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IMPORTANT NOTICE

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CONTENTS • INHOUD

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES			
2005	Town-planning and Townships Ordinance (15/1986): City of Tshwane: Centurion Amendment Scheme 1464C	3	276
2006	do.: do.: Centurion Amendment Scheme 1465C	10	276

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2005

CITY OF TSHWANE

CENTURION AMENDMENT SCHEME 1464C

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 Olievenhoutbosch Extension 24, 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 1464C.

(13/2/Olievenhoutbosch x24 (1464C))
 __ November 2009

Executive Director: Legal Services
 (Notice No 646/2009)

PLAASLIKE BESTUURSKENNISGEWING 2005

STAD TSHWANE

CENTURION WYSIGINGSKEMA 1464C

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 Olievenhoutbosch Uitbreiding 24, 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 1464C.

(13/2/Olievenhoutbosch x24 (1464C))
 __ November 2009

Uitvoerende Direkteur: Regsdienste
 (Kennisgewing No 646/2009)

CITY OF TSHWANE

DECLARATION OF OLIEVENHOUTBOSCH EXTENSION 24 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 Olievenhoutbosch Extension 24 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Olievenhoutbosch x24 (1464C))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY CIT OF TSHWANE METROPOLITAN MUNICIPALITY IN TERMS THE PROVISIONS OF CHAPTER III: SECTION A AND C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 282 OF THE FARM OLIEVENHOUTBOSCH 389JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Olievenhoutbosch Extension 24.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 3638/2003.

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, but excluding –

1.3.1 the following servitude which affects Erf 5500 and a street in the township only:

"ONDERWORPE aan die reg ten gunste van die Elektrisiteitsvoorsieningskommissie om elektrisiteit oor die gemelde eiendom te vervoer, tesame met bykomende regte en onderhewig aan voorwaardes, soos meer ten volle sal blyk uit Notariële Akte No K.891/1971."

1.3.2 the following servitude which affects Erven 5499, 5500 and a street in the township only:

"Kragtens Notariële Akte Nr. K969/1971s is die reg aan die Elektrisiteitsvoorsieningskommissie verleen om elektrisiteit oor bovermelde eiendom te vervoer, tesame met bykomende regte en onderworpe aan voorwaardes soos meer volledig sal blyk uit gesegde Notariële Akte."

1.3.3 the following servitude which affects Erf 5500 and streets in the township only:

"FURTHER SUBJECT to a servitude in favour of ELECTRICITY SUPPLY COMMISSION to convey electricity over the property together with ancillary rights, as will more fully appear from Deed of Servitude No. K.1432/1972S dated 13th November 1972."

1.3.4 the following right of way which affects a street in the township only:

"SUBJECT to a servitude of Right of way as depicted by the figure a b C D on the annexed Diagram S.G. No. A1870/48 in favour of the General Public and created by Notarial Deed of Servitude No. K647/49S registered on the 6th September 1949."

1.3.5 the following servitude which affects Erven 5499, 5500 and a street in the township only:

"AND FURTHER SUBJECT to right granted to Escom to convey electricity over the Property hereby conveyed together with ancillary rights, and subject to conditions as will more fully appear on reference to Notarial Deed No 1215/70 dated the 24th day of DECEMBER 1970."

1.3.6 the following right of way which affects a street in the township only:

"SUBJECT to a servitude of Right of way as defined by the figure abCD on Diagram SG No A1869/48 annexed to the said Deed of Transfer No T23476/1963, in favour of the General Public as will more fully appear from Notarial Deed of Servitude No 647/49S registered on the 6th September 1949."

1.3.7 the following servitude which affects Erf 5499 in the township only:

"Subject to a servitude whereby the rights has been granted to the Electricity Supply Commission to convey electricity over the property hereby conveyed together with ancillary rights and subject to conditions, as will more fully appear from Notarial Deed of Servitude No. 942/1970S registered on 29 October 1970."

