

*THE PROVINCE OF  
GAUTENG*

*DIE PROVINSIE  
GAUTENG*

**Provincial Gazette Extraordinary  
Buitengewone Provinsiale Koerant**

**Vol. 14**

PRETORIA, 1 OCTOBER  
OKTOBER 2008

**No. 268**

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**LOCAL AUTHORITY NOTICES**

**LOCAL AUTHORITY NOTICE 2206**

**CITY OF TSHWANE**

**CENTURION AMENDMENT SCHEME 1552C**

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 Zwartkop Extension 26, being an amendment of the Centurion Town-planning Scheme, 1992.

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

This amendment is known as Centurion Amendment Scheme 1552C.

(13/2/Zwartkop x26 (1552C))  
 \_\_\_ September 2008

**Executive Director: Legal Services**  
 (Notice No 822/2008)

**PLAASLIKE BESTUURSKENNISGEWING 2206**

**STAD TSHWANE**

**CENTURION WYSIGINGSKEMA 1552C**

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 Zwartkop Uitbreiding 26, synde 'n wysiging van die Centurion-dorpsbeplanningskema, 1992, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Uitvoerende Direkteur: Regsdienste, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Centurion-wysigingskema 1552C.

(13/2/Zwartkop x26 (1552C))  
 \_\_\_ September 2008

**Uitvoerende Direkteur: Regsdienste**  
 (Kennisgewing No 822/2008)

**CITY OF TSHWANE**

**DECLARATION OF ZWARTKOP EXTENSION 26 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 Zwartkop Extension 26 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Zwartkop x26 (1552C))

**SCHEDULE**

CONDITIONS UNDER WHICH THE APPLICATION MADE BY VCR PROPERTY PROJECTS CC IN TERMS OF THE PROVISIONS OF CHAPTER III: PART A AND C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PART OF PORTION 744 (A PORTION OF PORTION 322) OF THE FARM DOORNKLOOF 391JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

**1. CONDITIONS OF ESTABLISHMENT**

**1.1 NAME**

The name of the township shall be Zwartkop Extension 26.

## 1.2 DESIGN

The township shall consist of erven, parks and streets as indicated on General Plan SG No 9782/2007.

## 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 of minerals, but:

## 1.3.1 including the following conditions which affect Erven 1964 and 1965 in the township:

"E. By notarial Deed of K511/66S dated the 27<sup>th</sup> September 1965 the former remaining extent of portion called Irene in extent 646,2647 hectares, a portion whereof is hereby transferred, is subject to a perpetual servitude to convey water by means of pipelines in favour of the RAND WATER BOARD, as will more fully appear from the said notarial deed."

"L. The remaining extent of portion 1 of the said farm measuring 455,8143, a portion of which is hereby transferred, is subject: -

(2) By virtue of Notarial Deed of Servitude K5299/93S subject to the following servitudes:

(a) a sewerage pipeline servitude 7 metres wide indicated by the reference line ABCD and FGHJKLMNPQRSTUVWXYZ A'B'C' (middle of Hennops river) on diagram LG No A1630/78.

(b) A sewerage pipeline servitude 3 metres wide, the centre line whereof is indicated by the figure B,D',E,F',G'. and D',H' and HJ'K'L'M'N'P'U' and Z'R'S'T'U'V'W'Y'Z' on diagram LG A1630/78;

ALL as will more fully appear from reference to the said Notarial Deed."

"Q. In terms of Notarial Deed of Servitude K1235/57S the property is subject to a servitude whereof the line ab represents the centre line of an overhead electric power line servitude with underground electric cables vide diagram SG No A31627/48, as will more fully appear from reference to the said notarial deed."

"S. By virtue of Notarial Deed of Servitude K1235/57S the property is subject to a servitude whereof the line ghj on Diagram S.G. No.3162/46 represent the centre line of an overhead electric power line servitude with underground electric cables, as will more fully appear from reference to the said Notarial Deed."

"CC The property hereby transferred is subject to a 6 metre wide servitude for municipal purposes in favour of the City of Tshwane Metropolitan Municipality, the centre line of which is indicated by the line MNPQ on diagram number S.G. No 2059/1996."

