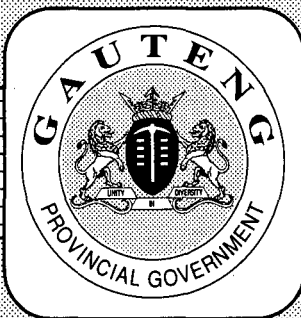


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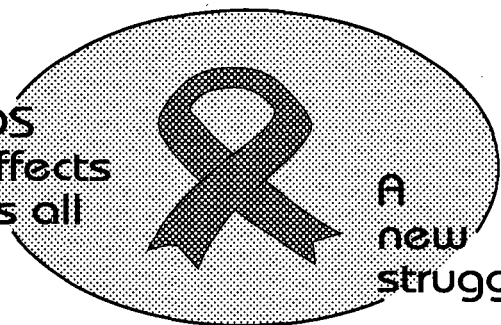
Vol. 8

PRETORIA, 19 AUGUST  
AUGUSTUS 2002

No. 264

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**GENERAL NOTICES**

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**NOTICE 2278 OF 2002****PRETORIA AMENDMENT SCHEME 8886**

The Administrator hereby, in terms of the provisions of Section 89 of the Town-planning and Townships Ordinance, 1965, declares that he approved an amendment scheme, being an amendment of Pretoria Town-planning Scheme 1974, comprising the same land as included in the township of Equestria Extension 109.

Map 3 and the scheme clauses of the amendment scheme are filed with the Gauteng Provincial Government, (Department of Development Planning and Local Government), Johannesburg, and the Town Clerk Pretoria, and are open for inspection at all reasonable times

The amendment is known as Pretoria Amendment Scheme 8886.

**DPLG 11/3/14/C/6(8886)**

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**KENNISGEWING 2278 VAN 2002****PRETORIA WYSIGINGSKEMA 8886**

Die Administrateur verklaar hierby, ingevolge die bepalings van Artikel 89 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, dat hy 'n wysigingskema, synde 'n wysiging van Pretoria Dorpsbeplanningskema 1974, wat uit dieselfde grond as die dorp Equestria Uitbreiding 109 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Gauteng Provinsiale Regering, (Departement van Ontwikkelingsbeplanning en Plaaslike Regering), Johannesburg, en die Stadsklerk Pretoria, en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Pretoria Wysigingskema 8886.

**DPLG 11/3/14/C/6(8886)**

**NOTICE 2279 OF 2002****DECLARATION AS APPROVED TOWNSHIP**

In terms of section 69 of the Town-planning and Townships Ordinance, 1965 (Ordinance 25 of 1965), the Administrator hereby declares Equestria Extension 109 township to be an approved township, subject to the conditions set out in the Schedule hereto.

GO 15/3/2/3/61

**SCHEDULE**

**CONDITIONS UNDER WHICH THE APPLICATION MADE BY EDENWAY (PTY) LTD UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 223 (A PORTION OF PORTION 81) OF THE FARM THE WILLOWS NO. 340-J.R., PROVINCE OF GAUTENG, HAS BEEN GRANTED**

**1. CONDITIONS OF ESTABLISHMENT****(1) NAME**

The name of the township shall be Equestria Extension 109.

**(2) DESIGN**

The township shall consist of erven and streets as indicated on General Plan S.G. No. A965/1987.

**(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 properly constructed works and for the construction, tarmacadamising, 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) If the township owner fails to comply with 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.

**(4) ENDOWMENT**

Payable to the local authority

The township owner shall, in terms of the provisions of section 63(1)(b) of the Town- planning and Townships Ordinance, 1965, pay a lump sum endowment of R82 000-00 to the local authority, for the provision of land for a park (public open space).

Such endowment shall be payable in terms of section 73 of the said Ordinance.

**(4) DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, but excluding the following servitudes which do not affect the township area:

“Specially subject to a servitude of rights of way along the road shown on Diagram N A 715/1924, annexed to Deed of Transfer No. 10127/1925 in favour of the owners of the following portions of Portion G of the farm THE WILLOWS No. 23, district Pretoria.

