

***THE PROVINCE OF
GAUTENG***

***DIE PROVINSIE
GAUTENG***

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

Vol. 14

**PRETORIA, 3 OCTOBER
OKTOBER 2008**

No. 270

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 2207

CITY OF TSHWANE

CENTURION AMENDMENT SCHEME 1566C

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 Irene Extension 70, being an amendment of the Centurion Town-planning Scheme, 1992.

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 Centurion Amendment Scheme 1566C.

(13/2/Irene x70 (1566C))
___ October 2008

Executive Director: Legal Services
(Notice No 834/2008)

PLAASLIKE BESTUURSKENNISGEWING 2207

STAD TSHWANE

CENTURION WYSIGINGSKEMA 1566C

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 Irene Uitbreiding 70, synde 'n wysiging van die Centurion-dorpsbeplanningskema, 1992, 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 Centurion-wysigingskema 1566C.

(13/2/Irene x70 (1566C))
___ Oktober 2008

Uitvoerende Direkteur: Regsdienste
(Kennisgewing No 834/2008)

CITY OF TSHWANE

DECLARATION OF IRENE EXTENSION 70 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 Irene Extension 70 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Irene x70 (1566C))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY JR 209 INVESTMENTS (PTY) LTD IN TERMS OF THE PROVISIONS OF CHAPTER III: SECTION A AND C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 758 (A PORTION OF PORTION 335) OF THE FARM DOORNKLOOF 391JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1 CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Irene Extension 70.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 3925/2008.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of the rights to minerals, but excluding –

1.3.1 the following conditions in Title Deed T125729/05, which does not affect the township:

- A. Daardie gedeeltes van die eiendom hierkragtens gehou, aangedui deur die figure w'x'v en y'mn op Kaart SG No 3588/1997 hieraan geheg, is ONDERHEWIG aan die volgende voorwaardes:
1. SUBJECT to the reservation of all rights to minerals and precious stones in favour of Irene Estate Proprietary Limited, No 1967/002815/07, as will more fully appear from Certificate of Rights to Minerals No K4460/1997 RM which certificate was issued in respect of the Remaining Extent of Portion 1 of the said farm, measuring 158,2826 hectares.
 2. SUBJECT to the following condition imposed by the Town Council of Centurion on subdivision:

The transferee shall only be entitled to erect buildings on the property in an area geologically suitable for building purposes.
- B. The former remaining extent of portion 1 of the said farm, measuring 575,7624 hectares (whereof that portions of the property held hereunder and indicated by the figures w'x'v and y'mn on Diagram SG No 3588/1997 annexed hereto forms portions) is entitled to servitudes of aqueduct, powerline, right of way and dam wall, together with ancillary rights over Portion 143 (a portion of portion 1) of the said farm as held under Deed of Transfer T17417/1979.
- C. The remaining extent of portion 5 of the said farm, measuring 1046,8662 hectares, (of which the figure BCDEFGHJKLMNPQRSTUVWXYZ A'B'C'D'E'F'G'H'J'K'L'M'N'P'Q'R'S'T'U'V'W'X'Y'Z'abcdefghijklmnopqrstuvwxyz' excluding the figure a'b'c'd' on the annexed Diagram SG No 3588/1997 is a portion) is subject and entitled to the following servitudes and conditions, namely:

SUBJECT to the terms of an Order of the Water Court, true copy marked "B" of which is annexed to Deed of Transfer No 10851/1920.
- D. The former remaining extent of portion 5 of the said farm, measuring 1045,7783 hectares (of which the figure ABCDEFGHJKLMNPQRST UVWXYZA'B'C'D'E'F' G' H' J' K' L' M' N' P' Q' R' S' T' U' V' W' X' Y' Z' abcdefghijklmy'qrstux'w' excluding the figure a'b'c'd' on the annexed Diagram SG No 3588/1997 is a portion) is by Notarial Deed K1636/1972-S subject to the following servitudes in favour of the City Council of Centurion.
1. a right of way 8 meters wide, the Southern boundary whereof is indicated by the line c'S7 on diagram SG No 3588/1997 annexed hereto;
 2. a servitude of aqueduct 6 meters wide, the Southern boundary whereof is indicated by the line S5 S6 on Diagram SG No 3588/1997 annexed hereto.
- E. The former remaining extent of portion 5 of the said farm, measuring 959,2555 hectares (of which the figure ABCDEF GHJKLMNPQRSTUVWXYZA'B'C'D'E'F'G'H'J'K' L' M' N' P' Q' R' S' T' U' V' W' X' Y' Z' abcdefghijklmy'qrstux'w' excluding the figure a'b'c'd' on the annexed diagram SG No 3588/1997 is a portion),

