

***THE PROVINCE OF
GAUTENG***

***DIE PROVINSIE
GAUTENG***

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 860

KUNGWINI LOCAL COUNCIL AMENDMENT SCHEME 514

The Council hereby in terms of provisions of Section 125 of the Town-planning and Townships Ordinance, 1986, declares that it has approved the amendment scheme, being an amendment of the Peri-Urban Areas Town-planning Scheme 1975, comprising the same land, as included in the Township of **TIJGER VALLEI EXTENSION 10**

Map 3, Annexure and scheme clauses of the amendment scheme are filed with the Chief Town Planner, Kungwini Local Council and are open for inspection at all reasonable times.

The amendment scheme is known as Peri-Urban Areas Amendment Scheme 514

Chief Town Planner: Kungwini Local Council
Notice No.

PLAASLIKE BESTUURSKENNISGEWING 860

KUNGWINI PLAASLIKE RAAD WYSIGINGSKEMA 514

Die Stadsraad verklaar hierby ingevolge die bepalings van artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat dit 'n wysigingskema synde 'n wysiging van Buitestedelike Gebiede Dorpsbeplanningskema, 1975, wat uit dieselfde grond as die dorp **TIJGER VALLEI UITBREIDING 10** bestaan, goedgekeur het.

Kaart 3, Bylae en die skemaklousules van die wysigingskema word in bewaring gehou deur die Hoof Stadsbeplanner, Kungwini Plaaslike Raad en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Buitestedelike Gebiede Wysigingskema 514

Hoof Stadsbeplanner: Kungwini Plaaslike Raad
Notice No.

LOCAL AUTHORITY NOTICE 861

DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986, (Ordinance 15 of 1986) the Kungwini Local Council hereby declares **Tijger Vallei Extension 10 Township** to be an approved township subject to the conditions set out in the Schedule hereto:

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY TIJGER VALLEI 2 PROPERTIES (PTY) LTD UNDER THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 153 (A PORTION OF PORTION 151) OF THE FARM ZWARTKOPPIES NO. 364 JR PROVINCE OF GAUTENG HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

- (1) **Name**
The name of the township shall be **Tijger Vallei Extension 10**.
- (2) **Design**
The township shall consist of erven and streets as indicated on General Plan SG No 10908/2006.
- (3) **Disposal of Existing Conditions of Title**
All erven shall be made subject to existing conditions and servitudes, if any, excluding the following servitudes in Deed of Transfer T 161320/2006 in respect of the former Portion 151 (a portion of portion 19) of the farm Zwartkoppies No 364 JR which shall not be passed onto the erven in the township:
A.

1. Subject to the terms of an Order of the Water Court for the district of Pretoria, a copy of which is annexed to Deed of Transfer 7908/1925 dated the 25th August 1926, marked A.
2. Entitled to the following conditions
 - (i) The owner of the property hereby transferred, and the owner of certain Portion of a Portion of the farm Zwartkoppies 364, Registration Division J.R., district Pretoria, measuring 12,4311 hectares; held under Deed of Transfer T8636/54, dated the 20th March 1954; shall have the sole control of the water belonging to the South Western Portion of the farm Zwartkoppies 364, J.R. aforesaid, measuring 1401,1207 hectares, and to the aforesaid portion of portion of the said farm, and they shall have the right to take the whole of the said water for any purpose whatsoever during the winter months of each year, i.e. May to September inclusive. During the remainder of each year they shall allow the full stream of water to which they are entitled under Order of the Water Court, to pass to Portion A of the South Western Portion of the said farm, measuring 345,4508 hectares, from Saturday 6 pm to Monday 6 am in each week, i.e. a period of 36 hours per week. They shall however, allow all surplus water during the year to pass down the furrow to the said portion A of the South Western Portion and shall not at any time return it to the river. At no time shall the owner of the said Portion A of the South Western Portion be permitted to interfere with the valve in the divisor dam and the said owner of the property hereby transferred and the owner of the aforesaid Portion of a portion of the said farm, undertake during the abovementioned 36 hours period that the valve shall remain open sufficiently to allow the full stream of water, as provided above to pass. This shall not apply however, when the river is in flood.
 - (ii) The owner of the said Portion A of the South Western Portion is solely responsible for the repairing, cleaning and maintenance of the furrow from the divisor dam in the Pienaars River situate on the Remaining Extent of the said farm Zwartkoppies 364, J.R. aforesaid, and built to give effect to the Order of the Water Court, referred to in Conditions 1. hereof, to the sluice gate and thence from the deviation of the said water furrow to the dam on the said Portion A of the South Western Portion. The owner of the property hereby transferred, is responsible for repairing, cleaning and maintenance of the said furrow between the sluice gate and the deviation of the said furrow hereinbefore referred to.
3. Subject to the terms of an Order of the Water Court dated at Pretoria on the 27th of June 1949, as will more fully appear from Notarial Deed of Servitude 620A/1949-S.
4. Subject to the terms of Notarial Deed 1000/54 S, whereby the property together with certain Portion of Portion of the farm Zwartkoppies 364, Registration Division J.R. is entitled to cession of all rights to water as well as ancillary rights thereto in respect of Portion A of the South Western Portion, as will more fully appear from reference to the said Notarial Deed.
5. The Remaining Extent of the South Western Portion of the farm ZWARTKOPPIES NO 364, Registration Division J.P. district of Pretoria, measuring 396,1690 hectares (which portion of land is represented by the figures (a) 1' mid river, 2' 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 1' and (b) 37, 38, 39, 37 on Diagram S.G. No A 3915/67, annexed to Certificate of Consolidated Title No 6486/1968, and of which the within mentioned land forms a portion) is subject and entitled to the following:
 - (i) Entitled to a servitude of right of way 15,74 metres wide over the remainder of TWEEFONTEIN 371, J.R. measuring 458,7720 hectares, held under Deed of Transfer No 10975/23;

