;

(ii) Entitled to a one-third share of the river water;

(iii) Subject to the conditions of certain Deed of Partition dated the 29th day of March, 1857 copies whereof are attached to Deeds of Transfer No 2093/1902 and 2095/1902.

1.3.4 the following conditions which affect Erven 720 and 721 in the township:

"H ONDERHEWIG aan die volgende voorwaarde neergelê en afdwingbaar deur die Stadsraad van Centurion, naamlik dat die transportnemer slegs geboue op die eiendom hiermee getranspoteer mag oprig op 'n gebied wat geologies geskik is vir boudoeleindes;"

1.3.5 the following entitlements will not be passed on to the erven in the township:

(E) The former Remaining Extent of the eastern portion of the farm Swartkop no 356 (formerly no 476) Transvaal measuring as such 547,2018 hectares (of which the figure D x y on the annexed diagram SG No 10688/1988 is a portion) is entitled to a perpetual servitude of right of way over:

(i) The remaining extent of Portion 1 of Portion "a" of Portion 4 of "D" of middle portion of the farm SWARTKOP NO 356 (formerly no 476) Transvaal, held by Deed of Transfer No 11190/34;

(ii) The remaining extent of Portion "E" (formerly called portion "C") of the said farm SWARTKOP hold by Deed of Transfer No 4606/1935;

(iii) Portion 1 of Portion "M" of the eastern portion of the said farm SWARTKOP, held by Deed of Transfer No 2561/1936; as will more fully appear from Notarial Deed of Servitude No 622/1936-S registered on the 15th day of August, 1936.

- 1.3.6 Including the following entitlements which must be passed onto all erven in the township:

“I EN VERDER dat die Gedeelte wat hiermee getransporteer word geregtig sal wees tot 'n serwituut van watergeleiding oor voormelde Restant van Gedeelte 8 van die Plaas Highlands 359, Registrasie Afdeling JR, Provinsie van Gauteng, welke serwituutgebied aangedui word deur die figuur H E F G H op die aangehegte onderverdelings diagram SG No 10688/98.”

NOTE on page 8 of Deed of Transfer T6843/99

“Kragtens Notariële Akte No K 370/1999S gedateer 11 Desember 1998 is die bogemelde eiendom geregtig op 'n Serwituut van Reg van Weg vir padoeleindes, groot 584 vierkante meter, 6 meter wyd oor die restant van Gedeelte 8 van die plaas Highlands No 359, JR soos aangedui deur die figuur A B C D op Kaart SG No 10689/1998 soos meer volledig sal blyk uit gemelde Notariële Akte.”

NOTE on page 9 of Deed of Transfer T6843/99

“By virtue of Notarial Tie Agreement K9543/06S dated 9 November 2006 the within mentioned property is subject to a Notarial Tie Agreement to the Scheme known as Lifestyle Management Park in respect of the land and building situated on Erf 136, Die Hoewes Extension 54 Local Authority City of Tshwane Registration Division JR, the province of Gauteng, measuring 1,8800ha as shown on Sectional Plan No SS247/1994 in favour of the City of Tshwane Metropolitan Municipality.

As will more fully appear from the said Notarial Deed.”

1.4 PRECAUTIONARY MEASURES

- 1.4.1 The township owner shall appoint a competent person(s) to:-

1.4.1.1 compile a complete RISK MANAGEMENT PLAN and WET SERVICES PLAN; and

1.4.1.2 conduct and compile a construction report to ensure that the conditions on site and the positioning of structures and wet services are accordingly certified.

- 1.4.2 The township owner is responsible to facilitate the procedure to transfer the responsibility for the management of the Risk Management plan legally to a representative Body Corporate or similar entity, as applicable.

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

1.4.3.1 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 tar, cement or bitumen; and

1.4.3.2 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 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 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have Erven 720 and 721 in the township consolidated. The City of Tshwane Metropolitan Municipality hereby grants its consent to the consolidation in respect of Section 92(1)(b) of Ordinance 15 of 1986.

1.7 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.

1.8 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.

1.9 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 Rural Development has granted the applicant exemption from compliance with regulations No 1182 and 1183 promulgated in terms of sections 21, 22 and 26 of the Environmental Conservation Act, for the development of this township.

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, 3m 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.

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.

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