

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE VAN
GAUTENG**

Provincial Gazette Provinsiale Koerant

EXTRAORDINARY • BUITENGEWOON

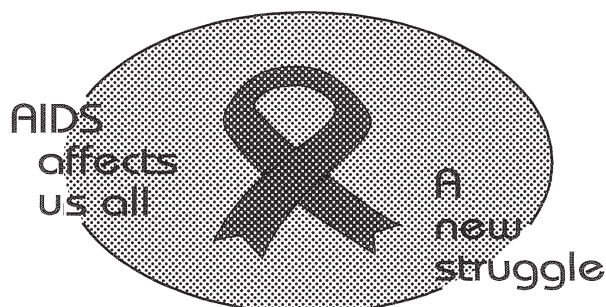
Selling price • Verkoopprys: **R2.50**
Other countries • Buitelands: **R3.25**

Vol. 23

PRETORIA
31 AUGUST 2017
31 AUGUSTUS 2017

No. 222

We all have the power to prevent AIDS



**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

Prevention is the cure

N.B. The Government Printing Works will not be held responsible for the quality of "Hard Copies" or "Electronic Files" submitted for publication purposes

ISSN 1682-4525



9 771682 452005

00222



IMPORTANT NOTICE:

THE GOVERNMENT PRINTING WORKS WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS THAT MIGHT OCCUR DUE TO THE SUBMISSION OF INCOMPLETE / INCORRECT / ILLEGIBLE COPY.

No FUTURE QUERIES WILL BE HANDLED IN CONNECTION WITH THE ABOVE.

CONTENTS

		<i>Gazette</i>	<i>Page</i>
		<i>No.</i>	<i>No.</i>
PROCLAMATION • PROKLAMASIE			
134	Town-planning and Townships Ordinance (15/1986): Pretoriuspark Extension 21	222	3
134	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Pretoriuspark Uitbreiding 21	222	4

PROCLAMATION • PROKLAMASIE

PROCLAMATION 134 OF 2017**CITY OF TSHWANE****PRETORIA AMENDMENT SCHEME 9723P**

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 Pretoriuspark Extension 21, being an amendment of the Pretoria Town-planning Scheme, 1974.

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 Pretoria Amendment Scheme 9723P.

(13/2/Pretoriuspark x21 (9723P)
AUGUST 2017

GROUP HEAD: LEGAL AND SECRETARIAT SERVICES
(Notice 239/2017)

PROKLAMASIE 134 VAN 2017**STAD TSHWANE****PRETORIA WYSIGINGSKEMA 9723P**

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 Pretoriuspark Uitbreiding 21, synde 'n wysiging van die Pretoria-dorpsbeplanningskema, 1974, 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 Pretoria-wysigingskema 9723P.

(13/2/Pretoriuspark x21 (9723P))
AUGUSTUS 2017

GROEP REGS EN SEKRETARIAAT DIENSTE
(Kennisgewing 239/2017)

—

=====

CITY OF TSHWANE

DECLARATION OF PRETORIUSPARK EXTENSION 21 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 Pretoriuspark Extension 21 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Pretoriuspark x21 (9723P))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY PJJ VAN VUUREN BELEGGINGS (PTY) LTD, IN TERMS OF THE PROVISIONS OF CHAPTER III: PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 624 (A PORTION OF PORTION 522) OF THE FARM GARSTFONTEIN 374JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Pretoriuspark Extension 21.

1.2 DESIGN

The township shall consist of erven as indicated on the General Plan SG No 3348/2007.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

1.3.1 excluding the following conditions which do not affect the township due to location:

Condition 2 in Deed of Transfer T121345/2003:

“The former Remaining Extent of Portion 284 of the farm Garstfontein 374, Registration Division J.R., Province of Gauteng, measuring 397,9389 (THREE HUNDRED AND NINETY SEVEN comma NINE THREE EIGHT NINE) HECTARES, a portion of which, indicated by the figure A B C D E F G H J K L A on Diagram S.G. No 4857/2000 is hereby transferred, is subject to the following condition:

- (i) IN terms of Notarial Deed K 7429/1997S, the within mentioned Property is subject to a Servitude in perpetuity, in respect of pipeline already laid, to convey and transmit water over the Property, along a strip of ground, 2,5887 Hectares in extent, as indicated by the figure AcKL on Diagram S.G. No 4857/2000, in favour of RAND WATER BOARD, as will more fully appear from the said Notarial Deed.”

Condition 3 in Deed of Transfer T121345/2003:

“The former Remaining Extent of Portion 284 of the farm Garstfontein 374, Registration Division J.R., Province of Gauteng, measuring 229,3515 (TWO HUNDRED AND TWENTY NINE comma THREE FIVE ONE FIVE) HECTARES, a portion of which, indicated by the figure A B C D E F G H J K L A on Diagram S.G. No 4857/2000 is hereby transferred, is subject to the following condition:

- (i) BY virtue of Notarial Deed of Servitude K 3425/98 S, dated 7th of May 1998, the within mentioned Property is subject to a Servitude in perpetuity, to convey and transmit water by means of pipelines, laid along a strip of ground 278 Square Metres in extent, as depicted by the figure ABCD on Diagram S.G. No 9449/1992.”

Condition 4(a) to (c) in Deed of Transfer T121345/2003:

“Kragtens Notariële Akte van Serwituut K7074/2001S is die eiendom onderhewig aan die volgende serwituut:

- (a) Onderhewig aan 'n oorhoofse Elektriese kraglyn serwituut, 31 meter wyd, ten gunste van die City of Tshwane Metropolitaanse Munisipaliteit, waarvan die hartlyn van die serwituut aangedui word deur die lyn ab' op diagram L.G 4857/2000.
- (b) VERDER onderhewig aan 'n pyplynserwituut, 5 meter breed, ten gunste van die City of Tshwane Metropolitaanse Munisipaliteit, waarvan die Suidwestelike grens aangedui word deur lyn CEF GHJ op diagram L.G 4857/2000.
- (c) VERDER onderhewig aan 'n pyplynserwituut ten gunste van die City of Tshwane Metropolitaanse Munisipaliteit, welke serwituut aangedui word deur die figuur CDEC op diagram L.G 4857/2000.”

1.3.2 including the following condition which affect all erven in the township:

Condition 5 in Deed of Transfer T121345/2003:

“Kragtens Notariële Akte van Serwituut K7075/2001S is die eiendom onderhewig aan 'n serwituut van Reg van Weg ten gunste van die City of Tshwane Metropolitaanse Munisipaliteit, welke serwituut se roete nog bepaal staan te word.”

1.4 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.

1.5 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 City of Tshwane Metropolitan Municipality all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures.

1.6 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 City of Tshwane Metropolitan Municipality.

1.7 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.

1.8 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.

1.9 COMPLIANCE WITH CONDITIONS IMPOSED BY DACE

The township owner shall at his own expense comply with all the conditions imposed, by the Gauteng Department of Agriculture, Conservation and Environment, as well as any other applicable provisions, in terms of the provisions of the Environment Conservation Act, 73 of 1989 or the National Environmental Management Act, 107 of 1998 as the case may be.

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 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, 2 m wide, for municipal services (water, sewer, electricity and storm-water) (hereinafter referred to as "the services"), in favour of the City of Tshwane, 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 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 Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

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

Contact Centre Tel: 012-748 6200. eMail: info.egazette@gpw.gov.za
Publications: Tel: (012) 748 6053, 748 6061, 748 6065