1.3.8 the following servitude which does not affect the township:

"Kragtens Notariële Akte Nommer K637/1970, gedateer 27 April 1970 en geregistreer op 18 Augustus 1970, is die reg aan Evkom verleen om elektrisiteit oor die hieringemelde eiendom te vervoer, tesame met by komende regte, en onderhewig aan kondisies, soos meer volledig sal blyk uit genoemde Notariële Akte."

1.3.9 the following right of way which does not affect the township:

"By virtue of Notarial Deed of Servitude K2981/98S dated 20 May 1998 the withinmentioned property is subject to a perpetual servitude for municipal purposes and right of way:

in extent 1 187m² as indicated by the figure ABCDEF on diagram SG No A3137/98.

in favour of the City of Tshwane Metropolitan Municipality, as will more fully appear from the above-mentioned Notarial Deed with diagram annexed hereto."

1.3.10 the following servitude which affects Erf 5426 in the township only:

"By virtue of Notarial Deed of Servitude K2981/98S dated 20 May 1998 the withinmentioned property is subject to a perpetual servitude for municipal purposes and right of way:

in extent 34m² as indicated by the figure ABC on diagram S.G. No. A3138/98.

in favour of the City of Tshwane Metropolitan Municipality, as will more fully appear from the above-mentioned Notarial Deed with diagram annexed hereto."

1.4 LAND FOR MUNICIPAL PURPOSES

Erven 5498 and 5502 shall be reserved by the township owner as parks.

1.5 ACCESS

No ingress from Provincial Road K54 and K71 to the township and no egress to Provincial Roads K54 and K71 from the township shall be allowed.

1.6 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of Roads K54 and K71 and for all stormwater running off or being diverted from the road to be received and disposed of.

1.7 PRECAUTIONARY MEASURES

The township owner shall at its own expense, make arrangements with the local authority in order to ensure that –

1.7.1 water will not accumulate to the effect that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen to the satisfaction of the Municipality; and

1.7.2 trenches and excavations for foundations, pipes and cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150 mm, and compacted until the same grade of compaction as that of the surrounding material is obtained, to the satisfaction of the Municipality.

1.8 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, when required by the local authority to do so.

1.9 REMOVAL OF LITTER

The township owner shall at its own expense cause all litter within the township area to be removed to the satisfaction of the local authority, when required by the local authority to do so.

1.10 REMOVAL OR REPLACEMENT OF MUNICIPAL AND/OR TELKOM SERVICES

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

2. CONDITIONS OF TITLE

The erven with the exception of the erven mentioned in clause 1.4 shall be subject to the following conditions imposed by the Local Authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986:

- 2.1 The erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.
- 2.2 No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2m thereof.
- 2.3 The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

STAD TSHWANE

VERKLARING VAN OLIEVENHOUTBOSCH UITBREIDING 24 TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No 15 van 1986), verklaar die Stad Tshwane hierby, die dorp Olievenhoutbosch Uitbreiding 24 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(13/2/Olievenhoutbosch x24 (1464C))

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR DIE STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 282 VAN DIE PLAAS OLIEVENHOUTBOSCH 389JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Olievenhoutbosch Uitbreiding 24.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No 3638/2003.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd -

1.3.1 die volgende servituut wat slegs Erf 5500 en 'n straat in die dorp raak:

"ONDERWORPE aan die reg ten gunste van die Elektrisiteitsvoorsieningskommissie om elektrisiteit oor die gemelde eiendom te vervoer, tesame met bykomende regte en onderhewig aan voorwaardes, soos meer ten volle sal blyk uit Notariële Akte No K.891/1971."

