

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE VAN  
GAUTENG**

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21 JULIE 2021

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**Contents**

<i>No.</i>		<i>Gazette No.</i>	<i>Page No.</i>
	<b>PROCLAMATIONS • PROKLAMASIES</b>		
66	Town-planning and Townships Ordinance (15/1986): Pretoria Extension 14.....	236	3

**PROCLAMATIONS • PROKLAMASIES**  
**PROCLAMATION NOTICE 66 OF 2021**

**CITY OF TSHWANE**

**PRETORIA AMENDMENT SCHEME 13232P**

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 Pretoria Extension 14, being an amendment of the Pretoria Town-planning Scheme, 1974.

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

This amendment is known as Pretoria Amendment Scheme 13232P.

(CPD 9/1/1/1-PTAx14 0536 (Item 32170)  
(CPD 9/2/4/2-13232)

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

21 JULY 2021  
(Notice 124/2021)

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**CITY OF TSHWANE**

**DECLARATION OF PRETORIA EXTENSION 14 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 Pretoria Extension 14 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(CPD 9/1/1/1-PTAx14 0536 (Item 32170)  
(CPD 9/2/4/2-13232)

**SCHEDULE**

CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY, IN TERMS OF THE PROVISIONS OF SECTION 107(1) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 500 (A PORTION OF PORTION 6) OF THE FARM PRETORIA TOWN AND TOWNLANDS 351JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

**1. CONDITIONS OF ESTABLISHMENT**

**1.1 NAME**

The name of the township shall be Pretoria Extension 14.

**1.2 DESIGN**

The township shall consist of erven as indicated on General Plan S.G. No. 5276/2005.

**1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven shall be made subject to existing conditions and servitudes, if any, but excluding—

1.3.1 the following servitudes / rights / leases / expropriations / interdicts which do not affect the township area because of the location thereof:

- (iii) "By virtue of Notarial Deed no K1276/1977S dated 23<sup>rd</sup> March 1977 the within mentioned property is subject to a servitude in perpetuity together with ancillary rights along a strip of ground 2493 square metres in extent as indicated by the figure ABCDEFJK on diagram No A 6406/73 annexed thereto as will more fully appear from reference to the said Notarial Deed, a copy whereof is hereto annexed."

- (iv) "Kragtens Notariële Akte K1386/1983S, is die reg aan EVKOM verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer, tesame met bykomende regte en onderworpe aan voorwaardes soos meer volledig sal blyk uit gesegde Akte en kaart, afskrifte waarvan hieraan geheg is."
- (v) "By virtue of Notarial Deed of servitude K7855/2004S dated 14 September 2004 the owner hereby gives and grants to Rand Water Board the right in perpetuity to convey and transmit water over the within mentioned property by means of pipelines already laid and which may hereafter be laid along a strip of ground 4,4409 ha in extent, as depicted by the figure ABCDEFGHJKLMNPQRSTUVWXYZ and YZA1B1C1D1E1 F1G1H1J1K1 on servitude diagram SG no. 8616/1998, as will more fully appear from the said notarial deed of servitude, with ancillary rights."

#### 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

The municipality 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.

#### 1.6 CONSOLIDATION OF ERVEN

The township owner shall at his own expense, cause the erven in the township to be consolidated, for which consolidation approval is hereby extended by the City of Tshwane Metropolitan Municipality in terms of the provisions of Section 92(2)(a) of Ordinance 15 of 1986.

#### 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.

### 2. CONDITIONS OF TITLE

#### 2.1 CONDITIONS IMPOSED BY THE MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO. 15 OF 1986)

The erven mentioned hereunder shall be subject to the conditions as indicated.

##### 2.1.1 ALL ERVEN

- 2.1.1.1 The erf shall be subject to a servitude, 2m wide, for municipal services (water, sewer, electricity and storm-water) (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, 2 m 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 building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 1 metre thereof.
- 2.1.1.3 The municipality shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion, may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose, subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority / municipality.





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