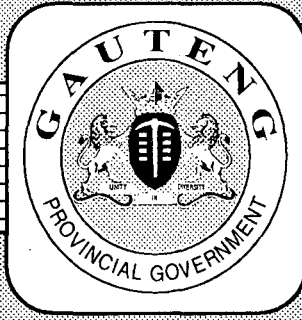


Copy

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

Selling price • Verkoopprys: **R2,50**
Other countries • Buitelands: **R3,25**

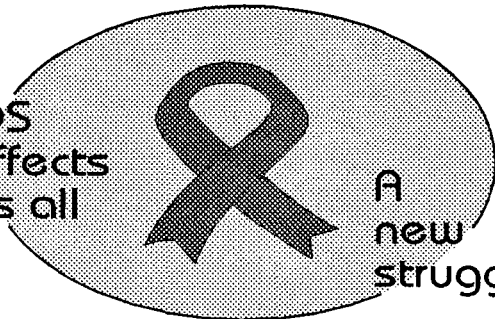
Vol. 9

PRETORIA, 1 SEPTEMBER 2003

No. 357

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH



CONTENTS • INHOUD

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES			
1711	Town-planning and Townships Ordinance (15/1986): City of Tshwane Metropolitan Municipality: Pretoria Amendment Scheme 9402.....	3	357
1712	do.: do.: Declaration as an approved township: Equestria Extension 7.....	3	357
1713	do.: do.: do.: Equestria Extension 24.....	9	357
1714	do.: do.: Pretoria Amendment Scheme 9411.....	13	357

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1711

CITY OF TSHWANE METROPOLITAN MUNICIPALITY PRETORIA AMENDMENT SCHEME 9402

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

Map 3 and the scheme clauses of this amendment scheme are filed with the City Manager, and are open to inspection during normal office hours.

This amendment is known as Pretoria Amendment Scheme 9402.

(K13/2/Equestria x7)

General Manager: Legal Services

PLAASLIKE BESTUURSKENNISGEWING 1711

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT PRETORIA WYSIGINGSKEMA 9402

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 7, synde 'n wysiging van die Pretoria-dorpsbeplanningskema, 1974, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Stad Bestuurder, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Pretoria-wysigingskema 9402.

(K13/2/Equestria x 7)

Hoofbestuurder: Regsdienste

LOCAL AUTHORITY NOTICE 1712

CITY OF TSHWANE METROPOLITAN MUNICIPALITY DECLARATION OF EQUESTRIA EXTENSION 7 AS AN 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 Equestria Extension 7 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(K13/2/Equestria x 7)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY JR 209 INVESTMENTS (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT) 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 474 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 7.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No. 9217/2002.

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 the rights to minerals, but excluding the following servitude which does not affect the township:

"B. Gedeelte 4 (voorheen gedeelte E) van die gesegde plaas THE WILLOWS Nr 340, Registrasie Afdeling J.R. ('n gedeelte waarvan hiermee getranspoteer word) is onderworpe aan 'n Serwituut van deurgangsreg vir die geleiding van elektriese krag deur middel van 'n bogrondse kraglyn en ondergrondse kables ten gunste van die Stadsraad van Pretoria, met die verder regte en onderworpe aan die voorwaardes soos uiteengesit in Notariële Akte Nr. 1432/1960 S geregistreer die 9de Desember 1960."

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 PROVISION OF OPEN SPACE

The township owner is liable for the payment of endowment to the City of Tshwane Metropolitan Municipality for the provision of land for park/or public open space in accordance with the provisions of section 81 of the Town-panning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

The developer, JR 209 INVESTMENTS (PROPRIETARY) LIMITED, has provided adequate 'Private open space' in the township Equestria Extension 31, in lieu of this township. No endowment is thus payable. In the event that the aforementioned erf be re-zoned or used for uses not compatible with 'open-space' to the satisfaction of the Municipality, endowment will be payable to the Municipality.