- 1.3.2 die volgende serwituut wat slegs Erwe 5499 en 5500 en 'n straat in die dorp raak:
- "Kragtens Notariële Akte Nr. K969/1971s is die reg aan die Elektrisiteitsvoorsieningskommissie verleen om elektrisiteit oor bovermelde eiendom te vervoer, tesame met bykomende regte en onderworpe aan voorwaardes soos meer volledig sal blyk uit gesegde Notariële Akte."
- 1.3.3 die volgende serwituut wat slegs Erf 5500 en strate in die dorp raak:
- "FURTHER SUBJECT to a servitude in favour of ELECTRICITY SUPPLY COMMISSION to convey electricity over the property together with ancillary rights, as will more fully appear from Deed of Servitude No K1432/1972S dated 13th November 1972."
- 1.3.4 die volgende reg van weg wat slegs 'n straat in die dorp raak:
- "SUBJECT to a servitude of Right of way as depicted by the figure a b C D on the annexed Diagram S.G. No. A1870/48 in favour of the General Public and created by Notarial Deed of Servitude No. K647/49S registered on the 6th September 1949."
- 1.3.5 die volgende serwituut wat slegs Erwe 5499 en 5500 en 'n straat in die dorp raak:
- "AND FURTHER SUBJECT to right granted to Escom to convey electricity over the Property hereby conveyed together with ancillary rights, and subject to conditions as will more fully appear on reference to Notarial Deed No 1215/70 dated the 24th day of DECEMBER 1970."
- 1.3.6 die volgende reg van weg wat slegs 'n straat in die dorp raak:
- "SUBJECT to a servitude of Right of way as defined by the figure abCD on Diagram SG No A1869/48 annexed to the said Deed of Transfer No T23476/1963, in favour of the General Public as will more fully appear from Notarial Deed of Servitude No 647/49S registered on the 6th September 1949."
- 1.3.7 die volgende serwituut wat slegs Erf 5499 in die dorp raak:
- "Subject to a servitude whereby the rights has been granted to the Electricity Supply Commission to convey electricity over the property hereby conveyed together with ancillary rights and subject to conditions, as will more fully appear from Notarial Deed of Servitude No 942/1970S registered on 29 October 1970."
- 1.3.8 die volgende serwituut wat nie die dorp raak nie:
- "Kragtens Notariële Akte Nommer K637/1970, gedateer 27 April 1970 en geregistreer op 18 Augustus 1970, is die reg aan Evkom verleen om elektrisiteit oor die hieringemelde eiendom te vervoer, tesame met bykomende regte, en onderhewig aan kondisies, soos meer volledig sal blyk uit genoemde Notariële Akte."
- 1.3.9 die volgende reg van weg wat nie die dorp raak nie:
- "By virtue of Notarial Deed of Servitude K2981/98S dated 20 May 1998 the withinmentioned property is subject to a perpetual servitude for municipal purposes and right of way."
- groot ongeveer 1 187m² soos aangedui deur figuur ABCDEF op LG diagram No A3137/98.
- ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit, soos meer volledig sal blyk uit die bogenoemde Notariële Akte met diagram aangeheg."

1.3.10 die volgende serwituuat wat slegs Erf 5426 in die dorp raak:

"By virtue of Notarial Deed of Servitude K2981/98S dated 20 May 1998 the withinmentioned property is subject to a perpetual servitude for municipal purposes and right of way."

groot ongeveer 34m² soos aangedui deur figuur ABC op LG diagram No A3138/98.

ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit, soos meer volledig sal blyk uit die bogenoemde Notariële Akte met diagram aangeheg.

1.4 GROND VIR MUNISIPALE DOELEINDES

Erwe 5498 en 5502 sal gereserveer word deur die dorpsenaar vir parke.

1.5 TOEGANG

Geen ingang van Provinsiale Pad K54 en K71 tot die dorp en geen uitgang tot Provinsiale Pad K54 en K71 uit die dorp word toegelaat nie.

1.6 ONTVANGS VAN EN WEGDOEN MET STORMWATER

Die dorpsenaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van die Pad K54 en K71 en hy moet die stormwater wat van die pad afloop of afgelei word, ontvang en daarmee wegdoen.

1.7 VOORKOMENDE MAATREëLS

Die dorpsenaar moet op eie koste reëlings met die plaaslike bestuur tref om te verseker dat –

1.7.1 water nie opdam nie, dat die hele oppervlakte van die dolomiet areas behoorlik gedreineer word en dat die strate doeltreffend met teer, beton of bitumen geseël word; en

1.7.2 sote en uitgrawings vir fondamente, pype kables of vir enige ander doeleindes behoorlik met klam grond in lae wat nie dikker as 150mm is nie, opgevul word en gekompakteer word totdat dieselfde verdigtingsgraad as wat die omliggende materiaal is, verkry is.

