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IMPORTANT NOTICE

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1423

CITY OF TSHWANE

TSHWANE AMENDMENT SCHEME 289T

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 Atteridgeville Extension 42, being an amendment of the Tshwane Town-planning Scheme, 2008.

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 Tshwane Amendment Scheme 289T.

(13/2/Atteridgeville x42 (289T))
 __ November 2011

Executive Director: Legal Services
 (Notice No 516/2011)

PLAASLIKE BESTUURSKENNISGEWING 1423

STAD TSHWANE

TSHWANE WYSIGINGSKEMA 289T

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 Atteridgeville Uitbreiding 42, synde 'n wysiging van die Tshwane dorpsbeplanningskema, 2008, 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 Tshwane wysigingskema 289T.

(13/2/Atteridgeville x42 (289T))
 __ November 2011

Uitvoerende Direkteur: Regsdienste
 (Kennisgewing No 516/2011)

CITY OF TSHWANE

DECLARATION OF ATTERIDGVILLE EXTENSION 42 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 Atteridgeville Extension 42 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Atteridgeville x42 (289T))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY LIFETIME TOWNSHIP DEVELOPERS (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 529 (A PORTION OF PORTION 294) OF THE FARM PRETORIA TOWN AND TOWNLANDS 351JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Atteridgeville Extension 42.

1.2 DESIGN

The township consists of erven, parks and streets as indicated on General Plan SG No 3002/2010.

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 conditions in the certificate of registered title T34559/2011, which do not affect the township:

- A. By virtue of Notarial Deed K1276/1977-S dated 23rd March 1977 the Remaining Extent of Portion 6 of the said farm, measuring 3103,2795 hectares (a portion whereof is held hereunder) is subject to a servitude in perpetuity together with the ancillary rights along a strip of ground 2493 square metres in extent as indicated by the figure ABCDEFJK on diagram A 6404/1973 annexed thereto, as will more fully appear from reference to the said Notarial Deed registered on 18 April 1977.
- C. Onderworpe aan 'n Serwituut van Reg van Weg ten gunste van die Stadsraad van Pretoria, 32 meter wyd, oor die eiendom hieronder gehou, die noordelike grenslyn van welke serwituut aangedui word deur die lyn geletter GHJK op Kaart LG No A 5320/1974 geheg aan Akte van Transport T45099/1981.

1.3.2 the following condition in the Certificate of Registered Title T34559/2011, which affects umNukane Street in the township only:

- B. Onderworpe aan 'n serwituut vir rioleringsdoeleindes, ten gunste van die STADSRAAD VAN PRETORIA, 6 meter wyd, oor die eiendom hieronder gehou, die middellyn van welke serwituut aangedui word die lyn ABCDEF op Kaart LG No A 5320/1974 geheg aan Akte van Transport T45099/1981.

and the following condition in the Certificate of Registered Title T34559/2011, which affects Erven 16268 to 16270 and 16307 in the township only:

- D. Onderworpe aan 'n Serwituut van waterpyleiding en elektrisiteitsgeleiding, ten gunste van die Stadsraad van Pretoria, 6 meter wyd, oor die eiendom hieronder gehou, die area van welke serwituut aangedui word deur die figuur geletter aBCcba op Kaart LG No A482/1972 geheg aan Akte van Transport T45099/1981.

and the following condition in the Certificate of Registered Title T34559/2011, which affects Erven 16253 to 16270 and 16307 in the township only:

- F. Subject to a perpetual pipeline servitude, 9 metres wide, in favour of the City of Tshwane Metropolitan Municipality the southern, western and southern boundaries whereof are respectively indicated by the lines AB, BC and CD on diagram SG 7911/1992, as created in and will more fully appear from Notarial Deed K2296/2006S with diagram annexed thereto.

1.3.3 the following condition not to be transferred to the owners of erven in the township:

- E. Entitled to a perpetual servitude of right of way over the Remaining Extent of the farm Atteridgeville 607, Registration Division JR, The Province of Gauteng, measuring as such 1110,3498 hectares, which servitude is indicated by the figure ABCDEFG on diagram SG 2230/2005 as created in and will more fully appear from Notarial Deed K2296/2006S with diagram annexed thereto.

1.4 LAND FOR MUNICIPAL PURPOSES

The following erf shall be transferred to the City of Tshwane Metropolitan Municipality by and at the expense of the township owner simultaneously with the first transfer of any erf in the township:

Parks (public open space): Erf 16307.

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 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, when required to do so by the Municipality.

1.8 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.

1.9 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.

1.10 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, (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 this township.

1.11 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.