- (1) Portion 3, transferred by Deed of Transfer No. 3094/1928 dated 26<sup>th</sup> March, 1928.
- (2) Portion 4, transferred by Deed of Transfer No. 452/1928 dated 20<sup>th</sup> January, 1928.
- (3) Portion 5, transferred by Deed of Transfer No. 4671/1928 dated 4<sup>th</sup> May, 1928.
- (4) Portion 12, transferred by Deed of Transfer No. 6925/1937 dated 14<sup>th</sup> April, 1937;”.

**(6) DEMOLITION OF BUILDINGS AND STRUCTURES**

The township owner shall at it's 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 local authority, when required by the local authority to do so.

**(7) REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES**

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owner.

**3. CONDITIONS OF TITLE**

The erven shall be subject to the following conditions imposed by the Administrator in terms of the provisions of the Town-planning and Townships Ordinance, 1965.

- (1) The erf is subject to a servitude, 2 m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2 m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.
- (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 2 m thereof.
- (3) The local authority 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.

**KENNISGEWING 2279 VAN 2002****VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge artikel 69 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965 (Ordonnansie 25 van 1965), verklaar die Administrateur hierby die dorp Equestria Uitbreiding 109 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

GO 15/3/2/3/61

**BYLAE**

**VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR EDENWAY (PTY) LTD INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 223 ('N GEDEELTE VAN GEDEELTE 81) VAN DIE PLAAS THE WILLOWS NO. 340-J.R., PROVINSIE GAUTENG, TOEGESTAAN IS**

**1. STIGTINGSVOORWAARDES****(1) NAAM**

Die naam van die dorp is Equestria Uitbreiding 109.

**(2) ONTWERP**

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No A965/1987.

**(3) STORMWATERDREINERING EN STRAATBOU**

- (a) Die dorpseienaar moet op versoek van die plaaslike bestuur aan sodanige bestuur 'n gedetailleerde skema, volledig met planne, deursneë en spesifikasies, opgestel deur 'n siviele ingenieur wat deur die plaaslike bestuur goedgekeur is, vir die opgaar en afvoer van stormwater deur die hele dorp deur middel van behoorlike aangelegde werke en vir die aanlê, teermacadamisering, beranding en kanalisering van die strate daarin, tesame met die verskaffing van sodanige keermure as wat die plaaslike bestuur nodig ag, vir goedkeuring voorlê.

Verder moet die skema die roete en helling aandui deur middel waarvan elke erf toegang tot die aangrensende straat verkry.

- (b) Die dorpseienaar moet, wanneer die plaaslike bestuur dit vereis, die goedgekeurde skema op eie koste namens en tot bevrediging van die

plaaslike bestuur, onder toesig van 'n siviele ingenieur deur die plaaslike bestuur goedgekeur, uitvoer.

- (c) Die dorpseienaar is verantwoordelik vir die instandhouding van die strate tot bevrediging van die plaaslike bestuur totdat die strate ooreenkomstig subklousule (b) gebou is.
- (d) Indien die dorpseienaar versuim om aan die bepalings van paragrawe (a), (b) en (c) hiervan te voldoen, is die plaaslike bestuur geregtig om die werk op koste van die dorpseienaar te doen.

#### (4) **BEGIFTIGING**

Betaalbaar aan die plaaslike bestuur

Die dorpseienaar moet kragtens die bepalings van artikel 63(1)(b) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, aan die plaaslike bestuur as begiftiging 'n globale bedrag van R82 000-00 betaal, welke bedrag deur die plaaslike bestuur aangewend moet word vir die verkryging van 'n park (openbare oopruimte).

Sodanige begiftiging is betaalbaar kragtens die bepalings van artikel 73 van genoemde Ordonnansie.

#### (5) **BESKIKKING OOR BESTAANDE TITELVOORWAARDES**

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd die volgende serwitute wat nie die dorp raak nie:

"Specially subject to a servitude of rights of way along the road shown on Diagram N A 715/1924, annexed to Deed of Transfer No. 10127/1925 in favour of the owners of the following portions of Portion G of the farm THE WILLOWS No. 23, district Pretoria.

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- (4) Portion 12, transferred by Deed of Transfer No. 6925/1937 dated 14<sup>th</sup> April, 1937;"



**(6) SLOPING VAN GEBOUE EN STRUKTURE**

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

**(7) VERSKUIWING OF DIE VERVANGING 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 dorpseienaar gedra word.

**3. TITELVOORWAARDES**

Die erwe is onderworpe aan die volgende voorwaardes opgelê deur die Administrateur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965.

