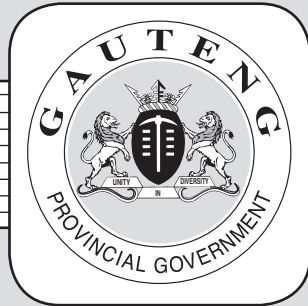


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No. 83

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PROCLAMATION • PROKLAMASIE

PROCLAMATION 45 OF 2017**CITY OF TSHWANE****TSHWANE AMENDMENT SCHEME 3952T**

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 Montana Extension 177, being an amendment of the Tshwane Town-planning Scheme, 2008.

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

This amendment is known as Tshwane Amendment Scheme 3952T.

(13/2/Montana x177 (3952T))
__ MARCH 2017

GROUP LEGAL AND SECRETARIAT SERVICES
(Notice 219/2017)

PROKLAMASIE 45 VAN 2017**STAD TSHWANE****TSHWANE WYSIGINGSKEMA 3952T**

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 Montana Uitbreiding 177, synde 'n wysiging van die Tshwane dorpsbeplanningskema, 2008, goedgekeur het.

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

Hierdie wysiging staan bekend as Tshwane wysigingskema 3952T.

(13/2/Montana x177 (3952T)
MAART 2017

GROEP REGS- EN SEKRETARIAAT DIENSTE
(Kennisgewing 219/2017)

CITY OF TSHWANE**DECLARATION OF MONTANA EXTENSION 177 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 Montana Extension 177 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Montana x177 (3952T))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY UNIQON WONINGS (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 609 (PORTION OF PORTION 41) OF THE FARM HARTEBEESTFONTEIN 324JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Montana Extension 177.

1.2 DESIGN

The township shall consist of erven, parks and streets as indicated on General Plan SG No 3943/2016.

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 rights to minerals, but excluding the following servitude which affects Erf 2157 in the township only:

“By Notarial Deed K.2872/2016-S dated 9 MAY 2016, the withinmentioned property is subject to a servitude in perpetuity for operating a telecommunication base station over the said property as will more fully appear on SG Diagram Number 883/2016 attached thereto in favour of DICKSONIA INVESTMENTS CC (Registration Number CK.1991/033382/23) as will more fully appear on reference to the said Notarial Deed.”

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 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have Erven 2156 and 2157 in the township consolidated. The City of Tshwane Metropolitan Municipality hereby grants its consent to the consolidation in respect of Section 92(2)(a) of Ordinance 15 of 1986.

1.6 REMOVAL OF LITTER

The township owner shall at its 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.

1.7 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owner.

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 GDARD

The township owner shall at its own expense comply with all the conditions imposed, by which the Gauteng Department of Agriculture and Rural Development 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.

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, 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 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 2157

The erf shall be subject to an electrical servitude 6m x 3m for a substation in favour of the City of Tshwane Metropolitan Municipality, as indicated on the General Plan.

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