1. is by Notarial Deed K.2702/1976-S subject to a servitude of pipeline as indicated by the figure S56 S57 S58 S59 on Diagram SG No 3588/1997 annexed hereto, in favour of the Rand Water Board, which servitude includes ancillary rights, as will more fully appear from reference to the said Notarial deed.
 2. is by Notarial Deed K.2703/1976S subject to a servitude of pipeline, 16 meters wide, as indicated by the figure S58 S60 S61 S62 S63 S59 on diagram SG No 3588/1997 hereto annexed, I favour of the Rand Water Board, which servitude includes ancillary rights, as will more fully appear from reference to the said Notarial Deed.
- 'F. The former remaining extent of portion 5 of the said farm, measuring 953,9285 hectares, (of which the figure CDEFGHJKLMNPQRSTU VWXYZA'B'C' D' E' F' G' H' J' K' L' M' N' P' Q' R' S' T' U' V' W' X' Y' Z' abcdefghijklm'y'p'qrstux'w' excluding the figure a'b'c'd' on the annexed diagram SG No 3588/1997 is a portion) is subject to an Order of the Supreme Court of South Africa, made on the 3rd July 1979 in Case no M1722/79. The said Order and Agreement is filed under BC9566/83.
- G. The former remaining extent of portion 5 of the said farm, measuring 953,9285 hectares, (of which the figure ABCDEFGHJKLMNPQRSTU VWXYZA'AB'C'D'E' F' G' H' J' K' L' M' N' P' Q' R' S' T' U' V' W' X' Y' Z' abcdefghijklm'y'p'qrstux'w' excluding the figure a'b'c'd' on the annexed diagram SG No 3588/1997 is a portion) is –
1. By Notarial Deed K.1087/1985 subject in favour of the City Council of Centruion to a right of way 1410 square meters in extent, indicated by the figure S S20 S21 S22 R on Diagram SG No 3588/1997 annexed hereto and as will more fully appear from reference thereto.
 2. By Noptarial Deed K2931/1986S subject to a perpetual right to provide electricity by way of wires etc over the servitude area indicated by the line D54 S55 on Diagram SG 3588/1997 annexed hereto, in favour of the City Council of Centurion.
 3. By Notarial Deed of Servitude K1414/90S subject to a perpetual servitude of right of way 5,0491 hectares in extent, indicated by the figure S23 S24 S25 S26 S27 S28 S29S30 S31S32 S33 S34 S35 S36 S37 S38 S39 S40 S41 S42 S43 S44 S45 S47 S48 S49 S50 S51 S52 S53 on Diagram SG No 3588/1987 annexed hereto in favour of the City Council of Centurion together with ancillary rights, as will more fully appear from reference to the said Notarial deed.
- H. The former remaining extent of portion 5 of the said farm, measuring 952,2540 hectares, (of which the figure ABCDEFGHJKLMNPQRS T U V W X Y Z A' B' C' D' E' F' G' H' J' K' L' M' N' P' Q' R' S' T' U' V' W' X' Y' Z' abcdefghijklm'y'p'qrstux'w' excluding the figure a'b'c'd' on the annexed diagram SG No 3588/1997 is a portion) is by Notarial 'Deed of Servitude K.5400/93S dated the 3rd May 1993 subject to a water pipeline servitude –
- (a) as indicated by the figure S16 S17 S18 S19 on diagram SG No 3588/1997 annexed hereto; and
 - (b) as indicated by the figure Si S11 S12 S13 S14 S15 S10 S9 on diagram S.G. No 3588/1997 annexed hereto in favour of the City Council of Centurion as will more fully appear from reference to the said Notarial Deed.
- In favour of the CITY COUNCIL OF CENTURION as will more fully appear from reference to the said Notarial Deed.