1.6 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at his own expense erect a fence or other physical barrier to the satisfaction of the Head of the Department: Transport and Public Works, as and when required by him to do so, and the township owner shall maintain such fence or physical barrier in a good state of repair until such time as the erven in the township are transferred to ensuing landowners, after which the responsibility for the maintenance of such fence or physical barrier rests with the latter.

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 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.

1.10 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.

1.11 COMPLIANCE TO CONDITIONS IMPOSED BY GDACEL

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Agriculture, Conservation, Environment and Land Affairs has granted the applicant exemption from compliance with regulations No 1182 and 1183 promulgated in terms of section 21, 22 and 26 of the Environmental Conservation Act, for the development of this township.

1.12 ASSOCIATION AND STATUTES

The developer must register a section 21 company (homeowners' association) in terms of the provisions of the Companies Act, 1973 (Act 61 of 1973). All the owners of units in the township must become members of the section 21 company. A copy of the registered Deed of Association (CM4) and the Company's Statutes must be submitted to the City of Tshwane Metropolitan Municipality.

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 ALL ERVEN

As this erf (stand, land, etc) forms part of an area which may be subject to dust pollution and noise as a result of open-cast mining activities past, present or future in the vicinity thereof, the owner thereof accepts that inconvenience with regard to dust pollution and noise as a result thereof, may be experienced.

3.2 CONDITIONS IMPOSED BY THE SOUTH AFRICAN ROADS AGENCY LIMITED IN TERMS OF THE NATIONAL ROADS ACT, 1988 (ACT 7 OF 1998)

ERF 522

3.2.1 Except for any essential stormwater drainage structures, no building structure, or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid or established under or below the surface of the land of the erf at a distance less than 20m from the

boundary of the erf abutting on Road N4 except with the consent in writing of the South African National Roads Agency Limited.

- 3.2.2 Ingress to and egress from the erf shall not be permitted along the boundary of the erf abutting on Road N4.
- 3.2.3 Except with the written consent of the South African National Roads Agency Limited, the erf shall be used for residential purposes only.

PLAASLIKE BESTUURSKENNISGEWING 1712

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

VERKLARING VAN EQUESTRIA UITBREIDING 7 TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No. 15 van 1986), verklaar die Stad Tshwane Metropolitaanse Munisipaliteit hierby die dorp Moreletapark Uitbreiding 7 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(K13/2/Equestria x 7)

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR JR 209 INVESTMENTS (PTY) LTD (HIERNA GENOEM DIE APPLIKANT) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 474 VAN DIE PLAAS THE WILLOWS 340 JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Equestria Uitbreiding 7.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No. 9217/2002.

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, maar uitgesonderd die volgende serwitute wat nie die dorp raak nie:

"B. Gedeelte 4 (voorheen gedeelte E) van die gesegde plaas THE WILLOWS Nr 340, Registrasie Afdeling J.R. ('n gedeelte waarvan hiermee getranspoteer word) is onderworpe aan 'n Serwituut van deurgangsreg vir die geleiding van elektriese krag deur middel van 'n bogrondse kraglyn en ondergrondse kables ten gunste van die Stadsraad van Pretoria, met die verder regte en onderworpe aan die voorwaardes soos uiteengesit in Notariële Akte Nr. 1432/1960 S geregistreer die 9de Desember 1960."

1.4 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.

1.5 VOORSIENING VAN OOPRUIMTE

Die dorpseienaar is aanspreeklik vir die betaling van begiftiging aan die Stad Tshwane Metropolitaanse Munisipaliteit vir die voorsiening van grond vir park/of openbare oopruimte ooreenkomstig die bepalings van artikel 81 van die of the Town-panning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

Die dorpseienaar, JR 209 INVESTMENTS (PROPRIETARY) LIMITED, het voldoende 'Privaat oopruimtes' in die dorp Equestria Uitbreiding 31 ten opsigte van die dorp voorsien. Geen parkbegiftiging is dus betaalbaar nie. Indien die voormelde erf hersoneer word vir gebruik,

of gebruike wat nie versoenbaar is met 'oopruimte' tot die tevredenheid van die Munisipaliteit nie, sal begiftiging betaalbaar wees aan die Munisipaliteit.

