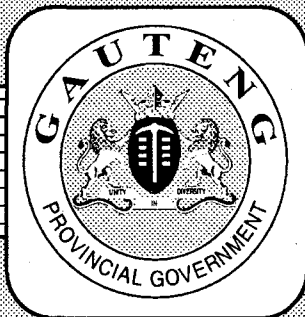


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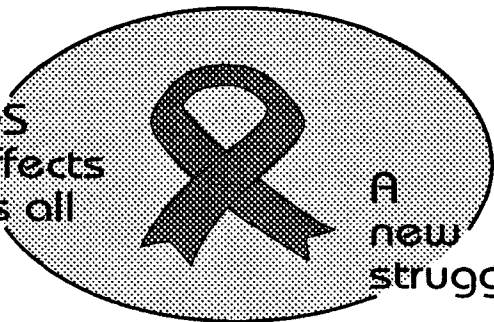
Vol. 7

PRETORIA, 2 MAY 2001
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No. 68

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NOTICE 2581 OF 2001

THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF EQUESTRIA EXTENSION 69 AS APPROVED TOWNSHIP

In terms of section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Tshwane Metropolitan Municipality hereby declares the **Township of Equestria Extension 69** to be an approved township, subject to the conditions as set out in the Schedule hereto.

(K13/2/EQUESTRIA X69)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY CHRISTAKIS FOODS CC IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE No. 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 391 OF THE FARM THE WILLOWS 340 JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 Name

The name of the township shall be **Equestria Extension 69**.

1.2 Design

The township shall consist of erven, parks and streets as indicated on General Plan LG no 12287/1997.

1.3 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, and more specific the following servitude:

"Subject further to a servitude of Right of Way, 4.5 (four comma five) metres wide in general terms along a route to be agreed upon in favour of:

Remaining Extent of Holding 54, Willow Glen Agricultural Holdings, Registration Division J.R., Gauteng, measuring as such 1,2051 (one comma two nought five one) hectares.

Held by Gerrie de Jong (Proprietary) Limited under Deed of Transfer No T31193/1968, dated 10 September 1968".

1.4 Endowment

Payable to the City of Tshwane Metropolitan Municipality.

The township owner shall pay the City of Tshwane Metropolitan Municipality as endowment a total amount of R25 000,00 which amount 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 shall be payable in accordance with the provisions of section 81 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

1.5 Access

No entrance from Provincial Road K-145 to the township and no exit to Provincial Road K-145 from the township is permitted.

1.6 Receiving and disposal of stormwater

The township owner shall arrange the stormwater drainage of the township in such a way as to fit in with that of Road K-145 and he shall receive and dispose of the stormwater running off or being diverted from the road.

1.7 Relocation and/or removal of municipal services

If it becomes necessary to relocate or remove any existing municipal services as a result of establishing the township, the owner of the township is to bear the cost of this.

1.8 Demolition of buildings and structures

When required by the City Council of Pretoria to do so, the township owner shall at his own expense cause to be demolished to the satisfaction of the City Council of Pretoria all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures.

1.9 Removal of rubble

When required to do so by the City of Tshwane Metropolitan Municipality, the owner of the township is, at his or her own expense, to have all rubble within the township area removed to the satisfaction of the Council.

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 Metropolitan Municipality 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, 2m wide, for municipal services (water/sewerage/electricity/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, 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 Metropolitan Municipality 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 City of Tshwane Metropolitan Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the City of Tshwane Metropolitan Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

2.1.2 Erf 248

2.1.2.1 The erf shall be subject to a servitude of right of way in favour of the City of Tshwane Metropolitan Municipality, as indicated on the servitude diagram SG 7608/2001.

2.1.2.2 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 therefrom.

2.1.2.3 The City of Tshwane Metropolitan Municipality 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 essential, and furthermore the City of Tshwane Metropolitan Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provisions that the City of Tshwane Metropolitan Municipality shall make good any damage caused during the laying, maintenance or removal of such main sewer pipelines and other works.

2.1.3 Erf 249

2.1.3.1 The erf shall be subject to a servitude of right of way in favour of the City of Tshwane Metropolitan Municipality, as indicated on the servitude diagram SG 7609/2001.

2.1.3.2 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 therefrom.

2.1.3.3 The City of Tshwane Metropolitan Municipality 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 essential, and furthermore the City of Tshwane Metropolitan Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provisions that the City of Tshwane Metropolitan Municipality shall make good any damage caused during the laying, maintenance or removal of such main sewer pipelines and other works.

KENNISGEWING 2581 VAN 2001

DIE STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

VERKLARING VAN EQUESTRIA UITBREIDING 69 TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad Tshwane Metropolitaanse Munisipaliteit hierby die dorp **Equestria Uitbreiding 69** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(K13/2/EQUESTRIA X69)

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR CHRISTAKIS FOODS BK INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE No. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 391 VAN DIE PLAAS TE WILLOWS 340 JR, GAUTENG TE STIG TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

1.1 Naam

Die naam van die dorp is **Equestria Uitbreiding 69**.

1.2 Ontwerp

Die dorp bestaan uit erwe, parke en strate soos aangedui op Algemene Plan LG No. 12287/1997.

