

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE VAN
GAUTENG**

Provincial Gazette Provinsiale Koerant

EXTRAORDINARY • BUITENGEWOON

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

Vol. 22

PRETORIA
11 JULY 2016
11 JULIE 2016

No. 242

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ISSN 1682-4525



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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.

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.**

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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.

Please keep this in mind when making inquiries about your notice submission at the Contact Centre.

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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.

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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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PROCLAMATION • PROKLAMASIE

PROCLAMATION 77 OF 2016**LOCAL AUTHORITY NOTICE
16 OF 2016****MOGALE CITY LOCAL MUNICIPALITY****DECLARATION OF THE DRIFT EXTENSION 7 AS AN APPROVED TOWNSHIP**

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Mogale City Local Municipality hereby declares the township The Drift Extension 7 to be an approved Township, subject to the conditions set out in the Schedule hereto:

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION DONE BY MANOR MAZE INVESTMENTS 2 (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) IN TERMS OF THE PROVISIONS OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 160 (A PORTION OF PORTION 74) OF THE FARM DRIEFONTEIN 179 IQ, PROVINCE OF GAUTENG, HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be **The Drift Extension 7**

1.2 DESIGN

The township shall consist of erven and streets as indicated on **General Plan SG No. 1947/2014**.

1.3 STORMWATER DRAINAGE AND STREET DESIGN

- (a) The township owner shall at the request of the local government supply the local government with a detailed scheme including plans, cross sections and specifications as compiled by a civil engineer approved by the local government for the provision of an underground water drainage system. Such system must be designed in order to dispose of the runoff of a 1:10 year rainstorm and must ensure that the runoff of a 1:50 year be guided to the nearest defined watercourse without flooding any adjacent properties. The design of the drainage system must contain and describe aspects like tar macadamization, kerbing and canalization of roads as well as the provision of retaining walls if required by the local government.

The drainage system must, where necessary, make provision for the catchment of stormwater in catchment pits from where it must be disposed of in water tight pipes in such a way that no water collections or seepage shall occur on or near the ground surface. The mentioned water pipes must be manufactured from durable material and must be approved by the local government. The scheme must also indicate the route and gradient of access to each individual erf from the adjoining street.

- (b) The township owner must construct roads according to the approved scheme at own costs and to the satisfaction of the local government, under the supervision of a civil engineer approved by the local government.
- (c) The township owner is responsible for the maintenance of streets to the satisfaction of the local government until the streets are completed according to sub clause (b) above.
- (d) The township owner must make a proportional contribution, as determined by the Director: Infrastructure Management, for the upgrading of all the access roads to the township.
- (e) If the township owner fails to comply with the stipulations of sub clauses (a), (b), (c) and (d) above, the local government will be entitled to do the required construction at the cost of the township owner.

1.4 SEWERAGE

- (a) The township owner must, at the request of the local government, supply the following detail regarding the sewerage system of the proposed township:
 - (i) Comprehensive lay-out plans;
 - (ii) Cross sections; and
 - (iii) Specifications of materials and equipment to be used during the construction of such sewerage system.
- (b) The sewerage system must be designed by an approved professional engineer according to the specifications and standards laid down by the local government, to the satisfaction of the Executive Manager: Infrastructure Services (Water and Sanitation Section);
- (c) All materials to be used with the construction of the sewerage system are subject to the approval and/or amendment of the Executive Manager: Infrastructure Services, (Water and Sanitation Section).

1.5 WATER

- (a) The township owner must, at the request of the local government submit a detailed scheme with plans, cross sections and specifications for the provision of an underground water reticulation system, for approval.
- (b) The proposed network must make provision for a pressurised water connection for each individual erf and must be designed by a professional engineer approved by the local government. All materials to be used in the proposed water network must be approved by the local government.

1.6 ELECTRICITY

Electricity shall be provided to the township in accordance with the guidelines and prescriptions of the Electricity Act and the Electricity Distribution License Conditions imposed on the municipality by NERSA, as well as all other relevant publicized legislation that guides the mitigation of electricity provision challenges in South Africa. The highest priority in the electricity industry is the supply capacity management and energy conservation targets.

1.7 REMOVAL OF REFUSE

The township owner must make the necessary arrangements for the regular removal of refuse from the township to the satisfaction of the local government.

1.8 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If the establishment of the township results in any municipal services to be removed or replaced the costs of such removal/replacement must be borne by the township owner.