"DD By virtue of Notarial Deed K8121/2005 the within mentioned property is subject to the following conditions imposed by CITY OF TSHWANE METROPOLITAN MUNICIPALITY:

(1) No building plans will be approved until a dolomitic stability and foundation investigation have been carried out on all the areas on which there is to be built, to the satisfaction of the General Manager: Roads and Stormwater, and

(2) An Engineer must be appointed before building plans are submitted, who must submit, together with the building plan, a certificate which states that he has studied the relevant geographical report and that he has established the necessary measures with services so that the entire development is safe as far as possible from a geological point of view,

- (3) Municipal water is not available to the property and the owner indemnifies and holds harmless the City of Tshwane Municipality against all of any loss, damage or claims in this regard."

1.3.2 excluding the following conditions which do not affect the township:

"A. The former remaining extent of portion 1 of the said farm, measuring 637,4221 hectares, a portion whereof is hereby transferred, is subject and entitled to the following servitudes and conditions-

- (1) SUBJECT to Notarial Deed of Servitude no K125/1904 registered on the 13<sup>th</sup> June 1904, in respect of certain dams, water furrows and water rights.
- (2) SUBJECT to the terms of an Order of the Water Court, true copy marked 'B' of which is annexed to Deed of Transfer No 10851/1920;
- (3) SUBJECT to a servitude of aqueduct in favour of the Town Council of Pretoria, as will more fully appear from Notarial Deed no K798/1929S. The rights granted under the said Notarial Deed No K798/1929S have been supplemented and added to as will more fully appear from Notarial Deed K391/1931S.
- (4) ENTITLED to the terms of Notarial Deed No K210/1931S relating to the rights to water in the Kaalspruit and water in the Hennoprivier above the eastern boundary of the farm Zwartkop 476 district Pretoria, as will more fully appear from the said Notarial Deed."

"B. The former remaining extent of portion called IRENE of the said farm DOORNKLOOF, measuring 929,4451 hectares, of which the property hereby transferred forms a portion, is subject and entitled to the following: -

- (1) SUBJECT to rights of way in favour of portion 25 (a portion of portion A) of the said farm and portion 26 (a portion of portion called Irene) of the said farm, both held under and by virtue of Deed of Transfer no 24795/1954 dated the 23rd September 1954 from the north eastern corner of the said portion 26 to link up with the southern extremity of King street in the Townships of Irene.
- (2) The said portion 26 shall not be entitled to riparian rights of the Six Miles spruit which abuts on the southern portion of the said portion 26 but shall be entitled to pump a maximum of 35,000 gallons per week either from the said spruit or by means of any "borehole that may be sunk on the aid property. No borehole shall be sunk within 9,45 meters of any existing furrow. Portion 25 aforesaid shall not be entitled to riparian rights in respect of the Six Miles spruit which abuts on the northern portion of the said portion and shall not be entitled to pump water from the said spruit nor shall any borehole be sunk on the property.
- (3) The owners of the aid portions 25 and 26 shall not be entitled to sell any dairy products in the Townships of Irene or any extension thereof.
- (4) The owners of the aid former remaining extent of portion called Irene of the said farm measuring 929,4451 hectares shall be entitled to raise the wall in the Six Miles spruit by an additional 94 centimeters without the consent of the owners of portions 25 and 26, nor shall the owners of the said portion 25 and 26 be entitled to claim any compensation by reason of the wall being raised as aforesaid.

- (5) That the owners of the said portions 25 and 26 shall not be entitled to the use of any water from the existing water furrows traversing the property but in respect of such furrow the property shall be subject to a servitude of aqueducts in favour of the owners of the former remaining extent of portion called Irene of the said farm Doornkloof aforementioned; and the owners of the remaining extent of portion A of the said farm Doornkloof, measuring 1326,9481 hectares, who shall be entitled to go upon the said property namely portions 25 and 26 aforesaid, in order to inspect, clean, maintain and repair the said furrow and to take on the said property such material as may be necessary accordingly."

