

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 286

CITY OF TSHWANE

CENTURION AMENDMENT SCHEME 1601C

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 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 Chief Legal Counsel, and are open to inspection during normal office hours.

This amendment is known as Centurion Amendment Scheme 1601C.

(13/2/Olievenhoutbos x26 (1601C)
__ February 2015

CHIEF LEGAL COUNSEL
(Notice No 216/2015)

PLAASLIKE BESTUURSKENNISGEWING 286

CENTURION WYSIGINGSKEMA 1601C

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 26, 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 1601C.

(13/2/Olievenhoutbos x26 (1601C)
__ Februarie 2015

HOOFREGSADVISEUR
(Kennisgewing No 216/2015)

CITY OF TSHWANE

DECLARATION OF OLIEVENHOUTBOS 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 hereby declares the township of Olievenhoutbos Extension 26 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Olievenhoutbos x26 (1601C))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY UNDER THE PROVISIONS SECTION 108 OF THE TOWNPLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 295 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 26.

1.2 DESIGN

The township consists of erven and streets as indicated on General Plan SG No 8229/2004.

1.3 ACCESS

1.3.1 Ingress from Provincial Road K54 to the township and egress to Provincial Road K54 from the township shall be restricted to the approved access point to Olievenhoutbos Extension 26.

1.3.2 The township owner shall at its own expense, submit a geometric design layout (scale 1:500) of the ingress and egress points referred to in (a) above and specifications for the construction of the accesses, to the Head of the Department: Gauteng Provincial Government: Department of Roads and Transport, for approval. The township owner shall after approval of the layout and specifications, construct the said ingress and egress points at own expense to the satisfaction of the Head of the Department: Gauteng Provincial Government: Department of Roads and Transport.

1.4 ACCEPTANCE AND DISPOSAL OF STORMWATER

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

1.5 PRECAUTIONARY MEASURES

The township applicant shall with respect to the dolomite areas and its own expense, make arrangements with the Municipality in order to ensure that:

1.5.1 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; and

1.5.2 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.

1.6 REMOVAL OR REPLACEMENT OF MUNICIPAL AND/OR TELKOM SERVICES

If, by reason of 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.

1.7 LAND FOR MUNICIPAL PURPOSES

Erven 6967 to 6971 shall be reserved by the township owner as parks.

1.8 DEMOLITION OF BUILDING AND STRUCTURES

The township owner shall at his own expense cause all existing buildings and structures situated within the buildings line reserves, side spaces or over common boundaries to be demolished.

1.9 REMOVAL OF LITTER

The township owner shall at his own expense cause all litter within the township area to be removed.

1.10 MASTER LANDSCAPE PLAN

A Master Landscape Plan for the township shall be submitted to the Environmental Planning Section and the Department of Agriculture, Conservation and Environment (GDACE) for approval.

2. 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 –

2.1 All erven shall be made subject to existing conditions and servitudes, including the reservation of rights to minerals, excluding:

2.1.1 The following servitude which affects Indulamithi Street in the township only:

Portion 33, Olievenhoutbosch 389 JR

Condition A in Deed of Transfer 135358/03: Onderhewig aan 'n serwituuat van reg van weg, 12,59 meter wyd, noord langs die lyn CD aangetoon op Kaart LG No A2329/1947 geheg aan Akte van Verdelingstransport T18201/1959, gedateer 25 Julie 1959 soos vollediger sal blyk uit Notariele Akte van Serwituuat K778/1959-S, gedateer 25 Julie 1959.

2.1.2 The following servitude which affects Samrand Road in the township only:

2.1.2.1 Portion 50, Olievenhoutbosch 389 JR

Condition B in Deed of Transfer T005315/03: Subject to a servitude of right of way as depicted by the figure abCD on Diagram SG No A1867/48, annexed to Deed of Transfer T34901/1955, dated 20th December 1955, in favour of the General Public and created by Notarial Deed of Servitude K647/49S registered on the 6th September 1949.

2.1.2.2 Portion 51, Olievenhoutbosch 389 JR

Condition B in Deed of Transfer T45947/13: Subject to a servitude of right of way as depicted by the figure abCD on Diagram SG No A1868/48 annexed to Deed of Transfer No T6305/60 dated 9th March 1960 in favour of the General Public created by Notarial Deed of Servitude No 647/49S registered on the 6th September 1949.