- (ii) Subject to a servitude of right of way in favour of the remainder of TWEEFONTEIN aforesaid, making use of the existing farm roads; as will more fully appear with reference to Notarial Deed 551/56-S dated the 15th May 1956.
 6. The Remaining Extent of the South Western Portion of the farm ZWARTKOPPIES No 364, Registration Division J.R., district of Pretoria, measuring, 473, 3282 hectares (which portion of land is represented by the figure (a) 1' mid river 2', 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 1' and (b) 37, 38, 39, 37 on Diagram S.G. No A 3915/67, annexed to Certificate of Consolidated Title No 6486/1968, and of which the within mentioned land forms a portion) is subject to the following:
 - (i) Entitled to a servitude of right of way, 15,74 metres wide over portion 15 of the farm Zwartkoppies 364, J.R. measuring 1191,4147 hectares, as more fully described in Deed of Transfer No 20691/1956;
 7. The Remaining Extent of the South Western Portion of the farm ZWARTKOPPIES NO 364, Registration Division J.R., district of Pretoria; measuring 451,9149 hectares (which portion of land is represented by the figures (a) 1' mid river, 2' 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 1' and (b) 37, 38, 39, 37 on Diagram S.G. No A 3915/67, annexed to Certificate of Consolidated Title No 6486/1968, and of which the within mentioned land forms a portion) is:-
 - (i) Entitled to a servitude of right of way and the right to conduct and lay underground pipelines for a proposed dam site situate on the South of Portion 17 (a portion of the South Western Portion) of the farm Zwartkoppies No 364, J.R. district Pretoria measuring 21,4133 hectares, held under Deed of Transfer No 38597/1965, along a route to be agreed upon, as will more fully appear from the said Deed of Transfer.
 8. The former Remaining Extent of the farm Zwartkoppies No 364, Registration Division J.R., district Pretoria, measuring as such 925,4358 hectares (of which the property hereby transferred forms a portion) is:-
 - (a) Subject to a right of way in favour of Portion 20 measuring 21,4133 hectares, held under Deed of Transfer No 6488/68, along a route to be agreed upon, as will more fully appear from the said Deed of Transfer.
 - (b) Entitled to a servitude of drainage furrow over Portion 21, measuring 21,5310 hectares, held under Deed of Transfer 6487/68, along a route to be agreed upon, as will more fully appear from the said Deed of Transfer.
 9. The property is subject to:
 - (a) By virtue of Notarial Deed No K 2579/74S the right has been granted to ESCOM to convey electricity over the property hereby transferred, together with ancillary rights, and subject to conditions as will more fully appear on reference to the said Notarial Deed.
 10. SUBJECT to Prospecting Contract K 3004/1992 for 3 years from 12th June 1991 with the option to renew."
- (4) **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.

(5) 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.

(6) Formation and duties of Section 21 Company or similar Legal Entities

- (a) The applicant shall properly and legally constitute a Residents Association to the satisfaction of the Council before the sale of the first erf (which Association shall not be de-registered without the consent of the Council)
- (b) The access erf (Erf 380) and private open space (Erf 381) shall be registered in the name of the Residents Association and said road portion may not be sold or in any way disposed of without prior written consent of the Council.
- (c) Each and every owner of Erven 313 to 379 shall become a member of the Residents Association upon transfer of the erf.
- (d) The Residents 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 in payments by any member.
- (e) The council 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 with the exception of the sewerage system.
- (f) A servitude for municipal purposes shall be registered by way of a separate Notarial Deed over Erf 380 and Erf 381 in favour of and to the satisfaction of the Council, if so required by the Council.
- (g) The Council shall have unrestricted access to Erf 380 and Erf 381 at all times.
- (h) Access from Erven 313 to 381 to a public road shall be across Erven 238 and 239 Tijger Vallei x 18, Erf 152 Tijger Vallei x 17 and Erf 104 Tijger Vallei x 9.

2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the Administrator in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

(1) All Erven

- (i) 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.
- (ii) 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.
- (iii) 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) Registration of servitudes**2.1 Erven 320, 323, 324, 327, 328, 331, 332 and 335**

A servitude for access purposes as indicated on the General Plan shall be registered in favour of the Home Owners Association over the above erven.

- 2.2 Erven 320, 321, 323, 324, 327, 328, 331, 332, 348, 350, 358, 360, 370 and 372
A servitude 3,00 metres wide for municipal purposes as indicated on the General Plan shall be registered in favour of the Council over the above erven.
- 2.3 Erf 380
The whole erf is subject to a servitude for municipal purposes in favour of the Council as indicated on the General Plan.