"C. The former remaining extent of portion called IRENE of the said farm DOORNKLOOF, measuring 920,1142 hectares, of which the property hereby transferred forms a portion, or any reduced area thereof, is subject to the following conditions in favour of the owners of the remaining extent of portion called Irene, aforesaid, namely:

- (1) The owners of portion 31 (a portion of portion called Irene) of the said farm DOORNKLOOF, held under Deed of Transfer No 10917/1956 dated the 7th May 1956, shall not be entitled to operate more than one borehole thereon, and no borehole may be sunk on the said property within 31,49 metres of the existing furrow which runs past the said portion 31, close to the western boundary thereof.
- (2) The owners of the said remaining extent undertake to supply a reasonable amount of water for domestic purposes at current prices.
- (3) To an electric way leave as shown on the diagram SG NO A2659/54 annexed to the aforesaid Deed of Transfer of portion 31 (a portion of portion called Irene) together with the right to go on to the property, to maintain, repair, place and generally replace and generally for the purpose of keeping the said electric line in good order and condition.
- (4) To a right of way 6,30 metres wide, along the western boundary of portion 31 aforesaid as indicated on the aforementioned diagram of the said property by the letters DE F G HA.
- (5) Portion 31 aforesaid shall not be subdivided.
- (6) No dairy products may be sold or bartered for consumption off the aforementioned portion 31 within the boundaries of the original farm DOORNKLOOF aforesaid.
- (7) ALL fences, gates and pipes on the said portion 31 shall remain the property of the owners of the remaining extent of portion called Irene aforesaid, who may remove or repair same at their own free will. The said owner of the remaining extent of Irene must remove same, except the pipes referred to in clause 4 within a reasonable time on being requested so to do by the owner of portion 31.
- (8) In the event of the owner of the said portion 31 at any time wishing to sell the property it shall first be offered to the aforesaid owners of the remaining extent of Irene at the price offered, and the said owner of the remaining extent aforesaid shall be entitled to buy the said property accordingly if they wish to do so, provided they notify the owner of portion 31 of their intention to do so within 14 days of the receipt of the said offer.
- (9) Portion 31 may only be used for agricultural purposes, for the purpose of making, producing and processing motion picture films, television films and radio broadcasts and for carrying out operations connected therewith.

- (10)The owner of portion 31 shall ensure that no effluent shall be so deposited or discharged on or off the said property as to pollute or to be likely to pollute water flowing in the existing water furrow above referred to."
- "D. THE former remaining extent of portion called Irene of the said farm measuring 646,2647 hectares, of which the property hereby transferred forms a portion, is entitled to the following conditions over portion 52 (a portion of portion called Irene) held under Deed of Transfer No 17057/59 dated the 8th July 1959, namely :-
- (1) To a servitude of aquaduct in respect of the existing water furrow as shown by the letters KL and MN on diagram S G NO A519/59 annexed to the said Deed of Transfer.
  - (2) To a servitude in respect of the existing pipeline as shown on the aforesaid diagram marked HJ. The pipes constituting the said pipeline and any other pipes on the said property shall remain the property of the owners of the remaining extent of portion called Irene aforesaid, who shall be entitled to remove same at any time should they wish to do so, and to do everything necessary on the property for the purposes of such removal. In connection with the above referred two servitudes, the owners of the remaining extent of Irene aforesaid reserved to themselves the right to maintain, repair and reconstruct the said water furrow and relay the said pipe line and for these purposes do whatever may be necessary on the said portion 52 accordingly."
- "F. The former remaining extent of portion 1 of the said farm, measuring 621,8675 hectares, or any reduced area thereof, a portion of which is hereby transferred, is entitled to certain servitudes over portion 114 (a portion of portion called Irene) measuring 15,1500 hectares held by Deed of Transfer no T18746/1971."
- "G. By Notarial Deed K423/88 the former remaining extent of portion 1 of the said farm measuring 575,7624 hectares, a portion whereof is hereby transferred, is subject to a pipeline servitude 6 metres wide indicated by the figure ABCDEF on diagram S G NO 9376/85 in favour of the TOWN COUNCIL OF VERWOERDBURG."
- "H. The former remaining extent of portion 1 of the said farm measuring 575,7624 hectares, portion whereof is hereby transferred, is entitled to servitudes of aquaduct, power line right of way and dam wall, together with ancillary rights over portion 143 (a portion of portion 1 ) of the said farm as held under Deed of Transfer no T17417/79."
- "J. The former remaining extent of portion 1 of the said farm, measuring 548,2760 hectares, is entitled to a servitude of aquaduct, the route which is still to be determined, over portion 163 (a portion of portion 1) of the said farm as held under Deed of Transfer no T53696/87."
- "K. The former remaining extent of portion 1 of the said farm measuring 461,8574 hectares, portion whereof is hereby transferred is subject :-
- (1) By Notarial Deed K2216/90 to a perpetual servitude for municipal purposes in favour of the CITY COUNCIL OF CENTURION as will appear from the said Notarial Deed.
  - (2) By Notarial Deed K2217/90S to a servitude 4 metres wide for municipal purposes in favour of the CITY COUNCIL OF CENTURION as will more fully appear from reference to the said notarial deed.
  - (3) By Notarial Deed K3345/91 to a servitude 3 metres wide, for main sewerage pipeline purposes to be installed in favour of the CITY COUNCIL OF CENTURION along a route as more fully described in the said notarial deed and diagram annexed."

