

**THE PROVINCE OF
GAUTENG**



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PROCLAMATION • PROKLAMASIE

PROCLAMATION 81 OF 2016

CITY OF TSHWANE

PRETORIA AMENDMENT SCHEME 13203P

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

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

This amendment is known as Pretoria Amendment Scheme 13203P.

(13/2/Equestria x171 (13203P))
__ August 2016

SED: GROUP LEGAL SERVICES
(Notice 246/2016)

PROKLAMASIE 81 VAN 2016

STAD TSHWANE

PRETORIA WYSIGINGSKEMA 13203P

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

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

Hierdie wysiging staan bekend as Pretoria-wysigingskema 13203P.

(13/2/Equestria x171 (13203P))
__ Augustus 2016

SUD: GROEP REGSDIENSTE
(Kennisgewing 246/2016)

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CITY OF TSHWANE

DECLARATION OF EQUESTRIA EXTENSION 171 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 171 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Equestria x171 (13203P))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY BALWIN PROPERTIES LIMITED, 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 680 (A PORTION OF PORTION 137) 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 171.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 4212/2010.

1.3

1.4 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the following condition(s) which affects all erven in the township:

- (B) By virtue of Notarial Deed of Restraint Number K 1243/16, the following conditions is imposed by Resilient Properties Proprietary Limited, Registration Number 2002/016890/07:

"The owner of the property hereby transferred or of any subdivision thereof or any interest therein, or of any unit thereon as defined in the Sectional Titles Act 95 of 1986 (as amended from time to time), shall be bound by the undertaking given to Resilient Properties Proprietary Limited, Registration Number 2002/016890/07 ("Resilient") (or its successors-in-title), not to lodge any objection and/or to consent to an application to the local authority by Resilient (or its successors-in-title) for the expansion and/or redevelopment and/or refurbishment of The Grove Shopping Centre (or such other name as The Grove Shopping Centre may become known), presently situate on Erven 214 and 215 Equestria Extension 57 Township, Erf 1389 Equestria Extension 56 Township, Remaining Extent of Portion 319 of the Farm The Willows No 340 and Portion 653 (a portion of portion 81) of the Farm The Willows No 340 over all or part of Portion 740 (a portion of portion 137 of the Farm The Willows No 340 and the Remaining Extent of Portion 137 of the Farm The Willows No 340, provided that such application is in accordance with the requirements of the local authority."

1.5 ENDOWMENT

Payable to the City of Tshwane Metropolitan Municipality.

The township owner shall pay endowment for an area of **2 992m²** in terms of Regulation 44(1) of the Town-planning and Townships Regulations to the Municipality. The development will provide 2884m² private gardens and **2 509m²** communal open spaces. In total **5 393m²** will be provided.

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

1.7 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.

1.8 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have Erven 1692 and 1693 in the township consolidated. The City of Tshwane Metropolitan Municipality hereby grants its consent to the consolidation in respect of Section 92(2) of Ordinance 15 of 1986.

1.9 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.

1.10 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.

1.11 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.

1.12 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.

1.13 COMPLIANCE WITH CONDITIONS IMPOSED BY GDACE

The township owner shall at his own expense comply with all the conditions imposed, by the Gauteng Department of Agriculture, Conservation and Environment as well as any other applicable provisions, in terms of the provisions of the Environmental Conservation Act, 73 of 1989 or the National Environmental Management Act, 107 of 1998 as the case may be.

1.14 NATIONAL HERITAGE RESOURCES ACT

The township owner shall at his own expense comply with the provisions of the National Heritage Resources Act, 25 of 1999 and that any conditions as amendments to these conditions.

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, 2 m 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 2 m 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 1692
- 2.1.2.1 The erf shall be subject to a servitude (2m wide) for municipal services (stormwater along the southern boundary) 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 therefrom.
- 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 Municipality shall make good any damage caused during the laying, maintenance or removal of such main sewer pipelines and other works.

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