PLAASLIKE BESTUURSKENNISGEWING 861

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe 1986, (Ordonnansie 15 van 1986) verklaar Kungwini Plaaslike Raad hierby die Dorp Tijger Vallei Uitbreiding 10 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR TIJGER VALLEI 2 PROPERTIES (EDMS) BPK INGEVOLGDE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE 1986 OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 153 ('N GEDEELTE VAN GEDEELTE 151) VAN DIE PLAAS ZWARTKOPPIES 364 JR PROVINSIE GAUTENG TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

- (1) **Naam**
Die naam van die dorp is Tijger Vallei Uitbreiding 10.
- (2) **Ontwerp**
Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No 10908/2006.
- (3) **Beskikking oor bestaande Titellovoorwaardes**
Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute as daar is maar uitgesonderd die volgende servitute in Akte van Transport T161320/2006 met betrekking tot die voormalige Gedeelte 151 ('n Gedeelte van Gedeelte 19) van die plaas Zwartkoppies 364 JR wat nie aan die erwe in die dorp oorgedra moet word nie:
 - A.
 1. Subject to the terms of an Order of the Water Court for the district of Pretoria, a copy of which is annexed to Deed of Transfer 7908/1925 dated the 25th August 1926, marked A.
 2. Entitled to the following conditions
 - (iii) The owner of the property hereby transferred, and the owner of certain Portion of a Portion of the farm Zwartkoppies 364, Registration Division J.R., district Pretoria, measuring 12,4311 hectares; held under Deed of Transfer T6636/54, dated the 20th March 1954; shall have the sole control of the water belonging to the South Western Portion of the farm Zwartkoppies 364, J.R. aforesaid, measuring 1401,1207 hectares, and to the aforesaid portion of portion of the said farm, and they shall have the right to take the whole of the said water for any purpose whatsoever during the winter months of each year, i.e. May to September inclusive. During the remainder of each year they shall allow the full stream of water to which they are entitled under Order of the Water Court, to pass to Portion A of the South Western Portion of the said farm, measuring 345, 4508 hectares, from Saturday 6 pm to Monday 6 am in each week, i.e. a period of 36 hours per week. They shall however, allow all surplus water during the year to pass down the furrow to the said portion A of the South Western Portion and shall not at any time return it to the river. At no time shall the owner of the said Portion A of the South Western Portion be permitted to interfere with the valve in the divisor dam and the said owner of the property hereby transferred and the owner of the aforesaid Portion of a portion of the said farm, undertake during the

abovementioned 36 hours period that the valve shall remain open sufficiently to allow the full stream of water, as provided above to pass. This shall not apply however, when the river is in flood.

- (iv) The owner of the said Portion A of the South Western Portion is solely responsible for the repairing, cleaning and maintenance of the furrow from the divisor dam in the Pienaars River situate on the Remaining Extent of the said farm Zwartkoppies 364, J.R. aforesaid, and built to give effect to the Order of the Water Court, referred to in Conditions 1. hereof, to the sluice gate and thence from the deviation of the said water furrow to the dam on the said Portion A of the South Western Portion. The owner of the property hereby transferred, is responsible for repairing, cleaning and maintenance of the said furrow between the sluice gate and the deviation of the said furrow hereinbefore referred to.
- 3. Subject to the terms of an Order of the Water Court dated at Pretoria on the 27th of June 1949, as will more fully appear from Notarial Deed of Servitude 620A/1949-S.
- 4. Subject to the terms of Notarial Deed 1000/54 S, whereby the property together with certain Portion of Portion of the farm Zwartkoppies 364, Registration Division J.R. is entitled to cession of all rights to water as well as ancillary rights thereto in respect of Portion A of the South Western Portion, as will more fully appear from reference to the said Notarial Deed.
- 5. The Remaining Extent of the South Western Portion of the farm ZWARTKOPPIES NO 364, Registration Division J.P. district of Pretoria, measuring 396,1690 hectares (which portion of land is represented by the figures (a) 1' mid river, 2' 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 1' and (b) 37, 38, 39, 37 on Diagram S.G. No A 3915/67, annexed to Certificate of Consolidated Title No 6486/1968, and of which the within mentioned land forms a portion) is subject and entitled to the following:
 - (i) Entitled to a servitude of right of way 15,74 metres wide over the remainder of TWEEFONTEIN 371, J.R. measuring 458,7720 hectares, held under Deed of Transfer No 10975/23;
 - (ii) Subject to a servitude of right of way in favour of the remainder of TWEEFONTEIN aforesaid, making use of the existing farm roads; as will more fully appear with reference to Notarial Deed 551/56-S dated the 15th May 1956.
- 6. The Remaining Extent of the South Western Portion of the farm ZWARTKOPPIES No 364, Registration Division J.R., district of Pretoria, measuring, 473, 3282 hectares (which portion of land is represented by the figure (a) 1' mid river 2', 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 1' and (b) 37, 38, 39, 37 on Diagram S.G. No A 3915/67, annexed to Certificate of Consolidated Title No 6486/1968, and of which the within mentioned land forms a portion) is subject to the following:
 - (i) Entitled to a servitude of right of way, 15,74 metres wide over portion 15 of the farm Zwartkoppies 364, J.R. measuring 1191,4147 hectares, as more fully described in Deed of Transfer No 20691/1956;
- 8. The Remaining Extent of the South Western Portion of the farm ZWARTKOPPIES NO 364, Registration Division J.R., district of Pretoria; measuring 451,9149 hectares (which portion of land is represented by the figures (a) 1' mid river, 2' 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 1' and (b) 37, 38, 39, 37 on Diagram S.G. No A 3915/67, annexed to Certificate of Consolidated Title No 6486/1968, and of which the within mentioned land forms a portion) is:-
 - (i) Entitled to a servitude of right of way and the right to conduct and lay underground pipelines for a proposed dam site situate on the South of Portion

17 (a portion of the South Western Portion) of the farm Zwartkoppies No 364, J.R. district Pretoria measuring 21,4133 hectares, held under Deed of Transfer No 38597/1965, along a route to be agreed upon, as will more fully appear from the said Deed of Transfer.

