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GAUTENG**



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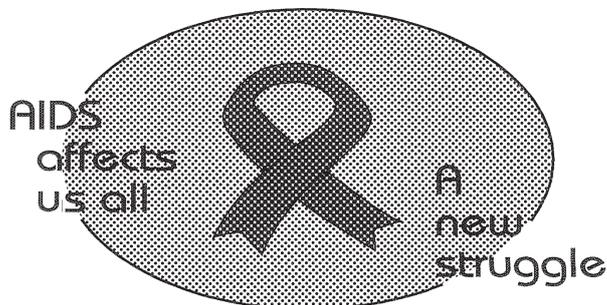
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Vol. 21

PRETORIA, 28 SEPTEMBER 2015

No. 423

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IMPORTANT

Information

from Government Printing Works

Dear Valued Customers,

Government Printing Works has implemented rules for completing and submitting the electronic Adobe Forms when you, the customer, submits your notice request.

Please take note of these guidelines when completing your form.



GPW Business Rules

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10. Information on forms will be taken as the primary source of the notice to be published. Any instructions that are on the email body or covering letter that contradicts the notice form content will be ignored.

You are therefore advised that effective from **Monday, 18 May 2015** should you not comply with our new rules of engagement, all notice requests will be rejected by our new system.

Furthermore, the fax number **012- 748 6030** will also be **discontinued** from this date and customers will only be able to submit notice requests through the email address submit.egazette@gpw.gov.za.

DISCLAIMER:

Government Printing Works reserves the right to apply the 25% discount to all Legal and Liquor notices that comply with the business rules for notice submissions for publication in gazettes.

National, Provincial, Road Carrier Permits and Tender notices will pay the price as published in the Government Gazettes.

For any information, please contact the eGazette Contact Centre on 012-748 6200 or email info.egazette@gpw.gov.za

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PROCLAMATION • PROKLAMASIE

PROCLAMATION 36 OF 2015**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****TSHWANE AMENDMENT SCHEME 137T**

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 Metropolitan Municipality has approved an amendment scheme with regard to the land in the township of Equestria Extension 256, 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 3137T.

(13/2/Equestria x256 (3137T))
28 September 2015

SED: GROUP LEGAL SERVICES
(Notice 705/2015)

PROKLAMASIE 36 VAN 2015
STAD TSHWANE
TSHWANE WYSIGINGSKEMA 3137T

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 256, 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 3137T.

(13/2/Equestria x256 (3137T)
28 September 2015

HOOFREGSADVISEUR
(Kennisgewing 705/2015)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY
DECLARATION OF EQUESTRIA EXTENSION 256 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 Metropolitan Municipality hereby declares the township of Equestria Extension 256 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Equestria x256 (3137T))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY DWELLING DEVELOPMENTS (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 745 OF THE FARM THE WILLOWS 340JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1.1 CONDITIONS OF ESTABLISHMENT

1.2 NAME

The name of the township shall be Equestria Extension 256.

1.3 DESIGN

The township shall consist of erven as indicated on the General Plan SG No 224/2015.

1.4 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any.

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 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.

1.9 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.

1.11 COMPLIANCE WITH CONDITIONS IMPOSED BY GDARD

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

1.12 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.

1.13 COMPLIANCE WITH CONDITIONS IMPOSED BY THE SOUTH AFRICAN NATIONAL ROADS AGENCY SOC LTD (SANRAL)

The township owner shall at his own expense comply with all the conditions imposed, by which the South African National Roads Agency SOC Limited (SANRAL), has granted consent for the development the proposed township Equestria Extension 256 in terms of Section 48 of the South African National Roads Agency Limited and National Roads Act, 1998 (Act 7 of 1998), subject to the following conditions;

1.13.1 THE SOUTH AFRICAN NATIONAL ROADS AGENCY SOC LTD (SANRAL): ACOUSTIC SCREENING MEASURES

The applicant shall be responsible for any costs involved in the erection of acoustic screening along National Road N-4.

1.13.2 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER AND BUILDING STRUCTURES

Except for any essential storm-water drainage structure, no building structure, or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the land of the erf at a distance less than 20m from the boundary of the erf abutting on National Road N-4 nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the South African National Roads Agency Limited."

