

***THE PROVINCE OF  
GAUTENG***

***DIE PROVINSIE  
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**IMPORTANT NOTICE**

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## LOCAL AUTHORITY NOTICES

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### LOCAL AUTHORITY NOTICE 1632

#### CITY OF TSHWANE

#### PRETORIA AMENDMENT SCHEME 9852P

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 Equestria Extension 133, being an amendment of the Pretoria Town-planning Scheme, 1974.

Map 3 and the scheme clauses of this amendment scheme are filed with the Executive Director: Legal Services, and are open to inspection during normal office hours.

This amendment is known as Pretoria Amendment Scheme 9852P.

(13/2/Equestria x133 (9852P))  
\_\_ December 2011

**Executive Director: Legal Services**  
(Notice No 582/2011)

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### PLAASLIKE BESTUURSKENNISGEWING 1632

#### STAD TSHWANE

#### PRETORIA WYSIGINGSKEMA 9852P

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 'n wysigingskema met betrekking tot die grond in die dorp Equestria Uitbreiding 133, synde 'n wysiging van die Pretoria-dorpsbeplanningskema, 1974, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Uitvoerende Direkteur: Regsdienste, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Pretoria-wysigingskema 9852P.

(13/2/Equestria x133 (9852P))  
\_\_ Desember 2011

**Uitvoerende Direkteur: Regsdienste**  
(Kennisgewing No 582/2011)

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**LOCAL AUTHORITY NOTICE 1633****CITY OF TSHWANE****DECLARATION OF EQUESTRIA EXTENSION 133 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 Equestria Extension 133 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Equestria x133 (9852P))

**SCHEDULE**

CONDITIONS UNDER WHICH THE APPLICATION MADE BY EB SHELF INVESTMENTS NUMBER FOURTY SEVEN (PTY) LTD AND THE CHRISTIAN REVIVAL CHURCH (PTY) LTD IN TERMS OF THE PROVISIONS OF CHAPTER III: PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 624 (A PORTION OF PORTION 322), PORTION 327 (A PORTION OF PORTION 12) AND PORTION 534 (A PORTION OF PORTION 12) OF THE FARM THE WILLOWS 340JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

**1. CONDITIONS OF ESTABLISHMENT****1.1 NAME**

The name of the township shall be Equestria Extension 133.

**1.2 DESIGN**

The township shall consist of erven as indicated on General Plan SG No 3416/2010.

### 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 of minerals, and including –

- 1.3.1 the following servitude which affects Erven 900 and 901 and Etienne Street in the township:

Condition B in Deeds of Transfer T93890/2003 and T136033/2005:

"PORTION 1 of Portion F of the said farm (a portion whereof is hereby transferred) is subject to a servitude of ESCOM to convey electricity over the property along the route marked EF on Diagram SG No A6124/1959 and subject to the conditions in Notarial Deed No K64/1957S".

- 1.3.2 the applicant shall at its own expense cause the following condition and servitude to be cancelled or the township freed therefrom:

Condition D in Deed of Transfer T93890/2003:

"Holding 236, Willow Glen Agricultural Holdings Extension 1, shall be subject to a right of way in favour of Portion 322 (portion of Portion 12) of the farm Willow Glen 340JR, over the servitude area described in Servitude Diagram SG No 6594/2000 by the figure ABCDEFG measuring 1 624 (one thousand six hundred and twenty four) square metres (hereinafter referred to as "the servitude area").

### 1.4 ACCESS

No access on line A to C, as indicated on the Layout Plan, shall be allowed, unless the consent in writing of the Head of the Department Gauteng Provincial Government: Department of Public Transport, Roads and Works has been obtained.

- 1.4.1 the township owner shall at his own expense arrange for a geometric lay-out design (scale 1:500) of the ingress and egress points referred to above and specifications for the construction of the junctions to be complied and shall submit it to the Head of the Department: Gauteng Provincial Government: Department of Public Transport, Roads and Works, for approval. After the design and specifications have been approved, the township owner shall construct the entrances at his own expense to the satisfaction of the Head of the Department: Department of Public Transport, Roads and Works.

### 1.5 RECEIVING AND DISPOSAL OF STORM-WATER

The township owner shall arrange the storm-water drainage of the township in such a way as to fit in with that of adjacent roads and he shall receive and dispose of the storm-water running off or being diverted from the road.

### 1.6 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.

### 1.7 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: Gauteng Provincial Government: Department of Public Transport, Roads and 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.

**1.8 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.

**1.9 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.

**1.10 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.

**1.11 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.

**1.12 COMPLIANCE WITH CONDITIONS IMPOSED BY GDACE**

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Agriculture, Conservation and Environment has granted the applicant exemption from compliance with Regulations No 1182 and 1183 promulgated in terms of Sections 21, 22 and 26 of the Environmental Conservation Act, (Act 73 of 1989), for the development of this township.

**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 erven 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 City of Tshwane Metropolitan Municipality 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 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 Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

**2.1.2 ERF 900**

- 2.1.2.1 The erf shall be subject to a servitude, 3m wide, along the northern boundary, as indicated on the General Plan for municipal services (sewer and stormwater) (hereinafter referred to as "the services), in favour of the City of Tshwane Metropolitan Municipality.
- 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 necessary, and furthermore the Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

**2.1.3 ERF 901**

The erf is subject to the following servitudes:

- 2.1.3.1 Servitudes for road purposes in favour of the Department of Public Transport, Roads and Works and Erf 900, as indicated on the general plan. Upon submission of a certificate by the Municipality to the Registrar of Deeds in which it is mentioned that such servitude is no longer needed, the condition shall lapse.
- 2.1.3.2 A servitude for access over Erf 901 in favour of Erf 900, as indicated on the General Plan.

**2.1.4 NOTARIAL TIE**

The township owner shall at his own expense have the following even notarially tied:

- 2.1.4.1 Erf 901 shall be notarially tied with Portion 1 of Erf 1, Paramount Estate Township.