8. The former Remaining Extent of the farm Zwartkoppies No 364, Registration Division J.R., district Pretoria, measuring as such 925,4358 hectares (of which the property hereby transferred forms a portion) is:-
 - (c) Subject to a right of way in favour of Portion 20 measuring 21,4133 hectares, held under Deed of Transfer No 6488/68, along a route to be agreed upon, as will more fully appear from the said Deed of Transfer.
 - (d) Entitled to a servitude of drainage furrow over Portion 21, measuring 21,5310 hectares, held under Deed of Transfer 6487/68, along a route to be agreed upon, as will more fully appear from the said Deed of Transfer.
9. The property is subject to:
 - (a) By virtue of Notarial Deed No K 2579/74S the right has been granted to ESCOM to convey electricity over the property hereby transferred, together with ancillary rights, and subject to conditions as will more fully appear on reference to the said Notarial Deed.
10. SUBJECT to Prospecting Contract K 3004/1992 for 3 years from 12th June 1991 with the option to renew."

(4) Sloping van Geboue en Strukture

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulyn reserwes, kantruimtes of oor gemeenskaplike grense geleë is laat sloop tot bevrediging van die Plaaslike Bestuur wanneer die Plaaslike Bestuur dit vereis.

(5) Verwydering van Rommel

Die Dorpselenaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot bevrediging van die Plaaslike Bestuur wanneer die Plaaslike Bestuur dit vereis.

(6) Vestiging en pligte van Artikel 21 Maatskappy of soortgelyke Regsentiteit

- (a) Die aansoeker sal deeglik en wetlik 'n Huiseienaarsvereniging tot die bevrediging van die Raad tot stand bring voor die verkoop van die eerste erf (welke Vereniging nie gederegistreer sal word sonder die toestemming van die Raad nie)
- (b) Die toegangserf (Erf 380) en privaat oopruimte (Erf 381) sal geregistreer word in die naam van die Huiseienaarsvereniging en genoemde padgedeelte mag nie verkoop of op enige wyse vervreem word sonder die vooraf geskrewe toestemming van die Raad nie.
- (c) Elke eienaar van Erf 313 tot 379 sal 'n lid van die Huiseienaarsvereniging word met oordrag van die erf.
- (d) Die Huiseienaarsvereniging sal volle regsgesag hê om van elke lid die koste te verhaal wat aangegaan is om sy doel te bereik en sal regsgronde hê om sodanige koste te herwin in die geval van 'n geen-betaling deur enige lid.
- (e) Die Raad sal nie verantwoordelik wees vir die wanfunksionering van die oppervlakte van die toegangspad en/of die stormwaterdreinerings sisteem en/of enige noodsaaklike dienste met die uitsondering van die riool sisteem nie.
- (f) 'n Serwituut vir munisipale doeleindes sal geregistreer word by wyse van 'n aparte Notariele Akte oor Erf 380 en Erf 381 ten gunste van en tot die bevrediging van die Raad, indien so vereis word deur die Raad.

- (g) Die Raad sal vrye toegang hê tot Erwe 380 en 381 ten alle tye.
- (h) Toegang vanaf Erwe 313 tot 381 na 'n openbare pad sal oor Erwe 238 en 239 Tijger Vallei X 18, Erf 152 Tijger Vallei X 17 en Erf 104 Tijger Vallei X 9 voorsien word.

2. TITELVOORWAARDES

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui opgelê deur die Administrateur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1985.

(3) Alle Erwe

- (a) Die erf is onderworpe aan 'n serwituut, 2m breed, vir riolerings- en ander munisipale doeleindes ten gunste van die Plaaslike Bestuur langs enige twee grense uitgesonderd 'n straatgrens en in die geval van 'n pypsteel erf, '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 voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2m daarvan geplant word nie.
- (c) Die plaaslike bestuur is geregtig op enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke wat hy volgens goeë dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde 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 van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

(2) Registrasie van serwitute

2.1 Erwe 320, 323, 324, 327, 328, 331, 332 en 335

'n Serwituut vir toegangs doeleindes soos aangedui op die Algemene Plan sal geregistreer word oor die erwe ten gunste van die Huiseienaarsvereniging.