1.6 OPRIGTING VAN HEINING OF ANDER FISIESE VERSPERRING

Die dorpseienaar moet op eie koste 'n heining of ander fisiese versperring tot tevredenheid van die Hoof van die Departement: Vervoer en Openbare Werke, soos en wanneer deur hom verlang om dit te doen en die dorpseienaar moet sodanige heining of fisiese versperring in 'n goeie toestand hou tot die erwe in die dorp getranspoteer is na die opvolgende grondeienaars, waarna hierdie verantwoordelikheid deur die grondeienaar oorgeneem word.

1.7 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 gelê is, of bouvallige strukture laat sloop tot tevredenheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis.

1.8 VERWYDERING VAN ROMMEL

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

1.9 VERSKUIWING EN/OF VERWYDERING VAN ESKOM KRAGLYNE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande kraglyne van Eskom te verskuif, moet die koste daarvan deur die dorpseienaar gedra word.

1.10 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.

1.11 VOLDOENING AAN VOORWAARDES IMPOSED BY GDACEL

Die dorpseienaar moet op sy eie koste voldoen aan al die voorwaardes neergelê, waardeur die Departement van Landbou, Bewaring, Omgewing en Grondsake vrystelling aan die aansoeker van nakoming aan regulasies No 1182 en 1183, afgekondig in terme van artikel 21, 22 en 26 van die Wet op Omgewingsbewaring, vir die ontwikkeling van die dorp.

1.12 AKTE EN STATUTE

Die ontwikkelaar moet 'n Artikel 21 Maatskappy (Huisseienaarsvereniging) in terme van die Wet op Maatskappye, 1973 (Wet 61 van 1973) registreer. Al die eienaars van die eenhede moet lede word van die Artikel 21 Maatskappy. 'n Afskrif van die geregistreeerde Akte van Inlywing moet by die Stad Tshwane Metropolitaanse Munisipaliteit ingedien word.

2. TITELVOORWAARDES

2.1 Die erwe hieronder genoem, is onderworpe aan die voorwaarde 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 serwituu 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 ALLE ERWE

Aangesien die erf deel vorm van 'n gebied wat moontlik onderworpe kan wees aan stof besoedeling en geraas as gevolg van oopgroef myn aktiwiteite in die verlede, tans en in die toekoms in die omgewing daarvan, aanvaar die eienaar daarvan dat ongerief as gevolg van stof besoedeling en geraas as gevolg daarvan, mag voorkom.

2.2 ERWE 522

- 2.2.1 Uitgesonderd vir enige stormwater dreineringsstrukture, mag geen geboue strukture, of enigiets wat aan die grond geheg is, self al vorm dit nie deel van die grond nie, opgerig word of sal enigiets opgerig mag word of gelê of geskep word of onder die grond van die erf op 'n afstand van minder as 20 m van die grens van die erf aanliggend aan Pad N4 nie, behalwe met die skriftelike toestemming van die Suid Afrikaanse Nasionale Vervoer Agentskap Beperk.
- 2.2.2 Ingang tot en uitgang van die erf sal nie toegelaat word langs die grens van die erf aanliggend tot Pad N4 nie.
- 2.2.3 Behalwe met die skriftelike toestemming van die Suid-Afrikaanse Nasionale Vervoer Agentskap Beperk, sal die erf slegs vir woondoeleindes gebruik word.
-

LOCAL AUTHORITY NOTICE 1713**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****DECLARATION 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 Equestria Extension 24 township to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY JR 209 INVESTMENT (PROPRIETARY) LIMITED UNDER THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 471 (A PORTION OF PORTION 81) OF THE FARM THE WILLOWS, 340-JR, HAS BEEN GRANTED

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

The name of the township shall be Equestria Extension 24.