- J. Die Resterende gedeelte van Gedeelte 5 van die plaas DOORNKLOOF 391, Registrasie Afdeling JR, Provinsie van Gauteng, groot 939,0565 Hektaar (waarvan die figuur ABCDEFGHJKLMNPQRSTUVWXYZA'B'C'D'E'F'G'H'J'K'L'M'N'P'Q'R'S'T'U'V'W'X'Y'Z' abcdefghijklm'pqrstux'w' uitgesluit die figuur a'b'c'd' op die aangehegte Kaart SG No 3588/1997 'n gedeelte uitmaak) is onderhewig aan Onteieningskennisgewing EX347/98.
- K. Kragtens Notariële Akte van Serwituut K.6038/1995 is die Resterende Gedeelte van Gedeelte 5 van die plaas Doornkloof 391, Registrasie Afdeling J.R. Provinsie van Gauteng, groot 566,0068 hektaar (waarvan die figuur ABCDEFGHJKLMN O Q R S T U V W X Y Z A' B' C' D' E' F' G' H' J' K' L' M' N' P'Q'R'S'T'U'V'W'X'Y'Z' abcdefghijklm'pqrstux'w' uitgesluit die figuur a'b'c'd' 'n gedeelte uitmaak) onderhewig aan:
- (a) 'n Ewigdurende serwituut van kraglyn, 3 meters wyd, ten gunste van die Stadsraad van Centurion, welke serwituut aangedui word deur die lyn S3 S4 op Kaart SG No 3587/1997 hieraan geheg.
 - (b) 'n Ewigdurende serwituut van kraglyn, 3 meters wyd, ten gunste van die Stadsraad van Centurion, welke serwituut aangedui word deur die figuur L S8, S9 S10 op Kaart SG No 3587/1997 hieraan geheg.
- L. By virtue of Notarial deed of servitude K003322/2002S dated 27/5/2002 the within mentioned property is subject to servitudes for road and municipal purposes in favour of the City of Tshwane Metropolitan Municipality as indicated by the figure ABCDEFGHJKLMNPQR STUVWYZbcdefghijklmnpqr Stuvwxyz A1 B1 C1 D1 E1 F1 G1 H1 J1 K1 L1 M1 N1 P1 Q1 R1 S1 T1 U1V1 W1X1 Y1 Z1 a1b1c1d1 on diagram SG No 2631/2002 as will more fully appear from the said deed".

The following servitude, appearing as an endorsement on Title Deed T125729/2005 –

A SERVITUDE for general municipal services (stormwater), in extent 3981 (Three Thousand Nine Hundred and Eighty One) and 1290 (One Thousand Two Hundred and Ninety) square meters, depicted by the figures ABCDEFNPQRSTA and GHJKLMG respectively on diagram S.G.13209/2007 in favour of the City of Tshwane Metropolitan Municipality, as will more fully appear from Notarial Deed of Servitude K.3115/2008.

- 1.3.2 The following condition and servitude in Deed of Transfer T125729/05, which affects a street in the township only:

The former remaining extent of portion 5 of the said farm, measuring 953,9285 hectares, (of which the figure ABCDEFGHJKLMNPQRSTUVWXYZA'B'C'D' E' F' G' H' J' K' L' M' N' P' Q' R' S' T' U' V' W' X' Y' Z' abcdefghijklm'pqrstux'w' excluding the figure a'b'c'd' on the annexed diagram SG No 3588/1997 is a portion) is –

4. By virtue of Notarial Deed K1118/92 S subject to servitude for flood water purposes in favour of the CITY COUNCIL OF CENTURION, the centre line whereof is indicated by the line S1 S2 on Diagram SG No 3588/1997 annexed hereto, being 8 metres wide, as will more fully appear from the reference to the said Notarial deed".

- 1.3.3 The following condition appearing as an endorsement on Deed of Transfer T125729/05, which affects Erf 3630 in the township only:

A SERVITUDE 3 (three) meters wide for general municipal services, in favour of the City of Tshwane Metropolitan Municipality, the centre line of which is indicated by the line A B C D E F G H J on diagram SG No 6249/2005 and will more fully appear from Notarial Deed of Servitude K. 3116/2008.

1.4 PRECAUTIONARY MEASURES

- 1.4.1 The township owner shall appoint a competent person(s) to –

- (i) compile a complete risk management plan and wet services plan for the entire township; and

- (ii) compile a construction report, which must include the mapping details of trenches and revised stability map, confirming the conditions on site and the position of structures and wet services. Certification on the method of backfilling of the boreholes must be included.