1.12 ACCESS

Ingress to and egress from the township shall be to and from umNukane-, Yesandla- and umNquma Street.

1.13 ACCEPTANCE AND DISPOSAL OF STORMWATER

The stormwater plan for this township shall be integrated with the greater stormwater master plan for the total relevant catchment area, including adjoining areas. The low points in roads and the accumulation of stormwater in crescents, culs-de-sac and lower lying erven shall be drained to the satisfaction of the local authority.

1.14 PRECAUTIONARY MEASURES

The township owner shall at his own expense make arrangements with the local authority in order to ensure that water will not dam up, that the entire surface of the township area is drained properly and that the streets are sealed with tar, cement or bitumen. Trenches and excavations for foundations, pipes, cables, or for any other purposes, shall be 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.

1.15 CONSTRUCTION REPORT AND DOLOMITE RISK MANAGEMENT PLAN

The township owner shall submit:

1.15.1 A construction report, which shall include the mapping details of the trenches and the revised stability map, confirming the conditions on site and the positioning of

structures and wet services. A table indicating the stand sizes, risk classification and D designation for each stand within the township shall be included. Certification on the method of backfilling of the boreholes shall also be included.

- 1.15.2 A dolomite risk management plan, specific to the development. The legal transfer of the responsibility for the management of the risk management plan to a representative Body Corporate or similar as applicable shall be included.

1.16 THE DEVELOPER'S OBLIGATIONS: PROVISION OF DETAILED ENGINEERING DRAWINGS

The developer shall submit to the Municipality complete detail design drawings in respect of roads and stormwater infrastructure for approval prior to the commencement of the construction of the said services. The detail design drawings will only be evaluated after the required services report in respect of roads and stormwater has been approved. The developer shall obtain a way leave from the Municipality prior to commencement of construction work, if such work will be done on Municipal property. A 10% retention guarantee will be applicable for the civil engineering services, which shall be held in place for a period of 12 months after takeover of the services or proclamation of the township, whichever date is the latter.

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 ALL ERVEN WITH THE EXCEPTION OF THE ERF REFERRED TO IN CLAUSE 1.4

2.1.1.1 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 local authority, 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 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 shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the City of Tshwane shall make good any damage caused during the laying, maintenance or removal of such services and other works.

2.1.2 ERVEN 16253 TO 16370

2.1.2.1 The erf shall be subject to a servitude 9m wide for municipal services (a pipeline) in favour of the City of Tshwane, as indicated on the general plan.

2.1.2.2 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 thereof.

2.1.2.3 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 essential, and furthermore the City of Tshwane shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the City of Tshwane shall make good any damage caused during the laying, maintenance or removal of such main sewer pipelines and other works.

LOCAL AUTHORITY NOTICE 1424

CITY OF TSHWANE

TSHWANE AMENDMENT SCHEME 288T

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 Atteridgeville Extension 41, being an amendment of the Tshwane Town-planning Scheme, 2008.

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 Tshwane Amendment Scheme 288T.

(13/2/Atteridgeville x41 (288T))
 ___ November 2011

Executive Director: Legal Services
 (Notice No 515/2011)

PLAASLIKE BESTUURSKENNISGEWING 1424

STAD TSHWANE

TSHWANE WYSIGINGSKEMA 288T

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 Atteridgeville Uitbreiding 41, synde 'n wysiging van die Tshwane dorpsbeplanningskema, 2008, 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 Tshwane wysigingskema 288T.

(13/2/Atteridgeville x41 (288T))
 ___ November 2011

Uitvoerende Direkteur: Regsdienste
 (Kennisgewing No 515/2011)

CITY OF TSHWANE

DECLARATION OF ATTERIDGVILLE EXTENSION 41 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 Atteridgeville Extension 41 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Atteridgeville x41 (288T))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY LIFETIME TOWNSHIP DEVELOPERS (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 528 (A PORTION OF PORTION 294) OF THE FARM PRETORIA TOWN AND TOWNLANDS 351JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Atteridgeville Extension 41.

1.2 DESIGN

The township consists of erven, parks and streets as indicated on General Plan SG No 3001/2010.