(2) DESIGN

The township shall consist of two erven as indicated on General Plan S.G. No. 9225/2002.

(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.

(4) ENDOWMENT

Payable to the City of Tshwane Metropolitan Municipality.

The township owner shall pay to the City of Tshwane Metropolitan Municipality as endowment a total amount of R83 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).

(5) CONSOLIDATION OF ERVEN

Erven 534 and 535 shall be consolidated, and permission thereto is hereby granted.

(6) DEMOLITION OF BUILDINGS AND STRUCTURES

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

(7) REMOVAL OF LITTER

The township owner shall at 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.

(8) 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.

(9) **REMOVAL 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.

(10) **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.

(11) **COMPLIANCE WITH CONDITIONS IMPOSED BY GDACEL**

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Agriculture, Conservation, Environment and Land Affairs has granted the exemption from compliance with regulations No 1182 and 1183 promulgated in terms of sections 21, 22 and 26 of the Environmental Conservation Act, for the development of this township.

2. **CONDITIONS OF TITLE**

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).

(1) **ALL ERVEN**

- (1) The erf is subject to a servitude, 2m 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 the local authority may waive any such servitude.
- (2) No building or other structure 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.
- (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 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) **ALL ERVEN**

As this erf (stand, land, etc.) forms part of an area which may be subject to dust pollution and noise as a result of open-cast mining activities past, present or future in the vicinity thereof, the owner therefore accepts that inconvenience with regard to dust pollution and noise as a result thereof, may be experienced.

GENERAL MANAGER: LEGAL SERVICES

PLAASLIKE BESTUURSKENNISGEWING 1713**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****VERKLARING 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 24 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR JR 209 INVESTMENT (EIENDOMS) BEPERK INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 471 ('N GEDEELTE VAN GEDEELTE 81) VAN DIE PLAAS THE WILLOWS, 340-JR, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES**(1) NAAM**

Die naam van die dorp is Equestria Uitbreiding 24.

(2) ONTWERP

Die dorp bestaan uit twee erwe soos aangedui op Algemene Plan L.G. Nr. 9225/2002.

(3) BESIKKING 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.

(4) BEGIFTIGING

Betaalbaar aan die Stad Tshwane Metropolitaanse Munisipaliteit.

Die dorpseienaar sal aan die Stad Tshwane Metropolitaanse Munisipaliteit 'n totale bedrag van R83 00-00 betaal as begiftiging waarvan die bedrag gebruik sal word deur die Stad Tshwane Metropolitaanse Munisipaliteit vir die verkryging van grond vir die doeleindes van park en/of openbare oop ruimte.

Die genoemde begiftiging sal betaalbaar wees ingevolge die bepalings van Artikel 81 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).

(5) 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.

(6) KONSOLIDASIE VAN ERWE

Erwe 534 en 535 sal gekonsolideer word, en toestemming daartoe word hiermee verleen.

(7) 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 bevreëdiging van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis.

(8) VERWYDERING VAN ROMMEL

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

(9) VERSKUIWING OF DIE VERVANGING VAN TELKOM DIENSTE

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

(10) VERSKUIWING OF DIE VERVANGING VAN ESKOM KRAGLYNE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande Eskom kraglyne te verskuif of te vervang moet die koste daarvan deur die dorpseienaar gedra word.

(11) VOLDOENING VAN VOORWAARDES NEERGELÊ DEUR GDACEL

Die dorpseienaar moet op eie koste voldoen aan al die voorwaardes neergelê, waarvan die Gauteng Departement van Landbou, Bewaring, Omgewing en Grondsake die applikant vrystelling verleen het aan voldoening van die regulasies No 1182 en 1183 uitgevaardig in terme van artikels 21, 22 en 26 van die Omgewings Bewaringswet, vir die ontwikkeling van die dorp.

2. TITELVOORWAARDES

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 (Ordinansie 15 van 1986).