- "L. The remaining extent of portion 1 of the said farm measuring 455,8143, a portion of which is hereby transferred, is subject: -
- (1) By virtue of Notarial Deed K5651 /91 S subject to a right of way in favour of DOORNKLOOF CENTRE (PROPRIETARY) LIMITED as will more fully appear from reference to the said Notarial Deed.
  - (2) By virtue of Notarial Deed of Servitude K5299/93S subject to the following servitudes:
    - c. a sewerage pipeline servitude 7 metres wide indicated by the reference line ABCD and FGHJKLMNPQRSTUVWXYZ A'B'C' (middle of Hennops river) on diagram LG No A1630/78.
    - d. A sewerage pipeline servitude 3 metres wide, the centre line whereof is indicated by the figure B,D',E,F',G' and D',H' and HJ'K'L'M'N'P'U' and Z'R'S'T'U'V'W'Y'Z' on diagram LG A1630/78;
- ALL as will more fully appear from reference to the said Notarial Deed."
- "N. SUBJECT to the following condition imposed by the Town Council of Centurion on subdivision –
- "The transferee shall only be entitled to erect buildings on the property in an area geologically suitable for building purposes."
- "O. By virtue of Notarial Deed K4462/97 the property is subject to a servitude of right of way in favour of Portions 307 (a portion of Portion 1) of the said farm held under Deed of Transfer No T75641/97 and Portion 325 (a portion of portion 1) of the said farm as held under Certificate of Registered Title T75638/97."
- "P. By virtue of Notarial Deed K4464/97S the property is entitled to a servitude of right of way and water pipeline servitude over portion 330 of the farm Doornkloof 391 Registration Division J R as held under T75645/97."
- "R. By virtue of Notarial Deed of Servitude K2924/99S dated the 26th March 1999, the property is subject to a servitude of sewerage 4 metres wide for municipal purposes, the centre line of which is indicated by the line marked ABC on the diagram S G NO 10947 /96 in favour of the TOWN COUNCIL OF CENTURION."
- "T. By virtue of Notarial Deed K3981/2001 the within mentioned property is subject to a pipeline servitude along a strip of ground 8832 square metres in extent depicted by the figure ABCDEFGHJKLM on diagram SG No 2208/99."
- "U. By virtue of Notarial Deed 3982/2001S dated 20 July 2001 the within mentioned property is subject to a pipeline servitude 6 metres wide represented by the figure ABCD on diagram SG No 1237/99 in favour of Portion 327 of the farm Doornkloof JR measuring 51,2298 hectares."
- "V. By virtue of Notarial Deed of servitude K3322/2002S dated 27 May 2002 the within mentioned property is subject to servitudes for road and municipal purposes in favour of the City of Tshwane Metropolitan Municipality as indicated by the figure ABCDEFGHJKLMNPQR on diagram SG No 2880/2002 as will more fully appear from the said deed."