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 conditions in the certificate of registered title T34558/2011, which do not affect the township:

- A. By virtue of Notarial Deed K1276/1977-S dated 23rd March 1977 the Remaining Extent of Portion 6 of the said farm, measuring 3103,2795 hectares (a portion whereof is held hereunder) is subject to a servitude in perpetuity together with the ancillary rights along a strip of ground 2493 square metres in extent as indicated by the figure ABCDEFJK on diagram A 6404/1973 annexed thereto, as will more fully appear from reference to the said Notarial Deed registered on 18 April 1977.
- C. Onderworpe aan 'n Serwituut van Reg van Weg ten gunste van die Stadsraad van Pretoria, 32 meter wyd, oor die eiendom hieronder gehou, die noordelike grenslyn van welke serwituut aangedui word deur die lyn geletter GHJK op Kaart LG No A 5320/1974 geheg aan Akte van Transport T45099/1981.
- D. Onderworpe aan 'n Serwituut van waterpypleiding en elektrisiteitsgeleiding, ten gunste van die Stadsraad van Pretoria, 6 meter wyd, oor die eiendom hieronder gehou, die area van welke serwituut aangedui word deur die figuur geletter aBCcba op Kaart LG No A482/1972 geheg aan Akte van Transport T45099/1981.

1.3.2 the following condition in the Certificate of Registered Title T34558/2011, which affects umNgcunube Street in the township only:

- B. Onderworpe aan 'n serwituut vir rioleringsdoeleindes, ten gunste van die STADSRAAD VAN PRETORIA, 6 meter wyd, oor die eiendom hieronder gehou, die middellyn van welke serwituut aangedui word die lyn ABCDEF op Kaart LG No A 5320/1974 geheg aan Akte van Transport T45099/1981.

and the following condition in the Certificate of Registered Title T34558/2011, which affects Erven 16317 to 16329 in the township only:

- F. Subject to a perpetual pipeline servitude, 9 metres wide, in favour of the City of Tshwane Metropolitan Municipality the southern, western and southern boundaries whereof are respectively indicated by the lines AB, BC and CD on diagram S.G. 7911/1992, as created in and will more fully appear from Notarial Deed K2296/2006S with diagram annexed thereto.

1.3.3 the following condition not to be transferred to the owners of erven in the township:

- E. Entitled to a perpetual servitude of right of way over the Remaining Extent of the farm Atteridgeville 607, Registration Division JR, The Province of Gauteng, measuring as such 1110,3498 hectares, which servitude is indicated by the figure ABCDEFG on diagram SG 2230/2005 as created in and will more fully appear from Notarial Deed K2296/2006S with diagram annexed thereto.

1.4 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.

1.5 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.

1.6 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.

1.7 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.

1.8 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.

1.9 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, (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 this township.

1.10 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.

1.11 ACCESS

Ingress to and egress from the township shall be to and from umNgcunube-, Yesandla- and umNquma Street.

1.12 ACCEPTANCE AND DISPOSAL OF STORMWATER

The stormwater plan for this township shall be integrated with the greater stormwater master plan for the total relevant catchment area, including adjoining areas. The low points in roads and the accumulation of stormwater in crescents, culs-de-sac and lower lying even shall be drained to the satisfaction of the local authority.

1.13 PRECAUTIONARY MEASURES

The township owner shall at his own expense make arrangements with the local authority in order to ensure that water will not dam up, that the entire surface of the township area is drained properly and that the streets are sealed with tar, cement or bitumen. Trenches and excavations for foundations, pipes, cables, or for any other purposes, shall be 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.

1.14 CONSTRUCTION REPORT AND DOLOMITE RISK MANAGEMENT PLAN

The township owner shall submit:

1.14.1 A construction report, which shall include the mapping details of the trenches and the revised stability map, confirming the conditions on site and the positioning of structures and wet services. A table indicating the stand sizes, risk classification and D designation for each stand within the township shall be included. Certification on the method of backfilling of the boreholes shall also be included.

1.14.2 A dolomite risk management plan, specific to the development. The legal transfer of the responsibility for the management of the risk management plan to a representative Body Corporate or similar as applicable shall be included.

1.15 THE DEVELOPER'S OBLIGATIONS: PROVISION OF DETAILED ENGINEERING DRAWINGS

The developer shall submit to the Municipality complete detail design drawings in respect of roads and stormwater infrastructure for approval prior to the commencement of the construction of the said services. The detail design drawings will only be evaluated after the required services report in respect of roads and stormwater has been approved. The developer shall obtain a way leave from the Municipality prior to commencement of construction work, if such work will be done on Municipal property. A 10% retention guarantee will be applicable for the civil engineering services, which shall be held in place for a period of 12 months after takeover of the services or proclamation of the township, whichever date is the latter.

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 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 stormwater) (hereinafter referred to as "the services"), in favour of the local authority, 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 ERVEN 16317 TO 16329

2.1.2.1 The erf shall be subject to a servitude 9m wide for municipal services (a pipeline) in favour of the City of Tshwane Metropolitan Municipality, as indicated on the general plan.

2.1.2.2 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 thereof.

2.1.2.3 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 essential, 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 main sewer pipelines and other works.