2.2 Erwe 320, 321, 323, 324, 327, 328, 331, 332, 348, 350, 358, 360, 370 en 372

Die erwe is onderhewig aan 'n 3,00 meter serwituut vir munisipale doeleindes ten gunste van die Plaaslike Bestuur soos aangedui op die Algemene Plan

2.3 Erf 380

Die totale erf is onderhewig aan 'n serwituut vir munisipale doeleindes ten gunste van die Plaaslike Bestuur soos aangedui op die Algemene Plan

LOCAL AUTHORITY NOTICE 863

KUNGWINI LOCAL COUNCIL AMENDMENT SCHEME 515

The Council hereby in terms of provisions of Section 125 of the Town-planning and Townships Ordinance, 1986, declares that it has approved the amendment scheme, being an amendment of the Peri-Urban Areas Town-planning Scheme 1975, comprising the same land, as included in the Township of **TIJGER VALLEI EXTENSION 20**

Map 3, Annexure and scheme clauses of the amendment scheme are filed with the Chief Town Planner: Kungwini Local Council and are open for inspection at all reasonable times.

The amendment scheme is known as Peri-Urban Areas Amendment Scheme 515

Chief Town Planner: Kungwini Local Council
Notice No.

PLAASLIKE BESTUURSKENNISGEWING 863

KUNGWINI PLAASLIKE RAAD WYSIGINGSKEMA 515

Die Stadraad verklaar hierby ingevolge die bepalings van artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat dit 'n wysigingskema synde 'n wysiging van Buitestedelike Gebiede Dorpsbeplanningskema, 1975, wat uit dieselfde grond as die dorp **TIJGER VALLEI UITBREIDING 20** bestaan, goedgekeur het.

Kaart 3, Bylae en die skemaklousules van die wysigingskema word in bewaring gehou deur die Hoof Stadsbeplanner, Kungwini Plaaslike Raad en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Buitestedelike Gebiede Wysigingskema 515

Hoof Stadsbeplanner: Kungwini Plaaslike Raad
Notice No.

LOCAL AUTHORITY NOTICE 864

DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986, (Ordinance 15 of 1986) the Kungwini Local Council hereby declares **Tijger Vallei Extension 20** Township to be an approved township subject to the conditions set out in the Schedule hereto:

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY **TIJGER VALLEI 2 PROPERTIES (PTY) LTD** UNDER THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 154 (A PORTION OF PORTION 151) OF THE FARM **ZWARTKOPPIES NO. 364 JR** PROVINCE OF GAUTENG HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

- (1) **Name**
The name of the township shall be **Tijger Vallei Extension 20**.
- (2) **Design**
The township shall consist of erven and streets as indicated on General Plan SG No 10909/2006.
- (3) **Disposal of Existing Conditions of Title**
All erven shall be made subject to existing conditions and servitudes, if any, excluding the following servitudes in Deed of Transfer T 161320/2006 in respect of the former Portion 151 (a portion of portion 19) of the farm **Zwartkoppies No 364 JR** which shall not be passed onto the erven in the township:
A.

1. Subject to the terms of an Order of the Water Court for the district of Pretoria, a copy of which is annexed to Deed of Transfer 7808/1925 dated the 25th August 1926, marked A.
2. Entitled to the following conditions
 - (i) The owner of the property hereby transferred, and the owner of certain Portion of a Portion of the farm Zwartkoppies 364, Registration Division J.R., district Pretoria, measuring 12,4311 hectares; held under Deed of Transfer T6636/54, dated the 20th March 1954; shall have the sole control of the water belonging to the South Western Portion of the farm Zwartkoppies 364, J.R. aforesaid, measuring 1401,1207 hectares, and to the aforesaid portion of portion of the said farm, and they shall have the right to take the whole of the said water for any purpose whatsoever during the winter months of each year, i.e. May to September inclusive. During the remainder of each year they shall allow the full stream of water to which they are entitled under Order of the Water Court, to pass to Portion A of the South Western Portion of the said farm, measuring 345, 4508 hectares, from Saturday 6 pm to Monday 6 am in each week, i.e. a period of 36 hours per week. They shall however, allow all surplus water during the year to pass down the furrow to the said portion A of the South Western Portion and shall not at any time return it to the river. At no time shall the owner of the said Portion A of the South Western Portion be permitted to interfere with the valve in the divisor dam and the said owner of the property hereby transferred and the owner of the aforesaid Portion of a portion of the said farm, undertake during the abovementioned 36 hours period that the valve shall remain open sufficiently to allow the full stream of water, as provided above to pass. This shall not apply however, when the river is in flood.
 - (ii) The owner of the said Portion A of the South Western Portion is solely responsible for the repairing, cleaning and maintenance of the furrow from the divisor dam in the Pienaars River situate on the Remaining Extent of the said farm Zwartkoppies 364, J.R. aforesaid, and built to give effect to the Order of the Water Court, referred to in Conditions 1. hereof, to the sluice gate and thence from the deviation of the said water furrow to the dam on the said Portion A of the South Western Portion. The owner of the property hereby transferred, is responsible for repairing, cleaning and maintenance of the said furrow between the sluice gate and the deviation of the said furrow hereinbefore referred to.
3. Subject to the terms of an Order of the Water Court dated at Pretoria on the 27th of June 1949, as will more fully appear from Notarial Deed of Servitude 620A/1949-S.
4. Subject to the terms of Notarial Deed 1000/54 S, whereby the property together with certain Portion of Portion of the farm Zwartkoppies 364, Registration Division J.R. is entitled to cession of all rights to water as well as ancillary rights thereto in respect of Portion A of the South Western Portion, as will more fully appear from reference to the said Notarial Deed.
5. The Remaining Extent of the South Western Portion of the farm ZWARTKOPPIES NO 364, Registration Division J.P. district of Pretoria, measuring 396,1690 hectares (which portion of land is represented by the figures (a) 1' mid river, 2' 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 1' and (b) 37, 38, 39, 37 on Diagram S.G. No A 3915/67, annexed to Certificate of Consolidated Title No 6486/1968, and of which the within mentioned land forms a portion) is subject and entitled to the following:

