

***THE PROVINCE OF  
GAUTENG***

***DIE PROVINSIE VAN  
GAUTENG***

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### **IMPORTANT NOTICE:**

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**No FUTURE QUERIES WILL BE HANDLED IN CONNECTION WITH THE ABOVE.**

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**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**

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**LOCAL AUTHORITY NOTICE 887 OF 2018****CITY OF TSHWANE****PRETORIA AMENDMENT SCHEME 13207P**

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 151, 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 Head: Economic Development and Spatial Planning, and are open to inspection during normal office hours.

This amendment is known as Pretoria Amendment Scheme 13207P.

(CPD 9/2/4/2-13207P) & (CPD 9/1/1/1-MNAX151 434))  
(13/2/Montana x151 (13207P))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

(Notice 179/2018)  
\_\_ MAY 2018

**PLAASLIKE OWERHEID KENNISGEWING 887 VAN 2018****STAD TSHWANE****PRETORIA WYSIGINGSKEMA 13207P**

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

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Groep Hoof: Ekonomiese Ontwikkeling en Ruimtelike Beplanning, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Pretoria wysigingskema 13207P.

(CPD 9/2/4/2-13207P & CPD 9/1/1/1-MNAX82 434))  
(13/2/Montana x151 (13207P))

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**

(Kennisgewing 179/2018)  
\_\_ MEI 2018

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**CITY OF TSHWANE****DECLARATION OF MONTANA EXTENSION 151 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 151 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(CPD 9/2/4/2-13207P & CPD 9/1/1/1-MNAX151 434))  
(13/2/Montana x151 (13207P))

## SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY NEWSHELF 1033 (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 503 (A PORTION OF PORTION 9) 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 151.

## 1.2 DESIGN

The township shall consist of erven as indicated on General Plan SG No 4787/2011.

## 1.3 ENDOWMENT

Payable to the City of Tshwane.

The township owner shall pay endowment of **R580 000.00** for an area of **1 854m<sup>2</sup>** in terms of Regulation 44(1) of the Town-planning and Townships Regulations to the Municipality. The amount for this area shall be used by the Municipality for the acquisition of land for park and/or open space purposes.

The said endowment amount shall be payable in accordance with the provisions of section 81 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

## 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 adjacent road and 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 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have the erven in the township consolidated. The City of Tshwane hereby grants its consent to the consolidation in respect of Section 92(1) (b) of Ordinance 15 of 1986 and Section 53 of the Spatial Planning Land Use Management Act, 2015.

## 1.7 DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the City of Tshwane to do so, the township owner shall at his own expense cause to be demolished to the satisfaction of the City of Tshwane all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures.

## 1.8 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, when required to do so by the City of Tshwane.

## 1.9 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.

### 1.10 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.

### 2. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any: None

### 3. CONDITIONS OF TITLE

#### 3.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITION AS INDICATED, LAID DOWN BY THE CITY OF TSHWANE IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

##### 3.1.1 ALL ERVEN

3.1.1.1 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 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.

3.1.1.2 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.

3.1.1.3 The City of Tshwane 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.

##### 3.1.2 ERF 2130

3.1.2.1 The erf shall be subject to a servitude 3 meters wide for Municipal services (Stormwater) in favour of the City of Tshwane as indicated on the General Plan. The eastern boundary of which servitude is indicated by the line Bc as shown on General Plan SG No 4787/2011.

3.1.2.2 The erf shall be subject to a servitude 4 meters wide for Municipal services (Sewer and Stormwater) in favour of the City of Tshwane as indicated on the General Plan. The northern boundary of which servitude is indicated by the line AB as shown on General Plan SG No 4787/2011.

3.1.2.3 No buildings or other structures may be erected within the aforesaid servitude areas and no trees with large roots may be planted within the area of such servitude or within a distance of 2m there from.

3.1.2.4 The City of Tshwane Metropolitan Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitudes, 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 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 main sewer pipelines and other works.