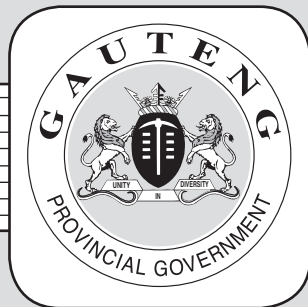


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PROCLAMATION • PROKLAMASIE

PROCLAMATION 170 OF 2017**AKASIA SOSHANGUVE AMENDMENT SCHEME 561A**

The Administrator hereby, in terms of the provisions of Section 89(1) of the Town-Planning and Townships Ordinance, 1965, declares that he approved an amendment scheme, being an amendment of the Akasia Soshanguve Town-planning Scheme, 1996, comprising the same land as included in the township of Amandasig Extension 76.

Map 3 and the scheme clauses of the amendment scheme are filed with the Gauteng Provincial Government (Department of Economic Development), Johannesburg, and the Group Head of Economic Development and Spatial Planning and are open for inspection at all reasonable times.

The amendment is known as Akasia Soshanguve Amendment Scheme 561A

(GO15/3/2/3)

DECLARATION AS AN APPROVED TOWNSHIP

In terms of Section 69 of the Town Planning and Townships Ordinance, 1965 (Ordinance 25 of 1965) the Premier of Gauteng hereby declares Amandasig Extension 76 township to be an approved township subject to the conditions set out in the schedule hereto.

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY ANDY DE BEER DEVELOPMENT (PTY) LTD (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER / APPLICANT (IN TERMS OF THE PROVISIONS OF CHAPTER 3 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965 (ORDINANCE 25 OF 1965), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON THE REMAINDER OF PORTION 480 OF THE FARM HARTEBEESTHOEK NO 303-JR PROVINCE GAUTENG HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT (CONDITIONS OF WHICH WILL BE APPLICABLE TO THE APPROVED TOWNSHIP IN TERMS OF SECTION 67 OF ORDINANCE 25 OF 1965.

- 1.1 NAME

The name of the township shall be Amandasig Extension 76.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 3085/2016.

1.3 STORMWATER DRAINAGE AND STREET CONSTRUCTION

- (a) The township owner shall on request by the local authority submit to such authority for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer approved by the local authority, for the collection and disposal of stormwater throughout the township by means of property constructed works and for the construction, tar macadamising, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the local authority.

Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

- (b) The township owner shall, when required by the local authority to do so, carry out the approved scheme at its own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.
- (c) The township owner shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the streets have been constructed as set out in subclause (b).
- (d) The township owner shall be responsible for the provisions of paragraphs (a), (b) and (c) hereof the local authority shall be entitled to do the work at the cost of the township owner.

1.4 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 due to location:

- 1.4.1 The following Condition C in Deed of Transfer T71889/2014 which does not affect the township:

“C. Kragtens Notariële Akte van Serwituut K 9467/2005 is ‘n ewigdurende serwituut van Reg van Weg, asook bykomende regte verleen oor die voormalige Resterende gedeelte van Gedeelte 85 van die plaas Hartebeesthoek 303, Registrasie Afdeling J.R., Provinsie van Gauteng, (groot 8,3461) hektaar en welke gedeelte ‘n deel vorm van die hieringemelde eiendom), serwituut 3016m² groot aangedui deur die figuur ABCDEFGA op diagram SG No 667/005 ten gunste van die Resterende gedeelte van gedeelte 29 van die plaas Hartebeesthoek 303 Registrasie Afdeling J.R. Provinsie van Gauteng gehou onder T80442/2003.”

- 1.4.2 The following Condition D in Deed of Transfer T71889/2014 which does not affect any of the erven in the township:

“D The former Remainder of Portion 114 of the Farm Hartebeesthoek 303, Registration Division J.R., Gauteng Province (measuring 6,9395 hectares), which forms a part of the property held hereunder, is subject to:-

1. A servitude of WAYLEAVE in favour of the City Council of Pretoria, as will more fully appear from Notarial Deed No. 455/56-S registered on the 30th August 1955, copy whereof is attached to the Deed of Transfer T28325/1951.”
2. A right of way 16 metres wide along the southern boundary of which is indicated by the line A B on Diagram S.G. No. 666/2005, and ancillary rights, in favour of the Remaining Extent of Portion 29 of the farm Hartebeesthoek No 303 J.R. as will more fully appear from Notarial Deed of Servitude No. SK 8185/2005.”

1.4.3 Condition A in Deed of Transfer T71889/2014.

AND SUBJECT to the following conditions which does not affect the erven in the township:-

“A. The herein mentioned property is subject to a right of way 12,59 metres wide along its Eastern Boundary as indicated by the Line Ga on diagram SG No. 11177/2006 attached hereto, in favour of the owner of the remaining extent of the said farm measuring as such 245,4951 hectares and held under Deed of Transfer T13980/1945.”

1.5 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of Umslia Street and for all stormwater running off or being diverted from the road to be received and disposed of.

1.6 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.

1.7 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.

1.8 OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The township owner shall within such period as the local authority may determine, fulfil its obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, as previously agreed upon between the township owner and the local authority.

2. CONDITIONS OF TITLE

ALL ERVEN WITH THE EXCEPTION OF THE ERVEN MENTIONED IN CLAUSE 2(4) SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED, IMPOSED BY THE MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965 (ORDINANCE 25 OF 1965).

2.1.1 The erf shall be subject to a servitude, 2m wide, for municipal services, in favour of the Municipality, 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.

2.1.2 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.

2.1.3 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 further the City of Tshwane shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the City of Tshwane shall make good any damage caused during the laying, maintenance or removal of such services and other works.

2.1.4. Erven 3009, 3013, 3017, 3021 and 3050

The erf shall be subject to a servitude, 2m wide for stormwater purposes in favour of the City of Tshwane Metropolitan Municipality **as indicated on the General Plan.**

2.1.5 Erven 3005 to 3027, 3033, 3039, 3046, 3047, 3052 and 3053

The erf shall be subject to a servitude, 2m wide for sewer purposes in favour of the City of Tshwane Metropolitan Municipality **as indicated on the General Plan.**

2.1.6 Erven 3024 and 3040 – 3047

The erf shall be subject to a servitude, 3m wide for stormwater purposes in favour of the City of Tshwane Metropolitan Municipality **as indicated on the General Plan.**

2.1.7 Erf 3122

The erf shall be subject to a servitude, 11m wide for a right of way in favour of the City of Tshwane Metropolitan Municipality **as indicated on the General Plan.**

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