

**THE PROVINCE OF
GAUTENG**



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PROCLAMATION • PROKLAMASIE

PROCLAMATION 164 OF 2017

CITY OF TSHWANE

PRETORIA AMENDMENT SCHEME 3732T

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 36, 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 3732T.

(13/2/Pretoriuspark x36 (3732T))
31 OCTOBER 2017

GROUP HEAD: LEGAL AND SECRETARIAT SERVICES
(Notice 263/2017)

PROKLAMASIE 164 VAN 2017

STAD TSHWANE

PRETORIA WYSIGINGSKEMA 3732T

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 36, synde 'n wysiging van die Pretoria-dorpsbeplanningsskema, 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 3732T.

(13/2/Pretoriuspark x36 (3732T))
31 OKTOBER 2017

GROEP REGS EN SEKRETARIAAT DIENSTE
(Kennisgewing 263/2017)

CITY OF TSHWANE

DECLARATION OF PRETORIUSPARK EXTENSION 36 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 36 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Pretoriuspark x36 (3732T))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY ZOTEC DEVELOPMENTS PROPRIETARY LIMITED, 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 640 (A PORTION OF PORTION 199) 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 36.

1.2 DESIGN

The township shall consist of erven and streets as indicated on the General Plan SG No 432/2016.

1.3 ENDOWMENT

Payable to the City of Tshwane Metropolitan Municipality.

The township owner shall pay a lump sum as endowment for an area of **7 738m²** in terms of Regulation 44(1) of the Town-planning and Townships Regulations, to the City of Tshwane Metropolitan Municipality. The amount of this area shall be used by the City of Tshwane Metropolitan Municipality for the acquisition of land for park and/or public open space purposes.

The said endowment amount shall be payable in accordance with the provisions of section 81 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

1.4 ACCESS

1.4.1 The Applicant shall at his own expense comply with all the conditions imposed by which the Gauteng Department of Public Transport, Roads and Works, has granted consent for the development.

1.4.2 No ingress from Provincial Roads K54 and K50 to the township and egress to Provincial Roads K50 and K54 from the township, shall be permitted.

1.4.3 A physical barrier, in compliance with Executive Committee Resolution No 1112 of 26 June 1978 and signed by the Deputy Director-General: Community Development and in accordance with the most recent standards of the Gauteng Provincial Government (Department of Transport and Public Works) will be erected along the lines of no access on the boundary of the township fronting on Provincial Roads.

1.4.4 In terms of Executive Committee Resolution No 1112 dated 26 June 1978 as signed by Deputy Director-General: Community Development, the following building lines are applicable:

1.4.4.1 a 16 m building line from the road reserve of Provincial Roads K54 and K50, affecting Erf 1734.

1.4.5 The Applicant shall arrange for the drainage of the township to fit in with that of Provincial Roads K50 and K54 and for all stormwater running off or being diverted from Provincial Roads K54 and K50 to be received and disposed of.

1.4.6 No advertisements that may be visible from Provincial Roads K54 and K50 shall be displayed without the written approval of the Gauteng Department of Public Transport, Roads and Works and the Municipality.

1.4.7 All road improvements determined by the traffic impact assessment in respect of Provincial Roads shall be for the account of the Applicant.

1.5 REMOVAL OR REPLACEMENT OF TELKOM, ESKOM OR MUNICIPAL SERVICES

Should it become necessary to remove or replace any existing Telkom, Eskom or municipal services as a result of the establishment of the township, the cost shall be borne by the Applicant.

1.6 DEMOLITION OF BUILDINGS AND STRUCTURES

The Applicant shall at its 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 Municipality, when required by the Municipality to do so.

1.7 COMPLIANCE WITH CONDITIONS IMPOSED BY GDARD

The Applicant shall at his own expense comply with all the conditions imposed, if any, by which the Gauteng Department of Agriculture and Rural Development including if applicable, those by which exemption has been granted from compliance with Regulations No 1182 and 1183 promulgated in terms of Sections 21, 22 and 26 of the Environment Conservation Act, 1989 (Act 73 of 1989) or the National Environment Management Act, 1998 (Act 107 of 1998) and regulations thereto, as the case may be, for the development of this township.

1.8 DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the 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.

1.9 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.

1.10 TRAFFIC IMPACT STUDY

All conditions imposed regarding the construction of roads and the provision of acceptable access to the township as required by the Municipality (General Manager: Service Delivery (Roads and Stormwater Division)) after approval of the traffic impact study shall be complied with by the owner of the township at his own expense.

1.11 DEVELOPER'S OBLIGATIONS

1.11.1 Provision of detailed Engineering Drawings:

- (i) The developer must submit to the CoT complete detail design drawings in respect of roads and stormwater infrastructure for approval prior to the commencement of the construction of the said services.
- (ii) The detail design drawings will only be evaluated after the required Services Report in respect of roads and stormwater has been approved.
- (iii) The developer must obtain a way leave from the Council prior to commencement of construction work, if such work will be done on Council property.
- (iv) A 10% retention guarantee will be applicable for the Civil Engineering Services, which will be held in place for a period of 12 months after takeover of the services or proclamation of the township, whichever date is the latter.

1.11.2 Site Development Plan:

- (i) A complete Site Development Plan for the whole development must be submitted before any building construction may commence, at the cost of the applicant, for the approval of the Division: Roads and Stormwater. Engineers Drawings with details regarding access, parking layout and stormwater drainage must be submitted with the Site Development Plan.

2. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTERABLE

INSTALLATION OF INTERNAL AND EXTERNAL SERVICES

A certificate issued in terms of Section 82 of the Town-planning and Townships Ordinance (Ordinance 15 of 1986) must be lodged with the first transfer or with any other act of registration such as the issuing of a Certificate of Title.

The township applicant shall install and provide internal engineering services in the township as provided for in the services agreement.

The Local Authority shall install and provide external engineering services for the township as provided for in the services agreement.

3. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes in Deed of Transfer T11841/2014, if any:

3.1 excluding the following conditions which only affects Erf 1733 and a road (Mat Avenue) in the township:

“4. Verder onderhewig aan 'n reg-van-oorpad 18,89 meter wyd ten gunste van die Algemene Publiek soos aangedui deur die figuur A.G.F.H.D.A op kaart LG No A5507/52, aangeheg aan Sertifikaat van Geregistreerde Titel Nr 27541/1959, gedateer die 7e dag van November 1959, en soos meer volledig sal blyk uit Notariële Akte van Serwituut Nr 1185/1959S, geregistreer op die 7e dag van November 1959.”

4. CONDITIONS OF TITLE

4.1 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)

4.1.1 ALL ERVEN

4.1.1.1 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.

4.1.1.2 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.

4.1.1.3 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.

4.1.2 ERVEN SUBJECT TO SPECIAL CONDITIONS

In addition to the relevant conditions set out in paragraph 4.1.1.1, 4.1.1.2 and 4.1.1.3 above, the under mentioned erven shall be subject to the conditions as indicated.

4.1.2.1 Erven subject to Special Conditions imposed by the City of Tshwane Local Authority:

Erf 1733

The erf shall be subject to a 3 metre wide service servitude, as indicated on the General Plan, in favour of the Municipality.

4.2 SERVITUDES IN FAVOUR OF THIRD PARTY

ERF 1734

The erf shall be subject to a road widening servitude with varying widths, as indicated on the General Plan, in favour of Portion 458 of the farm Garstfontein 374JR.

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