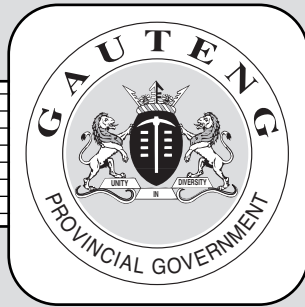


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

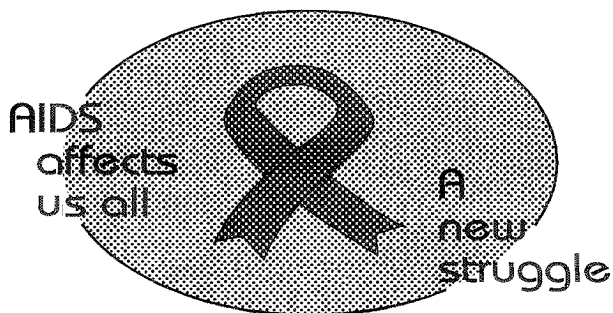
Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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No. 93

We all have the power to prevent AIDS



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HELPLINE**

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DEPARTMENT OF HEALTH

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 454

CITY OF TSHWANE

CENTURION AMENDMENT SCHEME 1617C

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 Olievenhoutbos Extension 38, being an amendment of the Centurion Town-planning Scheme, 1992.

Map 3 and the scheme clauses of this amendment scheme are filed with the Chief Legal Counsel, and are open to inspection during normal office hours.

This amendment is known as Centurion Amendment Scheme 1617C.

(13/2/Olievenhoutbos x38 (1617C)
__ April 2013

Chief Legal Counsel
(Notice No 277/2013)

PLAASLIKE BESTUURSKENNISGEWING 454

STAD TSHWANE

CENTURION WYSIGINGSKEMA 1617C

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 Olievenhoutbos Uitbreiding 38, synde 'n wysiging van die Centurion-dorpsbeplanningskema, 1992, goedgekeur het.

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

Hierdie wysiging staan bekend as Centurion-wysigingskema 1617C.

(13/2/Olievenhoutbos x38 (1617C)
__ April 2013

Hoofregsadviseur
(Kennisgewing No 277/2013)

CITY OF TSHWANE

DECLARATION OF OLIEVENHOUTBOS EXTENSION 38 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 Olievenhoutbos Extension 38 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Olievenhoutbos x38 (1617C))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY OLIEVENHOUT PLAZA SHARE BLOCK (PTY) LTD IN TERMS OF THE PROVISIONS OF PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 61 (A PORTION OF PORTION 6) 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 Olievenhoutbos Extension 38.

1.2 DESIGN

The township shall consist of erven as indicated on General Plan SG No 3072/2011.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including—

1.3.1 the following servitude which affects Erf 12852 and a street in the township;

“B” Subject to a servitude of right of way as depicted by the figure lettered a b c B on the diagram SG No A 1878/48 in favour of the general public, and created by Notarial Deed of Servitude No 647/1949S registered on the 6th September 1949.”

1.3.2 the following servitude which affects Erf 12853 in the township only:

“The erf is subject to a servitude for sewer services as depicted via diagram SG No 5864/2009 and registered in terms of Notarial Deed of Servitude K657/2013S”.

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:

Parks (public open space): Erf 12853.

1.5 RECEIVING AND DISPOSAL OF STORMWATER

The township owner shall arrange the stormwater drainage of the township in such a way as to fit in with that of the Road P66-1 (K71) and Road K54 and he shall receive and dispose of the storm water running off or being diverted from the road.

1.5.1 The township owner shall at its own expense, make arrangements with the Municipality, in order to ensure that-

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

1.6 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

Should it become necessary to move or replace any existing municipal services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.7 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.

1.8 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.

1.9 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.

1.10 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 Roads and Transport, 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.

1.11 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

Should it become necessary to remove and/or replace any existing TELKOM services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.12 COMPLIANCE WITH CONDITIONS IMPOSED BY GDARD

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Agriculture and Rural Development 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.

1.13 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.

1.14 COMPLIANCE WITH CONDITIONS IMPOSED BY THE DEPARTMENT OF ROADS AND TRANSPORT

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Roads and Transport, has granted consent for the development.

1.15 ACCESS

No ingress or egress from Provincial Road K54 and P66-1 (K71) to the township shall be allowed, unless the written consent has been obtained from the Gauteng Department of Roads and Transport.

2. CONDITIONS OF TITLE

2.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITION AS INDICATED, LAID DOWN BY THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

2.1.1 ALL ERVEN

2.1.1.1 The erf shall be subject to a servitude, 3m wide, for municipal services (water, sewer, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the Municipality, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 2m wide, over the entrance portion of the erf, if and when required by the Municipality: Provided that the Municipality may waive any such servitude.

2.1.1.2 No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2m from it.

2.1.1.3 The City of Tshwane Metropolitan Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary, and furthermore the City of Tshwane Metropolitan Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the City of Tshwane Metropolitan Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

2.1.2 ERF 12852

2.1.2.1 The erf is subject to a servitude, 13 meter wide, for a R.O.W and engineering services, in favour of the City of Tshwane Metropolitan Municipality, as indicated on the General Plan.

2.1.2.2 Access to the erven shall be provided from both Jakalasi Street and the future Road K54. The access to the erven via Road K54 shall be constructed and provided once the K54 road reserve has been expropriated.

As an interim measure, until the Road K54 has been expropriated and becomes operational, a temporary access to the erven shall be constructed by the developer subject to the following conditions:

- i. The temporary access will be off Jakalasi Street (not less than 100m from the road edge of Road R55) via the current intersection of Jakalasi Street with Road R55 (K71). A 10m x 10m splay will be registered as a right-of-way servitude on the north eastern corner of Erf 12852. Jakalasi Street will be paved between Road R55 (K71) and the approved secondary access on the western boundary of the erf; and
 - ii. The temporary access will cease to be used, all improvements constructed to create such temporary access will be removed and the required closure of Jakalasi Street will be implemented [at its intersection with Road R55 (K71)] after the K54 road reserve has been expropriated and the approved marginal access (left-in/left-out) off Road K54 has been constructed and completed for use by the general public."
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