1.8 SLOPING VAN GEBOUE EN STRUKTURE

Die dorpsenaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes en kantruimtes of oor gemeenskaplike grense gelê is, of bouvallige strukture laat sloop tot tevredenheid van die Munisipaliteit wanneer die Munisipaliteit dit vereis.

1.9 VERWYDERING VAN ROMMEL

Die dorpsenaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot tevredenheid van die Munisipaliteit wanneer die Munisipaliteit dit vereis.

1.10 VERSKUIWING EN/OF VERWYDERING VAN MUNISIPALE EN/OF TELKOM DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale en/of telkom dienste te verskuif of te vervang, moet die koste daarvan deur die dorpsenaar gedra word.

2. TITELVOORWAARDES

DIE ERWE MET UITSONDERING VAN DIE ERWE GENOEM IN KLOUSULE 1.4, IS ONDERWORPE AAN DIE VOORWAARDES SOOS AANGEDUI, OPGELÉ DEUR DIE STAD TSHWANE INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986):

- 2.1.1 Die erf is onderworpe aan 'n serwituut, 2 meter breed, vir riolerings- en ander munisipale dienste, langs enige (2) twee sygrense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 2 meter breed, oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur. Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- 2.1.2 Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen groot wortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2m daarvan geplant word nie.
- 2.1.3 Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke wat hy volgens goeë dunks noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings wat sodanige rioolhoofpypleidings en ander werke veroorsaak.

LOCAL AUTHORITY NOTICE 2006**CITY OF TSHWANE****CENTURION AMENDMENT SCHEME 1465C**

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 Olievenhoutbosch Extension 25, 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 1465C.

(13/2/Olievenhoutbosch x25 (1465C))

__ November 2009

Executive Director: Legal Services

(Notice No 647/2009)

PLAASLIKE BESTUURSKENNISGEWING 2006**STAD TSHWANE****CENTURION WYSIGINGSKEMA 1465C**

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 Olievenhoutbosch Uitbreiding 25, 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 1465C.

(13/2/Olievenhoutbosch x25 (1465C))

__ November 2009

Uitvoerende Direkteur: Regsdienste

(Kennisgewing No 647/2009)

CITY OF TSHWANE**DECLARATION OF OLIEVENHOUTBOSCH EXTENSION 25 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 Olievenhoutbosch Extension 25 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Olievenhoutbosch x25 (1465C))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY CIT OF TSHWANE METROPOLITAN MUNICIPALITY IN TERMS THE PROVISIONS OF CHAPTER III: SECTION A AND C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 281 OF THE FARM OLIEVENHOUTBOSCH 389JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Olievenhoutbosch Extension 25.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 5251/2002.

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, but excluding –

1.3.1 the following servitude which affects Erf 5777 in the township only:

"ONDERWORPE aan die reg ten gunste van die Elektrisiteitsvoorsienings-kommissie om elektrisiteit oor die gemelde eiendom te vervoer, tesame met bykomende regte en onderhewig aan voorwaardes, soos meer ten volle sal blyk uit Notariële Akte No K891/1971."

1.3.2 the following right of way which affects a street in the township only:

"SUBJECT to a servitude of Right of way as depicted by the figure a b c d C D on Diagram SG No A1892/48 annexed to Deed of Transfer No 7193/1962 in favour of the General Public and created by Notarial Deed of Servitude No 647/49S registered on the 6th September 1949."

1.3.3 the following servitude which affects Erven 5777, 5778 and streets in the township only:

"FURTHER SUBJECT to a servitude in favour of ELECTRICITY SUPPLY COMMISSION to convey electricity over the property together with ancillary rights, as will more fully appear from Deed of Servitude No K1432/1972S dated the 13th November 1972."