1.4.2 The township owner is responsible to facilitate the procedure to transfer the responsibility for the management of the risk management plan legally to a representative Section 21 Company as applicable.

1.4.3 The township owner shall at its own expense, make arrangements with the Local Authority in order to ensure that –

1.4.3.1 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

1.4.3.2 trenches and excavations for foundations, pipes and cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 50 mm, and compacted until the same grade of compaction as that of the surrounding material is obtained.

1.5 COMPLIANCE WITH CONDITIONS IMPOSED BY THE DEPARTMENT OF PUBLIC TRANSPORT, ROADS AND WORKS

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

1.6 ACCOUSTIC SCREENING / NOISE BARRIERS

The applicant shall be responsible for any costs involved in the erection of Acoustic Screening, if and when the need arises to construct such screening.

1.7 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.

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 Local Authority, when required to do so by the Municipality.

1.9 REMOVAL 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 REMOVAL 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

1.11 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, as well as any other applicable provisions, in terms of the provision of the Environmental Conservation Act, 73 of 1989 or the National Environmental Management Act, 107 of 1998 as the case may be.

1.12 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 Public Transport, Roads and Works, 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.

1.13 DEPARTMENT OF PUBLIC TRANSPORT, ROADS AND WORKS: ACOUSTIC SCREENING MEASURES

The applicant shall be responsible for any costs involved in the erection of acoustic screening along Road PWV6.

1.14 ACCESS

No ingress from Road PWV6 to the township and no egress to Road PWV6 from the township shall be allowed.

1.15 SERVITUDE FOR CONSERVATION PURPOSES

1.15.1 The applicant, or its successor in title, shall register a servitude for conservation purposes over the designated areas on portion 198 and part of the remainder of portion 335 of the farm Doornkloof 391 JR in favour of the South African Bio Diversity Institute (SANBI) in accordance with the Record of decision under reference Gaut 002/05-06/1013, dated 13 November 2006 or any other subsequent decision due to an appeal against the Record of Decision or any judgment due to review proceedings should any township applications or land development areas be approved and development take place to the south of Olievenhoutbosch Road.

1.15.2 Should, for whatever reason, no development be allowed by the relevant authorities south of Olievenhoutbosch Road and after all remedies have been exhausted by the applicant against such non authorization the servitude shall subject to the provisions of paragraph 2.15.1 above be registered immediately, the terms and conditions which shall be mutually agreed upon as soon as the conservation area is defined.

1.16 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.

1.17 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 adjacent roads and he shall receive and dispose of the storm water running off or being diverted from the road.

The Service Report containing the stormwater design proposal must be submitted to the Municipality for approval at the time of the application, i.e. before Township Proclamation.

1.18 LAND TO BE TRANSFERRED TO THE SECTION 21 COMPANY

Erf 3621 up to and including erf 3630 shall be transferred to the Section 21 Company (Century Manor Home Owners Association) within a period of six months after proclamation of the township or when the first erven in the township becomes transferable which ever the sooner, by and at the expense of the township owner.

1.19 RESTRICTION ON THE ALIENATION OF LAND

Regardless of the issuing of a certificate as contemplated in section 82(1)(b)(ii)(cc) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), no erf in the township may be transferred or be dealt with otherwise until the City of Tshwane Metropolitan Municipality certifies that the developer has complied with the provisions of conditions 1.20.

1.20 THE DEVELOPERS OBLIGATIONS

1.20.1 ASSOCIATION AND STATUTES

The developer must register a section 21 company (Home Owners Association) in terms of the provisions of the Companies Act, 1973 (Act 61 of 1973).

All the owners of Erven 3461-3620 must become members of Century Manor Home Owners Association. A copy of the registered deed of Association (CM4) and the Company's Statutes must be submitted to the City of Tshwane Metropolitan Municipality.

The Association and Statutes must clearly state that the main objective of the homeowners' association is the maintenance of the internal road, as well as landscaping and security. The developer is deemed to be a member of the section 21 company (Century Manor Home Owners Association), with all the rights and obligations of an ordinary member, until the last erf has been transferred.

1.20.2 PROVISION OF ENGINEERING DRAWINGS

The developer must submit to the City of Tshwane Metropolitan Municipality complete engineering drawings in respect of the internal road and storm water sewers, prior to the commencement of the construction of the said services.