1.3 Beskikking oor bestaande titelvoorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitude, as daar is, met inbegrip van die voorbehoud van die regte op minerale, en meer spesifiek met inbegrip van die volgende serwituu:

"Subject further to a servitude of Right of Way, 4.5 (four comma five) metres wide in general terms along a route to be agreed upon in favour of:

Remaining Extent of Holding 54, Willow Glen Agricultural Holdings, Registration Division J.R., Gauteng, measuring as such 1,2051 (one comma two nought five one) hectares.

Held by Gerrie de Jong (Proprietary) Limited under Deed of Transfer No T31193/1968, dated 10 September 1968".

1.4 Begiftiging

Betaalbaar aan die Stad Tshwane Metropolitaanse Munisipaliteit.

Die dorpseienaar moet aan die Stad Tshwane Metropolitaanse Munisipaliteit, as begiftiging, 'n totale bedrag van R25 000,00 betaal, welke bedrag deur die Stad Tshwane Metropolitaanse Munisipaliteit aangewend moet word vir die verkryging van grond vir park- en/of openbare-opruimdoeleindes.

Die genoemde begiftigingsbedrag is betaalbaar kragtens die bepalings van artikel 81 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).

1.5 Toegang

Geen ingang van Provinsiale Pad K-145 tot die dorp en geen uitgang tot Provinsiale Pad K-145 uit die dorp word toegelaat nie.

1.6 Ontvangs van en wegdoen met stormwater

Die dorpsieenaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van die Pad K-145 en hy moet die stormwater wat van die pad afloop of afgelei word, ontvang en daarmee wegdoen.

1.7 Verskuiwing en/of verwydering van munisipale dienste

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale dienste te verskuif of te vervang, moet die koste daarvan deur die dorpsieenaar gedra word.

1.8 Sloping van geboue en strukture

Die dorpsieenaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes en kantruimtes of oor gemeenskaplike grense geleë is, of bouvallige strukture laat sloop tot tevredeheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis.

1.9 Verwydering van rommel

Die dorpsieenaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot tevredeheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis.

2. TITELVOORWAARDES

2.1 Die erwe hieronder genoem, is onderworpe aan die voorwaardes soos aangedui, opgelê deur die Stad Tshwane Metropolitaanse Munisipaliteit ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986):

2.1.1 *Alle erwe*

2.1.1.1 Die erf is onderworpe aan 'n serwituut, 2m breed, vir munisipale dienste (water/riool/elektrisiteit/stormwater) (hierna "die dienste" genoem), ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 2m breed, oor die toegangsgedeelte van die erf, indien en wanneer die plaaslike bestuur dit verlang: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.

2.1.1.2 Geen geboue of ander strukture mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2m daarvan geplant word nie.

2.1.1.3 Die Stad Tshwane Metropolitaanse Munisipaliteit is daarop geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige dienste en ander werke wat hy na goeëdoel noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die stad Tshwane Metropolitaanse Munisipaliteit geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Stad Tshwane Metropolitaanse Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.

2.1.2 Erf 248

(i) Die erf is onderworpe aan 'n serwituut vir reg-van-weg ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit, soos op serwituutdiagram LG 7608/2001 aangedui.

(ii) Geen geboue of ander strukture mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 m daarvan geplant word nie.

(iii) Die Stadsraad van Pretoria is daarop geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van munisipale dienste en ander werke wat hy na goeëdoel noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die Stadsraad van Pretoria geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Stadsraad van Pretoria enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige munisipale dienste en ander werke veroorsaak word.

2.1.3 Erf 249

(i) Die erf is onderworpe aan 'n serwituut vir reg-van-weg ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit, soos op serwituutdiagram LG 7609/2001 aangedui.

(ii) Geen geboue of ander strukture mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 m daarvan geplant word nie.

(iii) Die Stadsraad van Pretoria is daarop geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van munisipale dienste en ander werke wat hy na goeëdoel noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die Stadsraad van Pretoria geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Stadsraad van Pretoria enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige munisipale dienste en ander werke veroorsaak word.

NOTICE 2582 OF 2001

THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY
PRETORIA AMENDMENT SCHEME 8529

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 Equestria Extension 69, being an amendment of the Pretoria Town-planning Scheme, 1974.

Map 3 and the scheme clauses of this amendment scheme are filed with the Chief Executive/Town Clerk of Pretoria, and are open to inspection during normal office hours.

This amendment is known as Pretoria Amendment Scheme 8529.
(K13/2/EQUESTRIA X69)

Acting City Secretary
(Notice No 303/2001)

KENNISGEWING 2582 VAN 2001

DIE STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
PRETORIA-WYSIGINGSKEMA 8529

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 Metropolitaanse Munisipaliteit 'n wysigingskema met betrekking tot die grond in die dorp Equestria Uitbreiding 69, synde 'n wysiging van die Pretoria-dorpsbeplanningskema, 1974, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Uitvoerende Hoof/Stadsklerk van Pretoria, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Pretoria-wysigingskema 8529.
(K13/2/Equestria X69)

Waarnemende Stadsekretaris
(Kennisgewing No. 303/2001)

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