- (i) Entitled to a servitude of right of way 15,74 metres wide over the remainder of TWEEFONTEIN 371, J.R. measuring 458,7720 hectares, held under Deed of Transfer No 10975/23;
 - (ii) Subject to a servitude of right of way in favour of the remainder of TWEEFONTEIN aforesaid, making use of the existing farm roads; as will more fully appear with reference to Notarial Deed 551/56-S dated the 15th May 1956.
6. The Remaining Extent of the South Western Portion of the farm ZWARTKOPPIES No 364, Registration Division J.R., district of Pretoria, measuring, 473. 3282 hectares (which portion of land is represented by the figure (a) 1' mid river 2', 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 1' and (b) 37, 38, 39, 37 on Diagram S.G. No A 3915/67, annexed to Certificate of Consolidated Title No 6486/1968, and of which the within mentioned land forms a portion) is subject to the following:
 - (i) Entitled to a servitude of right of way, 15,74 metres wide over portion 15 of the farm Zwartkoppies 364, J.R. measuring 1191,4147 hectares, as more fully described in Deed of Transfer No 20691/1956;
7. The Remaining Extent of the South Western Portion of the farm ZWARTKOPPIES NO 364, Registration Division J.R., district of Pretoria; measuring 451,9149 hectares (which portion of land is represented by the figures (a) 1' mid river, 2' 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 1' and (b) 37, 38, 39, 37 on Diagram S.G. No A 3915/67, annexed to Certificate of Consolidated Title No 6486/1968, and of which the within mentioned land forms a portion) is:-
 - (i) Entitled to a servitude of right of way and the right to conduct and lay underground pipelines for a proposed dam site situate on the South of Portion 17 (a portion of the South Western Portion) of the farm Zwartkoppies No 364, J.R. district Pretoria measuring 21,4133 hectares, held under Deed of Transfer No 38597/1965, along a route to be agreed upon, as will more fully appear from the said Deed of Transfer.
8. The former Remaining Extent of the farm Zwartkoppies No 364, Registration Division J.R., district Pretoria, measuring as such 925,4358 hectares (of which the property hereby transferred forms a portion) is:-
 - (a) Subject to a right of way in favour of Portion 20 measuring 21,4133 hectares, held under Deed of Transfer No 6488/68, along a route to be agreed upon, as will more fully appear from the said Deed of Transfer.
 - (b) Entitled to a servitude of drainage furrow over Portion 21, measuring 21,5310 hectares, held under Deed of Transfer 6487/68, along a route to be agreed upon, as will more fully appear from the said Deed of Transfer.
9. The property is subject to:
 - (a) By virtue of Notarial Deed No K 2579/74S the right has been granted to ESCOM to convey electricity over the property hereby transferred, together with ancillary rights, and subject to conditions as will more fully appear on reference to the said Notarial Deed.
10. SUBJECT to Prospecting Contract K 3004/1992 for 3 years from 12th June 1991 with the option to renew."

(4) 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.

(5) 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.

(6) Formation and duties of Section 21 Company or similar Legal Entities

- (a) The applicant shall properly and legally constitute a Residents Association to the satisfaction of the Council before the sale of the first erf (which Association shall not be de-registered without the consent of the Council)
- (b) The access erf (Erf 472) and private open space (Erf 473) shall be registered in the name of the Residents Association and said road portion may not be sold or in any way disposed of without prior written consent of the Council.
- (c) Each and every owner of Erven 382 to 471 shall become a member of the Residents Association upon transfer of the erf.
- (d) The Residents 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 in payments by any member.
- (e) The Council 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 with the exception of the sewerage system.
- (f) A servitude for municipal purposes shall be registered by way of a separate Notarial Deed over Erf 472 and Erf 473 in favour of and to the satisfaction of the Council, if so required by the Council.
- (g) The Council shall have unrestricted access to Erf 472 and Erf 473 at all times.
- (h) Access from Erven 382 to 473 to a public road shall be across Erf 380 Tijger Vallei x 10, Erven 238 and 239 Tijger Vallei x 18, Erf 152 Tijger Vallei x 17 and Erf 104 Tijger Vallei x 9.

2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the Administrator in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

(1) All Erven

- (i) 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.
- (ii) 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.
- (iii) 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) Registration of servitudes
- 2.1 Erven 395, 397 and 449
A servitude for access purposes as indicated on the General Plan shall be registered in favour of the Home Owners Association over the above erven.
- 2.2 Erven 382, 393, 398, 414, 416 and 458
A servitude 3,00 metres wide for municipal purposes as indicated on the General Plan shall be registered in favour of the Council over the above erven.
- 2.3 Erf 472
The whole erf is subject to a servitude for municipal purposes in favour of the Council as indicated on the General Plan.