1.3.4 the following right of way which does not affect the township:

"SUBJECT to a servitude of Right of way as depicted by the figure a b C D on the annexed Diagram SG No A1870/48 in favour of the General Public and created by Notarial Deed of Servitude No K647/49S registered on the 6th September 1949."

1.3.5 the following servitude which affects Erven 5777, 5778 and a street in the township only:

"Kragtens Notariële Akte Nommer K637/1970, gedateer 27 April 1970 en geregistreer op 18 Augustus 1970, is die reg aan Evkom verleen om elektrisiteit oor die hieringemelde eiendom te vervoer, tesame met bykomende regte en onderhewig aan kondisies, soos meer volledig sal blyk uit genoemde Notariële Akte."

1.3.6 the following right of way which does not affect the township:

"By virtue of Notarial Deed of Servitude K2981/98S dated 20 May 1998 the withinmentioned property is subject to a perpetual servitude for municipal purposes and right of way:

(i) in extent 1 187m² as indicated by the figure ABCDEF on diagram SG No A3137/98.

(ii) in extent 34m² as indicated by the figure ABC on diagram SG No A3138/98.

In favour of the City of Tshwane Metropolitan Municipality as will more fully appear from the above-mentioned Notarial Deed with diagram annexed hereto."

1.4 LAND FOR MUNICIPAL PURPOSES

Erven 5776 and 5778 shall be reserved by the township owner as parks.

1.5 ACCESS

No ingress from Provincial Road K54 and K71 to the township and no egress to Provincial Roads K54 and K71 from the township shall be allowed.

1.6 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of Roads K54 and K71 and for all stormwater running off or being diverted from the road to be received and disposed of.

1.7 PRECAUTIONARY MEASURES

The township owner shall at its own expense, make arrangements with the local authority in order to ensure that –

1.7.1 water will not accumulate to the effect that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen to the satisfaction of the Municipality; and

1.7.2 trenches and excavations for foundations, pipes and cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150 mm, and compacted until the same grade of compaction as that of the surrounding material is obtained, to the satisfaction of the Municipality.

1.8 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, when required by the local authority to do so.

1.9 REMOVAL OF LITTER

The township owner shall at its own expense cause all litter within the township area to be removed to the satisfaction of the local authority, when required by the local authority to do so.

1.10 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If, by reason 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.

2. CONDITIONS OF TITLE

The erven with the exception of the erven mentioned in clause 1(4) shall be subject to the following conditions imposed by the Local Authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986:

2.1 The erf is subject to a servitude, 2 m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2 m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.

2.2 No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 m thereof.

2.3 The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

STAD TSHWANE

VERKLARING VAN OLIEVENHOUTBOSCH UITBREIDING 25 TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No 15 van 1986), verklaar die Stad Tshwane hierby, die dorp Olievenhoutbosch Uitbreiding 25 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(13/2/Olievenhoutbosch x25 (1465C))

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR DIE STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 281 VAN DIE PLAAS OLIEVENHOUTBOSCH 389JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Olievenhoutbosch Uitbreiding 25.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No 5251/2002.

1.3 BESIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd -

1.3.1 die volgende serwituut wat slegs Erf 5777 in die dorp raak:

"ONDERWORPE aan die reg ten gunste van die Elektrisiteitsvoorsieningskommissie om elektrisiteit oor die gemelde eiendom te vervoer, tesame met bykomende regte en onderhewig aan voorwaardes, soos meer ten volle sal blyk uit Notariële Akte No K891/1971."

1.3.2 die volgende reg van weg wat slegs 'n straat in die dorp raak:

"SUBJECT to a servitude of Right of way as depicted by the figure a b c d C D on Diagram SG No A1892/48 annexed to Deed of Transfer No 7193/1962 in favour of the General Public and created by Notarial Deed of Servitude No 647/49S registered on the 6th September 1949."

1.3.3 die volgende serwituut wat slegs Erwe 5777 en 5778 en strate in die dorp raak:

"FURTHER SUBJECT to a servitude in favour of ELECTRICITY SUPPLY COMMISSION to convey electricity over the property together with ancillary rights, as will more fully appear from Deed of Servitude No K1432/1972S dated the 13th November 1972."

