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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1425

KUNGWINI LOCAL MUNICIPALITY DECLARATION AS AN APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance 1986 (Ordinance 15 of 1986), the Kungwini Local Municipality hereby declares **OLYMPUS RIDGE** to be an approved township, subject to the conditions set out in the Schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY BREEZE COURT INVESTMENTS 6 (PTY) LIMITED, (HEREINAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIP ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 215 OF THE FARM TWEEFONTEIN 372, JR GAUTENG PROVINCE, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 Name

The name of the township shall be **Olympus Ridge**.

1.2 Design

The township shall consist of erven and streets as indicated on General Plan No SG 1383/2008.

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 rights to minerals but excluding the following condition which does not affect the erven:

"Subject to an Order of the Water Court (Supreme Court) North district 21, dated Pretoria 22 November 1948 and 27 June 1949 as will appear from the Servitude 520A/1949-S."

1.4 Constitution of a Homeowners Association

- (i) A Home Owners Association shall properly and legally be constituted to the satisfaction of the local authority before the transfer of the first erf.
- (ii) Erf 34 (access) shall be registered in the name of the Home Owners Association.
- (iii) Each and every owner of Erven 1 to 33 shall become members of the home Owners Association and be subjected to the Memorandum of Articles of Associations upon transfer of the erf until such owner ceases to be owner of the erf.
- (iv) The Home Owners Association shall have full legal power to levy from each and every member the cost incurred in fulfilling its function and shall have legal recourse to recover such fees in the event of a default of payment by the member.
- (v) The Local Authority shall not be liable for the malfunction of the surfacing of the access way and/or the stormwater drainage system and/or any essential services in the township.

1.5 Relocation and/or removal of Telkom services

Should Telkom services be affected in any way by the development the removal or re-location of such services shall be done by and at the expense of the applicant.

2. CONDITIONS OF TITLE**2.1 All Erven**

- (a) 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.
- (b) No other 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.
- (c) 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.

2.2 Erf 34

The erf is subject to a servitude for the conveyance of private engineering services and right of way for access over its entire area in favour of the local authority as indicated on the general plan.

2.3 Erf 33

The erf is subject to a stormwater and sewer servitude 3m wide along the western boundary of the erf as indicated on the general plan.

Senior Manager: Development Planning, Kungwini Local Municipality, P O Box 40, Bronkhorstspuit, 1020.

PLAASLIKE BESTUURSKENNISGEWING 1425**KUNGWINI PLAASLIKE MUNISIPALITEIT
VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordinansie 15 van 1986), verklaar Kungwini Plaaslike Munisipaliteit hiermee die dorp **OLYMPUS RIDGE** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR BREEZE COURT INVESTMENTS 6 (PTY) LTD (HIERNA DIE APPLIKANT/DORPSEIENAAR GENOEM) INGEVOLGE DIE BEALINGS VAN HOOFSTUK III VAN DIE ORNONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 215 VAN DIE PLAAS TWEEFONTEIN 372-JR, GAUTENG, GOEDGEKEUR IS.

1. STIGTINGSVOORWAARDES

1.1 Naam

Die naam van die dorp is **Olympus Ridge**.

1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG. Nr 1383/2008).

1.3 Verwydering van bestaande titel voorwaardes

Alle erwe sal onderhewig wees aan die bestaande voorwaardes en serwitute indien enige insluitende die reservering van regte tot minerale maar uitsluitende die volgende voorwaarde wat nie die erwe affekteer nie.

"Subject to an Order of the Water Court (Supreme Court) North district 21, dated Pretoria 22 November 1948 and 27 June 1949 as will appear from the Servitude 520A/1949-S."