PLAASLIKE BESTUURSKENNISGEWING 864

VERKLARING TOT GOEDGEKEURDE DORP

Ingevoige Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe 1986, (Ordonnansie 15 van 1986) verklaar Kungwini Plaaslike Raad hierby die Dorp Tijger Vallei Uitbreiding 20 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR TIJGER VALLEI 2 PROPERTIES (EDMS) BPK INGEVOLGDE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE 1986 OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 154 ('N GEDEELTE VAN GEDEELTE 151) VAN DIE PLAAS ZWARTKOPPIES 364 JR PROVINSIE GAUTENG TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

- (1) **Naam**
Die naam van die dorp is Tijger Vallei Uitbreiding 20.
- (2) **Ontwerp**
Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No 10909/2006.
- (3) **Beskikking oor bestaande Titellovoorwaardes**
Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitude as daar is maar uitgesonderd die volgende servitude in Akte van Transport T 161320/2006 met betrekking tot die voormalige Gedeelte 151 ('n Gedeelte van Gedeelte 19) van die plaas Zwartkoppies 364 JR wat nie aan die erwe in die dorp oorgedra moet word nie:

A.

- 1. Subject to the terms of an Order of the Water Court for the district of Pretoria, a copy of which is annexed to Deed of Transfer 7908/1925 dated the 25th August 1926, marked A.
- 2. Entitled to the following conditions
 - (iii) The owner of the property hereby transferred, and the owner of certain Portion of a Portion of the farm Zwartkoppies 364, Registration Division J.R., district Pretoria, measuring 12,4311 hectares; held under Deed of Transfer T8636/54, dated the 20th March 1954; shall have the sole control of the water belonging to the South Western Portion of the farm Zwartkoppies 364, J.R. aforesaid, measuring 1401,1207 hectares, and to the aforesaid portion of portion of the said farm, and they shall have the right to take the whole of the said water for any purpose whatsoever during the winter months of each year, i.e. May to September inclusive. During the remainder of each year they shall allow the full stream of water to which they are entitled under Order of the Water Court, to pass to Portion A of the South Western Portion of the said farm, measuring 345,4508 hectares, from Saturday 6 pm to Monday 6 am in each week, i.e. a period

of 36 hours per week. They shall however, allow all surplus water during the year to pass down the furrow to the said portion A of the South Western Portion and shall not at any time return it to the river. At no time shall the owner of the said Portion A of the South Western Portion be permitted to interfere with the valve in the divisor dam and the said owner of the property hereby transferred and the owner of the aforesaid Portion of a portion of the said farm, undertake during the abovementioned 36 hours period that the valve shall remain open sufficiently to allow the full stream of water, as provided above to pass. This shall not apply however, when the river is in flood.

- (iv) The owner of the said Portion A of the South Western Portion is solely responsible for the repairing, cleaning and maintenance of the furrow from the divisor dam in the Pienaars River situate on the Remaining Extent of the said farm Zwartkoppies 364, J.R. aforesaid, and built to give effect to the Order of the Water Court, referred to in Conditions 1, hereof, to the sluice gate and thence from the deviation of the said water furrow to the dam on the said Portion A of the South Western Portion. The owner of the property hereby transferred, is responsible for repairing, cleaning and maintenance of the said furrow between the sluice gate and the deviation of the said furrow hereinbefore referred to.
- 3. Subject to the terms of an Order of the Water Court dated at Pretoria on the 27th of June 1949, as will more fully appear from Notarial Deed of Servitude 620A/1949-S.
- 4. Subject to the terms of Notarial Deed 1000/54 S, whereby the property together with certain Portion of Portion of the farm Zwartkoppies 364, Registration Division J.R. is entitled to cession of all rights to water as well as ancillary rights thereto in respect of Portion A of the South Western Portion, as will more fully appear from reference to the said Notarial Deed.
- 5. The Remaining Extent of the South Western Portion of the farm ZWARTKOPPIES NO 364, Registration Division J.P. district of Pretoria, measuring 396,1690 hectares (which portion of land is represented by the figures (a) 1' mid river, 2' 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 1' and (b) 37, 38, 39, 37 on Diagram S.G. No A 3915/67, annexed to Certificate of Consolidated Title No 6486/1968, and of which the within mentioned land forms a portion) is subject and entitled to the following:
 - (i) Entitled to a servitude of right of way 15,74 metres wide over the remainder of TWEEFONTEIN 371, J.R. measuring 458,7720 hectares, held under Deed of Transfer No 10975/23;
 - (ii) Subject to a servitude of right of way in favour of the remainder of TWEEFONTEIN aforesaid, making use of the existing farm roads; as will more fully appear with reference to Notarial Deed 551/56-S dated the 15th May 1956.
- 6. The Remaining Extent of the South Western Portion of the farm ZWARTKOPPIES No 364, Registration Division J.R., district of Pretoria, measuring, 473,3282 hectares (which portion of land is represented by the figure (a) 1' mid river 2', 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 1' and (b) 37, 38, 39, 37 on Diagram S.G. No A 3915/67, annexed to Certificate of Consolidated Title No 6486/1968, and of which the within mentioned land forms a portion) is subject to the following:
 - (i) Entitled to a servitude of right of way, 15,74 metres wide over portion 15 of the farm Zwartkoppies 364, J.R. measuring 1191,4147 hectares, as more fully described in Deed of Transfer No 20691/1956;