1.3.4 die volgende reg van weg wat nie die dorp raak nie:

"SUBJECT to a servitude of Right of way as depicted by the figure a b C D on the annexed Diagram SG No A1870/48 in favour of the General Public and created by Notarial Deed of Servitude No K647/49S registered on the 6th September 1949."

1.3.5 die volgende serwituut wat slegs Erwe 5777 en 5778 en 'n straat in die dorp raak:

"Kragtens Notariële Akte Nommer K637/1970, gedateer 27 April 1970 en geregistreer op 18 Augustus 1970, is die reg aan Evkom verleen om elektrisiteit oor die hieringemelde eiendom te vervoer, tesame met bykomende regte en onderhewig aan kondisies, soos meer volledig sal blyk uit genoemde Notariële Akte."

1.3.6 die volgende reg van weg wat nie die dorp raak nie:

"By virtue of Notarial Deed of Servitude K2981/98S dated 20 May 1998 the withinmentioned property is subject to a perpetual servitude for municipal purposes and right of way."

- (i) in extent 1 187m² as indicated by the figure ABCDEF on diagram SG No A3137/98.
- (ii) in extent 34m² as indicated by the figure ABC on diagram SG No A3138/98.

Ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit, soos meer volledig sal blyk uit die bognoemde Notariële Akte met diagram hierby aangeheg.

1.4 GROND VIR MUNISIPALE DOELEINDES

Erwe 5776 en 5778 sal gereserveer word deur die dorpseienaar vir parke.

1.5 TOEGANG

Geen ingang van Provinsiale Pad K54 en K71 tot die dorp en geen uitgang tot Provinsiale Pad K54 en K71 uit die dorp word toegelaat nie.

1.6 ONTVANGS VAN EN WEGDOEN MET STORMWATER

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van die Pad K54 en K71 en hy moet die stormwater wat van die pad afloop of afgelei word, ontvang en daarmee wegdoen.

1.7 VOORKOMENDE MAATREËLS

Die dorpseienaar moet op eie koste reëlings met die plaaslike bestuur tref om te verseker dat –

- 1.7.1 water nie opdam nie, dat die hele oppervlakte van die dolomiet areas behoorlik gedreineer word en dat die strate doeltreffend met teer, beton of bitumen geseël word; en
- 1.7.2 sote en uitgrawings vir fundamente, pype kables of vir enige ander doeleindes behoorlik met klam grond in lae wat nie dikker as 150mm is nie, opgevolg word en gekompakteer word totdat dieselfde verdigtingsgraad as wat die omliggende materiaal is, verkry is.

1.8 SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes en kantruimtes of oor gemeenskaplike grense gelê is, of bouvallige strukture laat sloop tot tevredenheid van die Munisipaliteit wanneer die Munisipaliteit dit vereis.

1.9 VERWYDERING VAN ROMMEL

Die dorpseienaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot tevredenheid van die Munisipaliteit wanneer die Munisipaliteit dit vereis.

1.10 VERSKUIWING EN/OF VERWYDERING VAN MUNISIPALE DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale dienste te verskuif of te vervang, moet die koste daarvan deur die dorpseienaar gedra word.

2. TITELVOORWAARDES

DIE ERWE MET UITSONDERING VAN DIE ERWE GENOEM IN KLOUSULE 1.4, IS ONDERWORPE AAN DIE VOORWAARDES SOOS AANGEDUI, OPGELEË DEUR DIE STAD TSHWANE INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986):

- 2.1.1 Die erf is onderworpe aan 'n serwituut, 2 meter breed, vir riolerings- en ander munisipale dienste, langs enige 2 twee sygrense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 2 meter breed, oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur. Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
 - 2.1.2 Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen groot wortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2m daarvan geplant word nie.
 - 2.1.3 Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke wat hy volgens goëddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings wat sodanige rioolhoofpypleidings en ander werke veroorsaak.
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