- “W. By virtue of Notarial Deed of servitude K4921/02S dated 6 August 2002 the within mentioned property is subject to a right of servitude in perpetuity to convey and transmit water by means of pipelines already laid and which may hereafter be laid along a strip of ground 275 square metres as depicted by figure ABCDE on servitude diagram SG No 825/2000 in favour of Rand Water Board as will more fully appear from the said notarial deed.”
- “X. The within mentioned property is entitled to a servitude for aqueduct, pipeline and sewer of Portion 559 (portion of portion 1) of the farm Doornkloof 391-JR in extent 1738 square metres held by deed of transfer T26838/2002 on a route which is still to be determined.”
- “Y. The within mentioned property is entitled to a servitude of aqueduct, pipeline and sewer over portion 562 of the farm Doornkloof 391-JR measuring 5519 square metres as will more fully appear from deed of transfer T126842/2002.”
- “Z. The within mentioned property is entitled to a servitude of aqueduct, pipeline and sewer over portion 563 and 553 of the farm Doornkloof 391-JR measuring 6257 square metres and 1935 square metres respectively as will more fully appear from deed of transfer T126850/2002.”
- “AA. The within mentioned property is entitled to a servitude of right of way 10 metres wide in favour of portion 564 of the farm Doornkloof 391-JR measuring 2,5474 hectares as will more fully appear from Notarial deed of servitude K5823/2002S.”
- “BB. By virtue of Notarial Deed of Servitude K6352/2004S dated 13<sup>th</sup> August 2004, the within mentioned property is subject to a servitude pipeline to convey and transmit water along a slip of ground 1102 (One Thousand One Hundred and Two) square metres as indicated by the figures A B C D E F G H on diagram no SG5306/2001 in favour of RAND WATER BOARD and as will fully appear from the said Notarial Deed.”
- “EE. By virtue of Notarial Deed of Servitude K4517/2005S dated 11 April 2005 the former remaining extent of portion 1 of the farm Doornkloof 391 JR, measuring 89,2563 (Eighty Nine comma Two Five Six Three) Hectares is entitled to a servitude for Aqueduct 186 square metres over portion 143 of the farm Doornkloof 391 as indicated by the figure ABCD on diagram SG No 7450/2002 as will more fully appear from the said Notarial Deed.”

**1.4 LAND FOR MUNICIPAL PURPOSES**

The following erf shall be transferred to the City of Tshwane by and at the expense of the township owner:

Park (public open space): Erf 1965.

**1.5 ACCESS**

No ingress from National Road N1 to the township and no egress to National Road N1 from the township shall be allowed.

**1.6 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 Road N1 and he shall receive and dispose of the storm water running off or being diverted from the road.

**1.7 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.

**1.8 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER**

The township owner shall at his own expense erect a fence or other physical barrier to the satisfaction of the Head of the Department: Gauteng Provincial Government: Department of Public Transport, Roads and Works, 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.

**1.9 SOUTH AFRICAN NATIONAL ROADS AGENCY: ACOUSTIC SCREENING MEASURES**

The applicant shall be responsible for any costs involved in the erection of acoustic screening along Road N1.

**1.10 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.

**1.11 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.

**1.12 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.

**1.13 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.

**1.14 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 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, 1989 (Act 73 of 1989), for the development of this township.

**1.15 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.

**2. CONDITIONS OF TITLE**

- 2.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITIONS 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):**

**2.1.1 ERF 1964**

2.1.1.1 The erf shall be subject to a servitude, 3m 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.

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 2 m from it.

2.1.1.3 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.

2.1.1.4 As this erf (stand, land, etc) forms part of an area which is subject to aircraft activity and noise as a result of the close proximity to the Waterkloof Air Force Base, the owner thereof accepts that inconvenience with regard to noise as a result thereof, may be experienced.

**2.1.2 ERF 1965**

The erf is subject to a sewerage servitude in favour of Erf 1964, as indicated on the General Plan.

**2.2 CONDITIONS IMPOSED BY THE SOUTH AFRICAN NATIONAL ROADS AGENCY LIMITED IN TERMS OF THE NATIONAL ROADS ACT 54 OF 1971, AS AMENDED**

The erven mentioned hereunder shall be subjected to the following conditions:

**2.2.1 ERVEN 1964 and 1965**

(i) Except for any essential stormwater 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 Road N 1 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.

(ii) Ingress to and egress from the erf shall not be permitted along the boundary of the erf abutting on Road N 1.