

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE VAN  
GAUTENG**

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**PRETORIA**  
26 MARCH 2018  
26 MAART 2018

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**CONTENTS**

		<i>Gazette</i>	<i>Page</i>
		<i>No.</i>	<i>No.</i>
<b>LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS</b>			
515	Town-planning and Townships Ordinance (15/1986): Equestria Extension 255.....	85	3
515	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Equestria Uitbreiding 255 .....	85	3

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**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**


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**LOCAL AUTHORITY NOTICE 515 OF 2018****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****TSHWANE AMENDMENT SCHEME 4457T**

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 255, being an amendment of the Tshwane Town-planning Scheme, 2008.

Map 3 and the scheme clauses of this amendment scheme are filed with Department Economic Development and Spatial Planning, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme 4457T.

(13/2/Equestria x255 (4457T))  
26 MARCH 2018

**ECONOMIC DEVELOPMENT AND SPATIAL PLANNING**  
(Notice 168/2018)

**PLAASLIKE OWERHEID KENNISGEWING 515 VAN 2018****STAD TSHWANE****TSHWANE WYSIGINGSKEMA 4457T**

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 255, synde 'n wysiging van die Tshwane dorpsbeplanningskema, 2008, 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 Tshwane wysigingskema 4457T.

(13/2/Equestria x255 (4457T))  
26 MAART 2018

**GROEP REGS- EN SEKRETARIAAT DIENSTE**  
(Kennisgewing 168/2018)

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**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**
**DECLARATION OF EQUESTRIA EXTENSION 255 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 255 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Equestria x255 (4457T))

**SCHEDULE**

CONDITIONS UNDER WHICH THE APPLICATION MADE BY EQUESTRIA EXTENSION 193 (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 717 (A PORTION OF PORTION 716) 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 255.

**1.2 DESIGN**

The township shall consist of erven as indicated on the General Plan Number SG 2992/2017.

### 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 the rights to minerals.

Excluding the following servitude which affects Erf 1890 in the township only:

*A servitude 2 metres wide for sewerage purposes in favour of the remaining extent of Portion 716 of the farm The Willows 340 JR adjacent and parallel to the South Eastern boundary of the property as described by the line CD on Diagram SG 962/2013.*

### 1.4 ENDOWMENT

Payable to the City of Tshwane Metropolitan Municipality.

The township owner shall pay contribution for the amount of **R451 000** based on an area of **1 392m<sup>2</sup>** for the provision of open spaces and parks in terms of Regulation 44(1) of the Town-planning and Townships Regulations to the Municipality.

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).

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

### 1.6 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.

### 1.7 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have Erven 1889 and 1890 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.

### 1.8 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.

### 1.9 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.

### 1.10 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.

### 1.11 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.

## 1.12 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 Environmental Conservation Act, 73 of 1989 or the National Environmental Management Act, 107 of 1998 as the case may be.

## 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 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, 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 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.

#### 2.1.2 ERF 1889

2.1.2.1 The erf is subject to a storm water servitude, 2 metres wide, in favour of the City of Tshwane Metropolitan Municipality, as indicated on the General Plan.

2.1.2.2 The erf is furthermore subject to a Right of Way Servitude 7,13m wide, as indicated on the General Plan.

#### 2.1.3 ERF 1890

The erf is furthermore subject to a Right of Way Servitude 2,26m wide, as indicated on the General Plan.

### 2.2 CONDITIONS TO BE CREATED IN FAVOUR OF THIRD PARTIES

2.2.1 The erven, or any consolidation of the erven, in the township shall be notarially tied with Erf 1665, Equestria Extension 193.





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