7. The Remaining Extent of the South Western Portion of the farm ZWARTKOPPIES NO 364, Registration Division J.R., district of Pretoria; measuring 451,9149 hectares (which portion of land is represented by the figures (a) 1' mid river, 2' 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 1' and (b) 37, 38, 39, 37 on Diagram S.G. No A 3915/67, annexed to Certificate of Consolidated Title No 6486/1968, and of which the within mentioned land forms a portion) is:-
 - (ii) Entitled to a servitude of right of way and the right to conduct and lay underground pipelines for a proposed dam site situate on the South of Portion 17 (a portion of the South Western Portion) of the farm Zwartkoppies No 364, J.R. district Pretoria measuring 21,4133 hectares, held under Deed of Transfer No 38597/1965, along a route to be agreed upon, as will more fully appear from the said Deed of Transfer.
 8. The former Remaining Extent of the farm Zwartkoppies No 364, Registration Division J.R., district Pretoria, measuring as such 925,4358 hectares (of which the property hereby transferred forms a portion) is:-
 - (c) Subject to a right of way in favour of Portion 20 measuring 21,4133 hectares, held under Deed of Transfer No 6488/68, along a route to be agreed upon, as will more fully appear from the said Deed of Transfer.
 - (d) Entitled to a servitude of drainage furrow over Portion 21, measuring 21,5310 hectares, held under Deed of Transfer 6487/68, along a route to be agreed upon, as will more fully appear from the said Deed of Transfer.
 9. The property is subject to:
 - (a) By virtue of Notarial Deed No K 2579/74S the right has been granted to ESCOM to convey electricity over the property hereby transferred, together with ancillary rights, and subject to conditions as will more fully appear on reference to the said Notarial Deed.
 10. SUBJECT to Prospecting Contract K 3004/1992 for 3 years from 12th June 1991 with the option to renew."
- (4) **Siopling van Geboue en Strukture**
Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulyn reserwes, kantruimtes of oor gemeenskaplike grense geleë is laat sloop tot bevrediging van die Plaaslike Bestuur wanneer die Plaaslike Bestuur dit vereis.
- (5) **Verwydering van Rommel**
Die dorpseienaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot bevrediging van die Plaaslike Bestuur wanneer die Plaaslike Bestuur dit vereis.
- (6) **Vestiging en pligte van Artikel 21 Maatskappy of soortgelyke Regsentiteit**
 - (a) Die aansoeker sal deeglik en wetlik 'n Huseienaarsvereniging tot die bevrediging van die Raad tot stand bring voor die verkoop van die eerste erf (welke Vereniging nie gederegistreer sal word sonder die toestemming van die Raad nie)
 - (b) Die toegangserf (Erf 472) en privaat oopruimte (Erf 473) sal geregistreer word in die naam van die Huseienaarsvereniging en genoemde padgedeelte mag nie verkoop of op enige vervreem word sonder die vooraf geskrewe toestemming van die Raad nie.
 - (c) Elke eienaar van Erwe 382 tot 471 sal 'n lid van die Huseienaarsvereniging word met oordrag van die erf.
 - (d) Die Huseienaarsvereniging sal volle regsgezag hê om van elke lid die koste te verhaal wat aangegaan is om sy doel te bereik en sal regsgronde hê om sodanige koste te herwin in die geval van 'n geen-betaling deur enige lid.

- (e) Die Raad sal nie verantwoordelik wees vir die wanfunksionering van die oppervlakte van die toegangspad en/of die stormwaterdreinerings sisteem en/of enige noodsaaklike dienste met die uitsondering van die riool sisteem nie.
- (f) 'n Serwituut vir munisipale doeleindes sal geregistreer word by wyse van 'n aparte Notariele Akte oor Erf 472 en Erf 473 ten gunste van en tot die bevrediging van die Raad, indien so vereis word deur die Raad.
- (g) Die Raad sal vrye toegang hê tot Erwe 472 en 473 ten alle tye.
- (h) Toegang vanaf Erwe 382 tot 473 na 'n openbare pad sal oor Erf 380 Tijger Vallei x 10, Erven 238 en 239 Tijger Vallei x 18, Erf 152 Tijger Vallei x 17 en Erf 104 Tijger Vallei x 9 voorsien word.

2. TITELVOORWAARDES

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui opgelê deur die Administrateur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

- (3) Alle Erwe
 - (a) Die erf is onderworpe aan 'n serwituut, 2m breed, vir riolerings- en ander munisipale doeleindes ten gunste van die Plaaslike Bestuur langs enige twee grense uitgesonderd 'n straatgrens en in die geval van 'n pypsteel erf, '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 voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2m daarvan geplant word nie.
 - (c) Die plaaslike bestuur is geregtig op enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke wat hy volgens goeë dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde serwituut grêns 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 van sodanige rioolhoofpyleidings en ander werke veroorsaak word.

(2) Registrasie van serwitute

2.1 Erwe 395, 397 en 449

'n Serwituut vir toegangs doeleindes soos aangedui op die Algemene Plan sal geregistreer word oor die erwe ten gunste van die Huiseienaarsvereniging.

2.2 Erwe 382, 393, 398, 414, 416 en 458

Die erwe is onderhewig aan 'n 3,00 meter serwituut vir munisipale doeleindes ten gunste van die Plaaslike Bestuur soos aangedui op die Algemene Plan

2.3 Erf 472

Die totale erf is onderhewig aan 'n serwituut vir munisipale doeleindes ten gunste van die Plaaslike Bestuur soos aangedui op die Algemene Plan