- (1) Die erf is onderworpe aan 'n serwituut 2 m breed, vir riolerings- en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur. Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (2) Geen gebou of ander struktuur 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.
- (3) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke wat hy volgens goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpyleidings en ander werke veroorsaak word.

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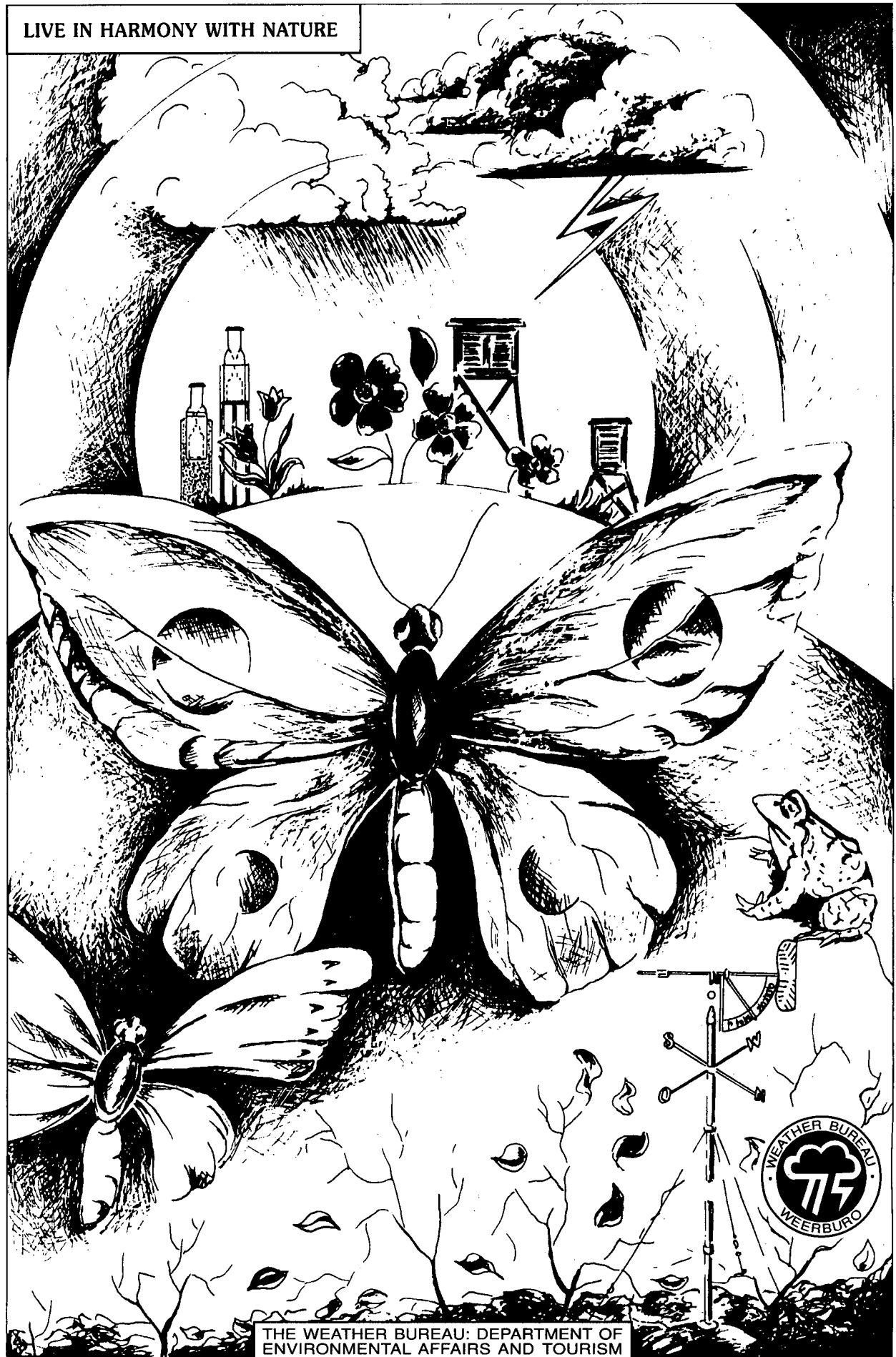
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