The township owner shall at his own expense erect a fence or other physical barrier to the satisfaction of SANRAL, as and when required by him to do so, and the township owner shall maintain such fence or physical barrier in a good state of repair until such time as the Erven in the township are transferred to ensuing landowners, after which the responsibility for the maintenance of such fence or physical barrier rests with the latter.

1.13.3 ACCESS

Unless the consent in writing of the South African National Roads Agency Limited (SANRAL) has been obtained, no ingress from National Road N-4 to the township and no egress to National Road N-4 shall be allowed. The access to the township will be via Libertas Avenue.

1.13.4 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 National Road N-4 and he shall receive and dispose of the storm water running off or being diverted from the road.

1.13.5 ADVERTISING

No outdoor advertising that may be visible from National Road N-4 will be displayed on the property without the written approval of SANRAL.

1.13.6 COSTS AND INDEMNITY

Any issues in respect of noise, light or any other pollution emanating from user of the road need to be addressed by the applicant, for their own account. The applicant shall take appropriate noise mitigation measures in the design of the buildings on the property and the knowledge of the potential environmental impacts waves any claims it may have against SANRAL.

1.13.7 VALIDITY PERIOD

The approval shall lapse in the event of the applicant not complying with any of the conditions as imposed by SANRAL.

1.13.8 ADDITIONAL LEGAL REQUIREMENTS:

The approval shall bind any successor-in-title to the land on which the structure has been established. This approval does not exempt the applicant from the provisions of any other Act, By Laws, Regulations or the like.

2. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME TRANSFERRABLE

2.1 INSTALLATION OF INTERNAL AND EXTERNAL SERVICE

A certificate issued in terms of section 82 of the Town Planning and Townships Ordinance (Ordinance 15 of 1986) must be lodged with the first transfer.

The township applicant shall install and provide internal engineering services in the township as provided for in the services agreement.

The City of Tshwane Metropolitan Municipality shall install and provide external engineering services for the township as provided for in the services agreement.

2.2 THE DEVELOPER'S OBLIGATIONS

2.2.1 PROVISION OF ENGINEERING DRAWINGS

The developer must submit to the City of Tshwane Metropolitan Municipality complete engineering drawings in respect of internal sewers and sewer connection points and complete detail design engineering drawings in respect of the internal road and storm water sewers as well as water and electricity services, prior to the commencement of the construction of the said services.

The detail design drawings will only be evaluated after the required Services Reports have been approved.

The Developer must obtain a way-leave from the Municipality prior to commencement of construction work, if such work will be done on Municipal property.

2.2.2 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

Before any property in the township is transferred, the City of Tshwane Metropolitan Municipality must be provided with a certificate by a Professional Engineer for water, sewerage, electricity, and the internal road and storm water sewers, in which it is certified that the internal engineering services have been completed and that the engineers accept liability for the services. The City of Tshwane Metropolitan Municipality may at its own discretion allow an exception in respect of the internal road and storm water sewers. If this is the case, the developer must give the City of Tshwane Metropolitan Municipality an undertaking that the developer will complete this service on or before a certain date and must provide the City of Tshwane Metropolitan Municipality with a guarantee issued by a recognized financial institution.

No building plans will be approved before the services are completed and (if applicable) taken over by the divisions of the Public Works and Infrastructure Development Department.

2.2.3 MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months commences on the date on which the Municipality has certified that the provisions of Section 82 (1)(b)(ii)(cc) of the Town-Planning and Townships Ordinance 15 of 1986 have been complied with and when the last of the internal engineering services (ie water, sewerage, electricity), and the road and storm water sewers have been completed.

All internal and external water-and sanitation infrastructure will be maintained by the Municipality. The developer must furnish the City of Tshwane Metropolitan Municipality with a 10% guarantee of the estimate contract cost with regard to the water and sewerage services, issued by a recognized financial institution before the commencement date of the contract. Proof of this must be submitted to the City of Tshwane Metropolitan Municipality.

3. 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)

3.1 ALL ERVEN

- 3.1.1 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.
- 3.1.2 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.
- 3.1.3 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.

3.2 ERF 1816

The erf shall be subject to an electrical servitude in favour of the City of Tshwane Metropolitan Municipality, as indicated on the General Plan.

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