1.9 RELOCATION OF POWERLINES

If the establishment of the township results in any ESKOM equipment or services to be relocated the costs of such relocation must be borne by the township owner.

1.10 RELOCATION OF TELKOM EQUIPMENT

If the establishment of the township results in any TELKOM equipment or services to be relocated the costs of such relocation must be borne by the township owner.

1.11 RELOCATION OF INFORMAL SETTLEMENTS

The Township Owner shall, at his/her own expense relocate all informal settlements on the property concerned, to the satisfaction of the local authority, if applicable.

1.12 FORMATION, DUTIES AND RESPONSIBILITIES OF THE HOME OWNERS ASSOCIATION

- (a) The applicant/township owner shall legally and properly constitute a Home Owners Association prior to the transfer of any erf / sectional title unit in the township.
- (b) Erven 125 up to and including 130 and all internal engineering services shall prior to or simultaneously with the registration of the first erven / sectional title units in the township be transferred to the Home Owners Association who shall take full responsibility for the maintenance of the said Erven 125 up to and including 130 and all internal engineering services in the township. The local government shall not take over any of the internal services in the township.
- (c) All owners of stands (or subdivided/consolidated portions thereof) / sectional title units in the township shall become and remain members of the Home Owners Association and shall be subject to its memorandum and articles until such owners legally cease to be owners as aforesaid.

1.13 ENVIRONMENTAL MANAGEMENT

An Environmental Management Plan, as required in terms of the Environmental Authorisation granted by the Gauteng Department of Agriculture, Conservation and Environment must be submitted to the local government for approval.

2. DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

A. Excluding the following which do not affect the township due to its locality:

- "A(i). The owner of the former remaining extent of this farm, measuring 772,7261 hectares, shall have the perpetual, free and unencumbered right to the dam in the Crocodile River Spruit on Portion D as it at present exists, and the right to lead water there from in the existing water furrow on the east side of the said spruit over aforesaid Portion D to his ground, to wit, the former remaining extent aforesaid.

- (ii) The owner of the aforesaid former remaining extent, measuring 772,7261 hectares, shall further have the perpetual right to make a waterfurrow and to lead water in it over Portion D to the east side of the aforesaid Crocodile River Spruit from the adjoining farm RIETVLEI to the aforesaid former remaining extent, but on condition that if the owners of Portion B, C and D have not sufficient water for their lands the owner of the aforesaid former remaining extent shall not have the right to lead surplus (afloop) water of RIETVLEI to his ground, but he shall allow same to flow unobstructed to the Spruit so as

to increase the water supply to the Portion B, C and D.

- (iii) FURTHER, the dam in the Crocodile River Spruit on Portion D and the water furrow running from there to the west side of the aforesaid spruit over Portion B, C and D shall be for the benefit of the owner of Portion D and the owners of Portions B and C each having an equal right to the supply therefrom.

B. Excluding the following entitlement which shall not be passed on to the erven in the township:

"AND entitled to the right over portion of RIETVALLEI 180, Registration Division I.Q. in the district of Krugersdorp (formerly 89, district Krugersdorp) as held under Deed of Transfer No. 2272, to make a dam in the Crocodile River and a water furrow as set out in Deed of Servitude no 181/1904S registered on 23rd August 1904."

C. Excluding the following which only affects the hereinafter mentioned erven in the township:

- (a) Erven 122, 124, 125, 127, 131, 132 and 133 are subject to the following conditions:

"E "By Virtue of Notarial of Deed Of Servitude K04619/2012S dated 31/08/2012 the within mentioned property is subject to a perpetual right of way 12 (twelve) meters wide all along and parallel to the southern boundary as indicated by the line dC on Diagram A3579/1961 in favour of Erf 207 The Drift Extension 8 Township.

As will more fully appear in the said Notarial Deed."

"F By Virtue of Notarial of Deed Of Servitude K04620/2012S dated 31/08/2012 the within mentioned property is subject to a perpetual right of way 12 (twelve) meters wide all along and parallel to the southern boundary as indicated by the line dC on Diagram A3579/1961 in favour of Erf 208 The Drift Extension 8 Township.

As will more fully appear in the said Notarial Deed."