1.4 Konstitusie van 'n Huiseienaarsvereniging

- (i) 'n Huiseienaarsvereniging sal tereg en wettig opgestel word tot die satisfaksie van die Plaaslike Bestuur voor die oordrag van die eerste erf.
- (ii) Erf 34 (toegang) sal geregistreer word in die naam van die Huiseienaarsvereniging.
- (iii) Elkeen en almal vanaf Erf 1 tot 33 sal lede word van die Huiseienaarsvereniging en onderworpe wees aan die Memorandum van Artikels van die Assosiasie op oordrag van die erf totdat die eienaar nie meer die eienaar is van die erf nie.
- (iv) Die Huiseienaarsvereniging het die reg om bydraes van elke lid te hef om kostes wat aangegaan is, te delg en sal die nodige wetlike regstellende askies neem om hulle funksie te lewer en hulle kostes te verhaal, in die geval waar lede van die huiseienaarsvereniging nie hulle fooie betaal nie.
- (v) Die plaaslike bestuur sal nie verantwoordelik gehou word vir die foutiewe werking van die ryoppervlaktes van die toegang en/of die stormwater dreinerings sisteem en/of enige nodige dienstes in die dorp nie.

1.5 Her-plasing en/of verwydering van Telkom dienstes

Indien Telkom dienstes geaffekteer word in enige manier by die ontwikkeling die verwydering of her-plasing van die dienstes sal gedoen word deur die ontwikkelaar vir die kostes van die ontwikkelaar.

2. STIGTINGSVOORWAARDES

2.1 Alle erwe

- (a) The erf is onderworpe aan 'n serwituut 2m breed ten gunste van die plaaslike bestuur vir riolerings- en ander munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2m 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.
- (b) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 2m daarvan, geplant word nie.
- (c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke wat hy volgens goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts sal die plaaslike bestuur geregtig wees 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 verwydering van sodanige rioolhoofpyleidings en ander werke veroorsaak word.

2.2 Erf 34

Die erf is onderhewig aan 'n serwituut vir die verspreiding van privaat ingenieurs dienstes en die reg van weg vir toegang oor die hele area ten gunste van die plaaslike bestuur soos aangedui op die algemene plan.

2.3 Erf 33

Die erf is onderhewig aan 'n stormwater en riool serwituut 3m breed langs die westelike grens van die erf soos aangedui op die algemene plan.

Senior Bestuurder: Ontwikkelingsbeplanning, Kungwini Plaaslike Munisipaliteit, Posbus 40, Bronkhorstspuit, 1020.

LOCAL AUTHORITY NOTICE 1426**KUNGWINI LOCAL MUNICIPALITY
AMENDMENT SCHEME NUMBER 569**

The Kungwini Local Municipality hereby, in terms of Section 125(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), declares that it has approved an amendment scheme, being an amendment of the Peri Urban Areas Town Planning Scheme, 1975, comprising the same land as included in the township of **Olympus Ridge**.

Map 3, Annexures and the scheme clauses of the amendment scheme are available for inspection at all reasonable times at the Municipal Offices, 54 Church Street, Bronkhorstspuit. The scheme will come into operation on the date of publication of this notice.

The amendment scheme is known as Amendment Scheme No 569.

Senior Manager: Development Planning
(Notice/Certificate No – 238/2006)

PLAASLIKE BESTUURSKENNISGEWING 1426**KUNGWINI PLAASLIKE BESTUUR
WYSIGINGSKEMA NOMMER 569**

Die Kungwini Plaaslike Bestuur verklaar hiermee ingevolge die bepalings van Artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), dat dit 'n Wysigingskema synde 'n wysiging van die Buitestedelike Dorpsbeplanningskema, 1975, wat uit dieselfde grond as die dorp **Olympus Ridge** bestaan, goedgekeur het. Kaart 3, Bylaes en die skemaklousules van die Wysigingskema word in bewaring gebou by die Munisipale Kantore van Kungwini, Kerk Straat 54, Bronkhorstspuit en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema No 569

Senior Bestuurder: Ontwikkelingsbeplanning
(Kennisgewing/Sertifikaat No – 238/2006)
