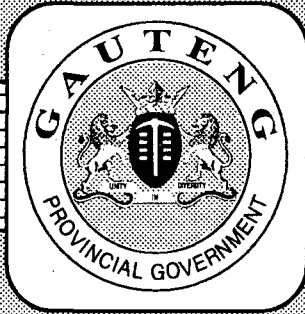


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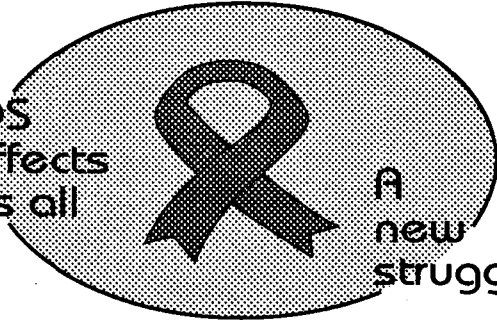
Vol. 8

PRETORIA, 2 DECEMBER 2002
DESEMBER

No. 415

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CONTENTS

| <i>No.</i> | <i>Page No.</i> | <i>Gazette No.</i> |
|--|---------------------|------------------------|
| LOCAL AUTHORITY NOTICE | | |
| 1922 Town-planning and Townships Ordinance (15/1986): City of Tshwane Metropolitan Municipality: Declaration as an approved township: Equestria Extension 27 | 3 | 415 |

LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 1922

CITY OF TSHWANE METROPOLITAN MUNICIPALITY DECLARATION OF EQUESTRIA EXTENSION 27 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 27** to be an approved township, subject to the conditions as set out in the Schedule hereto.

(K13/2 Equestria X27)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION IS MADE BY GORDON McLACHLAN IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 296 (A PORTION OF PORTION 81) OF THE FARM THE WILLOWS 340-JR, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be **Equestria Extension 27**.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No. 4683/2002.

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 rights to minerals.

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 R87 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 amount 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 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 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have erven 146 and 147 in the township consolidated, and permission thereto is hereby granted.

1.7 DEMOLITION OF BUILDINGS AND STRUCTURES

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

1.8 REMOVAL OF LITTER

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

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.

2. CONDITIONS OF TITLE

2.1 The erven mentioned below shall be subject to the conditions 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, 2 m 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, 2m wide, over the entrance portion of the erf, if and when required by the local authority: Provided that when 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 147

2.1.2.1 The erf shall be subject to a servitude for municipal services (stormwater) in favour of the City of Tshwane Metropolitan Municipality, as indicated on the general plan.

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 from it.

- 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 provision 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.

PLAASLIKE BESTUURSKENNISGEWING 1922

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT VERKLARING VAN EQUESTRIA UITBREIDING 27 TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 of 1986), verklaar die Stad Tshwane Metropolitaanse Munisipaliteit hierby die dorp **Equestria Uitbreiding 27** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(K13/2 Equestria X27)

BYLAE

VOORWAARDES WAAROP AANSOEK GEDOEN IS DEUR GORDON McLACHLAN INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 296 ('N GEDEELTE VAN GEDEELTE 81) VAN DIE PLAAS THE WILLOWS 340-JR, TE STIG, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is **Equestria Uitbreiding 27**.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op die Algemene Plan LG No. 4683/2002.

1.3 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.

1.10 BEGIFTIGING

Betaalbaar aan die Stad van Tshwane Metropolitaanse Munisipaliteit.

Die dorpseienaar sal aan die Stad van Tshwane Metropolitaanse Munisipaliteit 'n totale bedrag van R87 000.00 betaal as begiftiging, welke bedrag deur die Stad van Tshwane Metropolitaanse Munisipaliteit aangewend sal word vir die verkryging van grond vir park en/of openbare oop ruimte doeleindes.

Die vermelde begiftiging sal betaalbaar wees ooreenkomstig die bepalings van artikel 81 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).

1.11 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 dorpseienaar gedra word.

1.12 KONSOLIDASIE VAN ERWE

Die dorpseienaar moet op eie koste Erwe 146 en 147 in die dorp laat konsolideer en toestemming daarvoor word hiermee verleen.

1.13 SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar 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 van Tshwane Metropolitaanse Munisipaliteit wanneer die Stad van Tshwane Metropolitaanse Munisipaliteit dit vereis.

1.14 VERWYDERING VAN ROMMEL

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

1.15 VERSKUIWING EN/OF VERWYDERING VAN TELKOM DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande dienste van TELKOM te verskuif en/of te verwyder, moet die koste daarvan deur die dorpseienaar gedra word.

2. TITELVOORWAARDES

2.1 Die erwe hieronder genoem, is onderworpe aan die voorwaardes soos aangedui, opgelê deur die Stad van 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 en stormwater) (hierna "die dienste genoem), 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, 2m breed oor die toegangsgedeelte van die erf, indien en wanneer die plaaslike bestuur dit verlang: Met dien verstande 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 van 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 van Tshwane Metropolitaanse Munisipaliteit geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Stad van 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 147*

2.1.2.1 Die erf is onderworpe aan 'n serwituut vir munisipale dienste (stormwater) ten gunste van die Stad van Tshwane Metropolitaanse Munisipaliteit, soos aangetoon op die algemene plan.

2.1.2.2 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.

2.1.2.3 Die Stad van 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 van Tshwane Metropolitaanse Munisipaliteit geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Stad van Tshwane Metropolitaanse Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.

IMPORTANT NOTICE

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HENNIE MALAN

Director: Financial Management
Office of the Premier (Gauteng)