- (b) Erven 80, 130 and 133 are subject to the following condition:

"D. The former portion 74 (a portion of Portion 4) of the Farm Driefontein No. 179, measuring 22,3203 (twenty two comma three two zero three) hectares, of which the property hereby registered forms a portion, is subject to the following condition:

Kragtens Notariële Akte K1866/1992S is die hierinvermelde eiendom onderhewig aan 'n ewigdurende serwituu vir riooldoeleindes 3 (drie) meter wyd, die middellyn waarvan aangedui word deur die lyn bcdef op kaart S.G No 1946/2014 hierby aangeheg ten gunste van GROOTSTADSRAAD VAN ROODEPOORT soos meer volledig sal blyk."

(c) Erf 132 is subject to the following condition:

"C Subject to Notarial Deed of Servitude No 780/1963-S registered on the 8th August 1963, whereunder inter alia servitude of right of way is granted in favour of the General Public over the area described by the figure xEFy on diagram S.G. No 1946/2014 annexed hereto."

3. CONDITIONS OF TITLE

A CONDITIONS IMPOSED BY THE LOCAL GOVERNMENT IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

3.1. ALL ERVEN

- (a) The erven are subject to a servitude 2 metres wide for sewerage and other purposes in favour of the Home Owners Association and/or the local government along any two boundaries other than a street boundary and in the instance of a panhandle erf an additional 2 metre wide servitude for purposes of engineering services over the access portion of the stand if and when required by the Home Owners Association and/or the local government: provided that the Home Owners Association and/or the local government may dispose of the right to any such servitude.
- (b) No buildings or any structures may be erected within the servitude area and no large rooted trees may be planted within the area of such servitude or within a distance of 2 metres thereof, unless consented to by the Home Owners Association and/or the local government.
- (c) The Home Owners Association and/or the local government are entitled to temporarily place any material excavated during the installation, maintenance or removal of a sewerage pipeline or any other works that is deemed necessary on the land adjacent to the servitude and furthermore the Home Owners Association and/or the local government are entitled to reasonable entry to the property on which the servitude is situated for the stated purpose, on the condition that the Home Owners Association and/or the local government will be liable for any damage caused during the installation, maintenance or removal of sewerage pipelines and other works.

3.2 ERVEN 64, 65, 70, 124, 125, 127, 133 AND 77 UP TO AND INCLUDING 86

The above erven are subject to a servitude, 3 metres wide, for sewer purposes, as indicated on the General Plan of the township.

3.3 ERF 130

The erf is subject to a servitude, for purposes of an electrical substation, measuring 3 metres by 6 metres, as indicated on the General Plan of the township.

B. CONDITIONS IMPOSED IN FAVOUR OF THIRD PARTIES TO BE REGISTERED/CREATED ON THE FIRST REGISTRATION OF THE ERVEN CONCERNED:

No erf in the township shall be transferred nor shall a Certificate of Registered Title be registered, unless the following conditions and/or servitudes have been registered:

ALL ERVEN (EXCEPT ERVEN 125 UP TO AND INCLUDING 130)

- (a) Every owner of the erf or any interest therein shall become and shall remain a Member of the Home Owners Association and be subject to its constitution until he/she ceases to be an owner of aforesaid. Neither the erf nor any subdivision thereof or any interest therein, shall be transferred to any person who has not bound himself/herself to the satisfaction of such Association to become a member of the Home Owners Association.

- (b) The owner of the erf or any person who has an interest therein shall not be entitled to transfer the erf or any subdivision thereof without a clearance certificate from the Home Owners Association that the provisions of the Articles of Association of the Home Owners Association have been complied with.

**D M MASHITISHO
MUNICIPAL MANAGER**

27 June 2016

**LOCAL AUTHORITY NOTICE
17 OF 2016**

MOGALE CITY LOCAL MUNICIPALITY

KRUGERSDORP AMENDMENT SCHEME 1613

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 Mogale City Local Municipality has approved an amendment scheme with regard to the land in the township The Drift Extension 7 being an amendment of the Krugersdorp Town Planning Scheme, 1980.

The Map 3 documents and the scheme clauses of the amendment scheme are filed with the Municipal Manager of the Mogale City Local Municipality and the Director General: Gauteng Provincial Government, Department of Development Planning and Local Government, Corner House, Marshalltown, and are open for inspection during normal office hours.

This amendment scheme is known as Krugersdorp Amendment Scheme 1613.

**D M MASHITISHO
MUNICIPAL MANAGER**

27 June 2016

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

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Publications: Tel: (012) 748 6053, 748 6061, 748 6065