

**THE PROVINCE OF
GAUTENG**



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PROCLAMATION • PROKLAMASIE

PROCLAMATION 92 OF 2017**CITY OF TSHWANE****PRETORIA AMENDMENT SCHEME 13216P**

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

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

This amendment is known as Pretoria Amendment Scheme 13216P.

(13/2/Equestria x85 (13216P))
__ JUNE 2017

GROUP LEGAL AND SECRETARIAT SERVICES
(Notice 230/2017)

PROKLAMASIE 92 VAN 2017**STAD TSHWANE****PRETORIA WYSIGINGSKEMA 13216P**

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

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur Groep Regs- en Sekretariaat dienste, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Pretoria-wysigingskema 13216P.

(13/2/Equestria x85 (13216P))
__ JUNIE 2017

GROEP REGS- EN SEKRETARIAAT DIENSTE
(Kennisgewing 230/2017)

CITY OF TSHWANE**DECLARATION OF EQUESTRIA EXTENSION 85 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 85 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Equestria x85 (13216P))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY QUATTROPROP (PROPRIETARY) 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 396(A PORTION OF PORTION 81) 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 85.

1.2 DESIGN

The township shall consist of erven as indicated on General Plan SG No 4750/2008.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

1.3.1 the following servitude, which affect a street in the township only:

“1. Kragtens Notariële Akte van Serwituut K5376/1990, gedateer 26 November 1990 is die binnegemelde eiendom onderhewig aan 'n Serwituut vir Algemene Munisipale doeleindes, groot 1436 vierkante meter soos aangedui deur die lyn ABCDEFA op kaart LG Nr A7162/1990 daarby aangeheg, ten gunste van die Stadsraad van Pretoria, tesame met bykomende regte soos meer volledig sal blyk uit die vermelde Notariële Akte.

1.3.2 the following servitudes, which affects Erf 251 and a street in the township only:

3. Kragtens Notariële Akte K6491/2005S gedateer 29 Augustus 2005 is die hierinvermelde eiendom onderhewig aan 'n Algemene Munisipale en Publieke Serwituut soos aangedui deur die figuur ABCDEA op Kaart LG No 11220/2004 ten gunste van die City of Tshwane Metropolitan Municipality soos meer volledig sal blyk uit gemelde Notariële Akte waarvan 'n afskrif geheg is.”

“2. Subject to a 3 (Three) metre sewerage and storm water servitude running parallel to the line AB on diagram S G No. A3140/47 in favour of the City of Tshwane Metropolitan Municipality as created in Notarial Deed K2019/2001S.”

1.4 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 R70 000,00, which amount shall be used by the City of Tshwane Metropolitan Municipality for the acquisition of land and park and/ or public open space purposes.

The said endowment 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 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 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have Erf 251 and Erf 252 in the township consolidated. The City of Tshwane Metropolitan Municipality hereby grants its consent to the consolidation in respect of Section 92(1) (b) of Ordinance 15 of 1986.

2. CONDITIONS OF TITLE

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 ALL ERVEN

2.1.1 The erf 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.

2.1.2 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.

2.1.3 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.

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