

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

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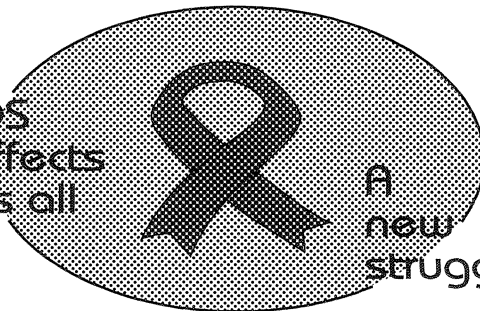
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OKTOBER

No. 289

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

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CONTENTS • INHOUD*No.**Page
No. Gazette
 No.***LOCAL AUTHORITY NOTICE**

1418	Town-planning and Townships Ordinance (15/1986): Tshwane Amendment Scheme 354T.....	3	289
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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 1418

CITY OF TSHWANE

TSHWANE AMENDMENT SCHEME 354T

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 245, being an amendment of the Tshwane Town-planning Scheme, 2008.

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

This amendment is known as Tshwane Amendment Scheme 354T.

(13/2/Equestria x245 (354T))
8 October 2013

(Notice No 611/2013)

Chief Legal Counsel

PLAASLIKE BESTUURSKENNISGEWING 1418

STAD TSHWANE

TSHWANE WYSIGINGSKEMA 354T

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 245, synde 'n wysiging van die Tshwane dorpsbeplanningskema, 2008, goedgekeur het.

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

Hierdie wysiging staan bekend as Tshwane wysigingskema 354T.

(13/2/Equestria x245 (354T))
8 Oktober 2013

(Kennisgewing No 611/2013)

Hoofregsadviseur

CITY OF TSHWANE

DECLARATION OF EQUESTRIA EXTENSION 245 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 245 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Equestria x245 (354T))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY JR 209 INVESTMENTS (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 556 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 245.

1.2 DESIGN

The township consists of erven and streets as indicated on General Plan SG No 1287/2012.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, but excluding, namely:

- 1.3.1 The following condition (q) in Deed of Transfer No T120075/03, which does not affect the township due to the location:

Specially subject to a servitude of right of way along the road shown on Diagram A 715/1924 annexed to Deed of Transfer No 102127/1925, in favour of the owners of the following portions of portions G of the farm "THE WILLOWS" 340, Registration Division J.R., Transvaal-

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

Insofar as the holding hereby transferred is affected by such right of way.

- 1.3.2 The following condition (r) in Deed of Transfer No T120075/03, which affects Erf 1792 in the township only:

KRAGTENS ex73/1996 is hierinvermelde eiendom onderhewig aan n servituut, 2 442 vierkante meter groot, vir munisipale doeleindes, ten gunste van die City of Tshwane Metropolitan Municipality, soos aangedui deur die figuur ABCD op Kaart LG A5838/1996 soos meer volledig sal blyk uit Notariele Akte van Servituut no K.3718/1997 S.

1.4 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 adjacent streets and he shall receive and dispose of the storm water running off or being diverted from the road.

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 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 Municipality, all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures.

1.7 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 Municipality.

1.8 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.

1.9 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.

1.10 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, including, if applicable those by which exemption has been granted 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) or the National Environmental Management Act, 1998 (Act 107 of 1998) and Regulations thereto, as the case may be, for the development of this township.

1.11 NATIONAL HERITAGE RESOURCE ACT

The township owner shall at his own expense comply with the provisions of the National Heritage Resource Act, 25 of 1999.

1.12 LAND FOR MUNICIPAL PURPOSES

The following erf shall be transferred to the City of Tshwane Metropolitan Municipality by and at the expense of the township owner, prior to or simultaneously with the transfer in the township.

Erf 1792, Municipal

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 (EXCLUDING ERF IN PARAGRAPH 1.12)

2.1.1.1 The erven shall be subject to a servitude, 2m wide, for municipal services (water, sewer, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the Municipality, 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 Municipality: Provided that the Municipality 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 thereof.

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.