1.20.3 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

Before any erf is transferred, the City of Tshwane Metropolitan Municipality must be provided with a certificate by a Professional Engineer for the internal road and stormwater services, in which it is certified that these internal engineering service have been completed and that the engineers accept liability for the services. The City of Tshwane Metropolitan Municipality may at its own discretion allow an exception in respect of the internal road and stormwater sewers. If this is the case, the developer must give the City of Tshwane Metropolitan Municipality an undertaking that the developer will complete this service on or before a certain date and must provide the City of Tshwane Metropolitan Municipality with a guarantee issued by a recognized financial institution.

No building plans will be approved before the services are completed and (if applicable) taken over by the divisions of the Service Delivery Department.

1.20.4 MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months commences when the road and stormwater sewers has been completed. The developer must furnish the Section 21 Company with a maintenance guarantee, issued by a recognized financial institution, in respect of poor workmanship and/or materials with regard to the road, which guarantee must be for an amount that is equal to 10% of the contract cost of the civil service and proof of this must be submitted to the City of Tshwane Metropolitan Municipality.

All internal and external water-and sanitation infrastructure will be maintained by the Municipality and not by the Section 21 Company. The developer must furnish the City of Tshwane Metropolitan Municipality with a 100% guarantee of the estimate construction cost, issued by a recognized financial institution before the commence date of the contract.

The developer must furnish the City of Tshwane Metropolitan Municipality with a maintenance guarantee, issued by a recognised financial institution, in respect of poor workmanship and/or materials with regard to the water and sewerage services, which guarantee must be for an amount that is equal to 10% of the contract cost.

2. CONDITIONS OF TITLE

2.1 CONDITIONS IMPOSED BY THE LOCAL AUTHORITY 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 is subject to a servitude, 3m 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.

2.1.1.2 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.

2.1.1.3 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.

2.1.2 ERF 3622 AND ERF 3624

2.1.2.1 The erven are entirely subject to a servitude for engineering services (water, sewer and electricity) in favour of the Municipality as indicated on the General Plan.

2.1.2.2 The erven are entirely subject to a servitude for right of way in favour of Erven 3461 to 3620 and in favour of the Municipality for purposes of exercising its rights as referred to in 2.1.2.1 above.

2.1.3 ERF 3623

2.1.3.1 The area of the erf as indicated by the figures jA79ghj and kIA1mk, is subject to a servitude for engineering services (water, sewer and electricity) in favour of the Municipality as indicated on the General Plan.

2.1.3.2 The area of the erf as indicated by the figures jA79ghj and kIA1mk, is subject to a servitude for right of way in favour of Erven 3461 to 3620 and in favour of the Municipality for purposes of exercising its rights as referred to in 2.1.3.1 above.

2.1.4 ERVEN 3482, 3627, 3628 AND ERF 3589

The erven are subject to a 2,5m sewer servitude in favour of the Municipality as indicated on the General Plan.

2.1.5 ERVEN 3482 AND 3628

The erven are subject to a 2,5 m stormwater servitude in favour of the Municipality as indicated on the General Plan.

2.1.6 ERVEN 3627 AND 3589

The erven are subject to a 2,5 m stormwater servitude in favour of the Section 21 Company as indicated on the General Plan.

2.1.7 ERF 3516

The erf is subject to a 3 m stormwater servitude in favour of the Municipality as indicated on the General Plan.

2.1.8 ERVEN 3479, 3486, 3504, 3510 UP TO AND INCLUDING 3512, 3524, 3527, 3528, 3532 UP TO AND INCLUDING 3535, 3550, 3553 UP TO AND INCLUDING 3555, 3560 UP TO AND INCLUDING 3562, 3567 UP TO AND INCLUDING 3585, 3596 UP TO AND INCLUDING 3604, 3626

The erven are subject to a 3 m sewer servitude in favour of the Municipality as indicated on the General Plan.

2.1.9 ERF 3548

The erf is subject to a 3 m stormwater servitude in favour of the Section 21 company

2.1.10 ERF 3496

The erf is subject to a 3 m water servitude in favour of the Municipality as indicated on the General Plan.

2.1.11 ALL ERVEN (EXCLUDING ERVEN 3621 UP TO AND INCLUDING 3630)

Upon transfer, the owner of each erf must automatically become a member of the section 21 Company and remain a member until he or she ceases to be the registered owner of that erf, which condition must be included in the title deed of the portion.