

***THE PROVINCE OF
GAUTENG***



***DIE PROVINSIE VAN
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PROCLAMATIONS • PROKLAMASIES**PROCLAMATION NOTICE 73 OF 2021****CITY OF TSHWANE****TSHWANE AMENDMENT SCHEME 5595T**

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 Metropolitan Municipality has approved an amendment scheme with regard to the land in the township of Klerksoord Extension 29, being an amendment of the Tshwane Town-planning Scheme, 2008.

Map 3 and the scheme clauses of this amendment scheme are filed with the Department: Economic Development and Spatial Planning, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme 5595T.

(CPD 9/1/1/1-KLOx29 (5595T))
(CPD 9/2/4/2-5595T)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

___ JULY 2021
(Notice 125/2021)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY**DECLARATION OF KLERKSOORD EXTENSION 29 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 Metropolitan Municipality hereby declares the township of Klerksoord Extension 29 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(CPD 9/1/1/1-KLOx29 (5595T))
(CPD 9/2/4/2-5595T)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY PLATINUM HIGH TECH PARK DEVELOPMENT (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 848 OF THE FARM WITFONTEIN 301JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Klerksoord Extension 29.

1.2 DESIGN

The township shall consist of erven, parks and streets as indicated on General Plan SG No 1188/2019.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

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

- (a) The former Portion 145 (a portion of Portion 14) of the farm Witfontein 301, as indicated by the figure NSCDEPN on Consolidation Diagram S.G. No. 3381/2017 annexed hereto, is subject to Notarial Deed of Servitude of Right of Way No. 1552/1973S dated 26 October 1973, wherein the property is subject to a servitude of right of way 15,74 metres wide in favour of the General Public as indicated by figure xBCDzyx on Diagram SG No 3381/2017.

- (b) The former Remaining Extent of Portion 145 (a portion of Portion 14) of the farm Witfontein 301, In Extent 8,0168 (Eight Comma Zero One Six Eight) Hectares as indicated by the figure NSCDEPN on Consolidation Diagram SG No 3381/2017 annexed hereto, is subject to a servitude for stormwater and sewerage purposes in favour of the Greater Pretoria Metropolitan Council, in extent 4211 square metres as indicated by the figure pqrstup on diagram SG No 3381/2017 as will more fully appear from Notarial Deed of Cession of Servitude K6689/1998S.
- (c) The former Portion 146 (a portion of Portion 14) of the farm Witfontein 301, as indicated by the figure QRSNQ on Consolidation Diagram SG No 3381/2017 annexed hereto, is subject to Notarial Deed of Servitude of Right of Way No 1552/1973S dated 26 October 1973, wherein the property is subject to a servitude of right of way 15,74 metres wide in favour of the General Public as indicated by figure xBCDzyx on Diagram SG No 3381/2017.
- (d) The former Remaining Extent of Portion 164 (a portion of Portion 14) of the farm Witfontein 301, in Extent 25,0164 (Twenty Five Comma Zero One Six Four) Hectares as indicated by the figure AJKLFGHA on Consolidation Diagram S.G. No. 3381/2017 annexed hereto, is subject to a servitude for stormwater and sewerage purposes in favour of the Greater Pretoria Metropolitan Council, in extent 4573 square metres as indicated by the figure mnvwHm on diagram SG No 3381/2017 as will more fully appear from Notarial Deed of Cession of Servitude K1053/1999S.
- (e) The former Remaining Extent of Portion 160 (a portion of Portion 14) of the Farm Witfontein 301, In extent 29,6643 (Twenty Nine Comma Six Six Four Three) Hectares as indicated by the figure JMNPLKJ on Consolidation Diagram SG No 3381/2017 annexed hereto, is subject to a servitude for stormwater and sewerage purposes in favour of the Greater Pretoria Metropolitan Council, in extent 4493 square metres as indicated by the figure npuvn on diagram SG No 3381/2017 as will more fully appear from Notarial Deed of Cession of Servitude K6846/1998S.

1.3.2 Excluding the following servitude which only affects Titanium Street in the township

- (a) The former Portion 147 (a portion of Portion 14) of the farm Witfontein 301, as indicated by the figure MBRQM on Consolidation Diagram SG No 3381/2017 annexed hereto, is subject to Notarial Deed of Servitude of Right of Way No 1552/1973S dated 26 October 1973, wherein the property is subject to a servitude of right of way 15,74 metres wide in favour of the General Public as indicated by figure xBCDzyx on Diagram SG No 3381/2017.

1.4 LAND FOR MUNICIPAL PURPOSES

The following erven shall be transferred to the City of Tshwane by and at the expense of the township owner simultaneously with the first transfer of any erf in the township:

Public Open Space Erf 567

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 DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the City of Tshwane to do so, the township owner shall at its 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.

1.7 REMOVAL OF LITTER

The township owner shall at its own expense have all litter within the township area removed to the satisfaction of the City of Tshwane, when required to do so by the Municipality.

1.8 REMOVAL AND/OR REPLACEMENT OF ESKOM POWER LINES

Should it be necessary to remove 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.

1.9 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.

1.10 COMPLIANCE WITH CONDITIONS IMPOSED BY GDARD

The township owner shall at his own costs comply with all the conditions imposed by which the 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 section 21, 22 and 26 of the Environmental Conservation Act, (Act 73 of 1989) or the National Environmental Act, 1998 (Act 107 of 1998) and the Regulations thereto, as the case may be, for the development of this township.

1.11 ACCESS

1.11.1 Access to and egress from the township shall be provided to the satisfaction of the local authority and / or the Gauteng Department of Roads and Transport.

1.11.2 No access to or egress from the township shall be permitted via the lines of no access as indicated on the layout plan of the township No CPD9/1/1/1-KL0X29/5.2

2. CONDITIONS OF TITLE

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)

1.4 2.1 ALL ERVEN WITH THE EXCEPTION OF THE ERVEN REFERRED TO IN CLAUSE

2.1.1 Each 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 3m 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 thereof.

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 sewerage and other works which in its discretion regards necessary, and furthermore 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.

2.2 ERVEN SUBJECT TO SPECIAL CONDITIONS:

In addition to the relevant conditions set out in paragraph 2.1.1, 2.1.2 and 2.1.3 above, the under mentioned erven shall be subject to the conditions as indicated:

2.2.1 ERF 468

The erf is subject to a servitude, 3m wide, in favour of the local authority for municipal purposes (water, sewer and stormwater) as indicated on the General Plan.

2.2.2 ERVEN 440, 443 AND 481

The erf is subject to a servitude, 2m wide, in favour of the local authority for municipal purposes (water, sewer and stormwater) as indicated on the General Plan.

2.2.3 ERVEN 496 AND 497

The erf is subject to a servitude, 3m wide, in favour of the local authority for municipal purposes (water, sewer, stormwater and electricity) as indicated on the General Plan.

2.2.4 ERVEN 369 AND 379

The erf is subject to a servitude 3m wide, in favour of the local authority for municipal purposes (sewer line) as indicated on the General Plan.

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