2.1.3 The following servitude which affects Erven 6646 to 6651, 6659 to 6667, 6969 (Park) and Metsing Crescent Street in the township only:

2.1.3.1 Portion 37, Olievenhoutbos 389JR

Condition B in Deed of Transfer No T 150485/2002: Kragtens Notariële Akte Nr K3767/1976S en Notariele Akte K567/1978S is die reg aan die Elektrisiteitsvoorsienings-kommissie verleen om elektrisiteit oor bovermelde eiendom te vervoer, tesame met bykomende regte en onderworpe aan voorwaardes, soos meer volledig sal blyk uit gesegde Notariele Aktes.

2.1.3.2 Portion 38, Olievenhoutbos 389JR

Condition B in Deed of Transfer Nr T 3685/2003: Kragtens Notariële Akte No K888/1970S, geregistreer op 16 Oktober 1970, is die reg aan die Elektrisiteitsvoorsieningskommissie verleen om elektrisiteit oor die eiendom te vervoer, tesame met bykomende regte en onderworpe aan die voorwaardes, soos meer volledig sal blyk uit gesegde Notariele Akte.

Condition C in Deed of Transfer No T 3685/2003: Onderhewig aan die reg verleen aan die Elektrisiteitsvoorsieningskommissie om elektrisiteit oor die eiendom te vervoer, tesame met bykomende regte en onderhewig aan voorwaardes, soos meer volledig sal blyk uit Notariele Akte K567/1978S, geregistreer op 7 Maart 1978.

2.1.3.3 Portion 39, Olievenhoutbos 389JR

Condition B in Deed of Transfer No T 161352/2002: Kragtens Notariële Akte Nr K3767/1976S is die reg aan ESKOM verleen om elektrisiteit oor bovermelde eiendom te vervoer, tesame met bykomende regte en onderworpe aan voorwaardes soos meer volledig sal blyk uit gesegde Notariele Akte.

2.1.3.4 Portion 50, Olievenhoutbos 389JR

Condition C in Deed of Transfer No T 5315/2003: En verder onderworpe aan Notariele Akte K171/1971-S, waarkragtens die reg aan die Elektrisiteitsvoorsieningskommissie verleen is om elektrisiteit oor die eiendom wat hiermee getranspoteer word te vervoer, tesame met bykomende regte, en onderworpe aan voorwaardes, soos meer volledig sal blyk uit gesegde Notariele Akte en die kaart daarby aangeheg.

2.1.3.5 Portion 51, Olievenhoutbos 389JR

Condition C in Deed of Transfer T45947/2013: Onderworpe aan 'n serwituuat geregistreerd kragtens Notariele Akte No K428/1970S, gedateer 5 Junie 1970 verleen aan die Elektriesiteitsvoorsienings-kommissie om elektrisiteit oor die hierinvermelde eiendom te vervoer tesame met bykomende regte en onderhewig aan kondisies, soos meer volledig sal blyk uit gesegde akte en kaart, afskrifte waarvan aangeheg is aan Akte van Transport Nr 6305/1960 gedateer 9 Maart 1960.

3. CONDITIONS OF TITLE

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)

3.1 ALL ERVEN

The erven are subject to a servitude, 3 metres wide in favour of the Municipality 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 3 metres wide across the access portion of the erf, if and when required by the Municipality. Provided that the Municipality may dispense with any such servitude.

3.1.1 No building or other structure shall be erected within the aforesaid area and no large-rooted trees shall be planted within the area of such servitude or within 2 (two) metres thereof.

3.1.2 The Municipality shall be entitled to deposit temporarily on the land adjoining the aforesaid servitudes such material as may be excavated by if during the course of the construction, maintenance or removal of such sewerage mains and other work 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 Municipality.

3.2 ERVEN SUBJECT TO SPECIAL CONDITIONS

In addition to the relevant conditions set out in paragraph 4.1.1 above, the undermentioned erven shall be subject to the conditions as indicated:

ERVEN 6136, 6142, 6633 AND 6644

3.2.1 The erven are subject to a 3m wide servitude for stormwater purposes in favour of the local authority, as indicated on the General Plan.

3.2.2 No building or other structure shall be erected within the aforesaid area and no large-rooted trees shall be planted within the area of such servitude or within 2 (two) metres thereof.

3.2.3 The Municipality shall be entitled to deposit temporarily on the land adjoining the aforesaid servitudes such material as may be excavated by if during the course of the construction, maintenance or removal of such sewerage mains and other work 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 Municipality.

3.3 CONDITIONS OF TITLE IN FAVOUR OF THIRD PARTIES TO BE REGISTERED:

No erf in the township may be transferred unless the following servitude is registered:-

Electric Power Transmission Servitudes, 23,50 (TWENTY-THREE COMMA FIVE ZERO) metres wide, in favour of Eskom, as indicated on Diagram SG No 3873/2014 over Erven 6968 and 6969.

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