(1) ALLE ERWE

- (1) Die erf is onderworpe aan 'n serwituut 2m breed, vir munisipale dienste (water, riool, elektrisiteit en stormwater) (hierna verwys as "die dienste"), 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 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 2m daarvan geplant word nie.
- (3) Die Stad Tshwane Metropolitaanse Munisipaliteit is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige dienste en ander werke wat hy volgens goeëdoelike noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die Stad Tshwane Metropolitaanse Munisipaliteit geregtig tot 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 verwyderings van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

(2) ALLE ERWE

Omdat hierdie erf (erf, eiendom, ens.) deel vorm van 'n area wat onderworpe is aan stof besoedeling en geraas as gevolg van oop-groef mynaktiwiteite in die verlede, hede of toekoms, in die omgewing daarvan, aanvaar die eienaar dat ongemak met betrekking tot stof besoedeling en geraas as gevolg daarvan, ondervind mag word.

ALGEMENE BESTUURDER: REGSDIENSTE

LOCAL AUTHORITY NOTICE 1714
CITY OF TSHWANE METROPOLITAN MUNICIPALITY
PRETORIA AMENDMENT SCHEME 9411

The City of Tshwane Metropolitan Municipality hereby declares that in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) that it has approved an amendment scheme, being an amendment of the Pretoria Town Planning Scheme, 1974, comprising of the same land as included in the township Equestria Extension 24.

This amendment is known as the Pretoria Amendment Scheme 9411 and will be effective as from the date of this publication.

GENERAL MANAGER: LEGAL SERVICES
Reference: K13/2 Equestria x24
20 August 2003

PLAASLIKE BESTUURSKENNISGEWING 1714
STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
PRETORIA WYSIGINGSKEMA 9411

Hiermee word ooreenkomstig die bepalings van artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), bekend gemaak dat die Stad Tshwane Metropolitaanse Munisipaliteit, 'n wysigingskema, synde 'n wysiging van die Pretoria Dorpsbeplanningskema, 1974, wat uit dieselfde grond as die dorp Equestria Uitbreiding 24 bestaan, goedgekeur het.

Hierdie wysiging staan bekend as die Pretoria Wysigingskema 9411 en sal van krag wees vanaf die datum van hierdie kennisgewing.

ALGEMENE BESTUURDER: REGSDIENSTE
Verwysing: K13/2 Equestria x24
20 Augustus 2003

Dog ate your Gazette? ... read it online



www.SA Gazettes.co.za
.....

A new information Portal keeping you up to date with news, legislation, the Parliamentary programme and which is the largest pool of SA Gazette information available on the Web.

- Easily accessible through the www!
 - Government Gazettes - from January 1994
 - Compilations of all Indexes pertaining to the past week's Government Gazettes
 - All Provincial Gazettes - from September 1995
 - Parliamentary Bills - as of January 1999
- Available in full-text, with keyword searching
- Sabinet Online scans, formats, edits and organize information for you. Diagrams and forms included as images.
- No stacks of printed gazettes - all on computer. Think of the storage space you save.
- Offers Bill Tracker - complementing the SA Gazettes products.

For easy electronic access to full-text gazette info, subscribe to the SA Gazettes from Sabinet Online. Please visit us at www.sagazettes.co.za

Sabinet
 *Online*



*Looking for back copies and out of print issues of
the Government Gazette and Provincial Gazettes?*

The National Library of SA has them!

Let us make your day with the information you need ...

National Library of SA, Pretoria Division

PO Box 397

0001 PRETORIA

Tel.:(012) 321-8931, Fax: (012) 325-5984

E-mail: infodesk@nlsa.ac.za



*Soek u ou kopieë en uit druk uitgawes van die
Staatskoerant en Provinsiale Koerante?*

Die Nasionale Biblioteek van SA het hulle!

Met ons hoef u nie te sukkel om inligting te bekom nie ...

Nasionale Biblioteek van SA, Pretoria Divisie

Posbus 397

0001 PRETORIA

Tel.:(012) 321-8931, Faks: (012) 325-5984

E-pos: infodesk@nlsa.ac.za

