

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE VAN  
GAUTENG**

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**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS****LOCAL AUTHORITY NOTICE 1751 OF 2022****CITY OF TSHWANE****TSHWANE AMENDMENT SCHEME 4510T**

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 Olympus Extension 1, being an amendment of the Tshwane Town-planning Scheme, 2008.

Map 3 and the scheme clauses of this amendment scheme are filed with the Economic Development and Spatial Planning Department, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme 4510T.

(CPD 9/2/4/2-4510T (Item 27812))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

\_\_\_ SEPTEMBER 2022  
(Notice 132/2022)

**CITY OF TSHWANE****DECLARATION OF OLYMPUS EXTENSION 1 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 Olympus Extension 1 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(CPD 9/2/4/2-4510T (Item 27812))

**SCHEDULE**

CONDITIONS UNDER WHICH THE APPLICATION MADE BY LANCINO FINANCIAL INVESTMENTS (PTY) LTD, REGISTRATION NUMBER 1998/013451/07, UNDER THE PROVISIONS OF CHAPTER III: PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 270 (A PORTION OF PORTION 3) OF THE FARM TWEEFONTEIN 372JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

**1. CONDITIONS OF ESTABLISHMENT****1.1 NAME**

The name of the township is Olympus Extension 1.

**1.2 DESIGN**

The township shall consist of erven and streets as indicated on General Plan number SG No 2314/2017.

**1.3 ENDOWMENT**

The township owner shall in terms of Section 98(2) of Ordinance 15 of 1986 read with Regulation 44(1) of the Town-planning and Townships Regulations secure private open space of at least **2 124m<sup>2</sup>** by means of a servitude over a portion of Erf 2 in favour of Erf 1 in the township and the City of Tshwane (herein after referred to as the Municipality) for purposes of the protection of open spaces in lieu of the provision of open spaces and parks.

**1.4 ACCESS**

Access to or egress from the township shall be provided to the satisfaction of the Municipality.

#### 1.5 RECEIVING AND DISPOSAL OF STORMWATER

The stormwater plan for this township must be integrated with the greater stormwater master plan for the total relevant catchment area, including adjoining areas.

The low points in roads and the accumulation of stormwater in crescents, cul-de-sac's and lower lying erven must be drained to the satisfaction of the Municipality.

A stormwater attenuation facility shall be constructed on Erf 2 for stormwater accommodation purposes 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 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 the building line reserves and side spaces or over common boundaries, or dilapidated structures.

#### 1.8 REMOVAL OF LITTER

1.8.1 The township owner shall at its own expense have all litter and building rubble within the township area removed to the satisfaction of the Municipality, when required to do so by the Municipality, prior to the transfer of Erf 2 in the name of the Body Corporate.

1.8.2 The township owner shall provide sufficient refuse collection points in the township and shall make arrangements to the satisfaction of the Municipality for the removal of all refuse.

#### 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 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.

#### 1.11 COMPLIANCE WITH CONDITIONS IMPOSED BY GDARD

The township owner shall at its own expense comply with the conditions imposed by the Gauteng Department of Agriculture and Rural Development as per environmental authorisation dated 12 January 2017 and / or subsequent authorisations or 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 Environment 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.

### 2. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTRABLE

#### 2.1 INSTALLATION OF INTERNAL AND EXTERNAL SERVICES

A certificate issued in terms of Section 82 of Ordinance 15 of 1986 must be lodged with the first transfer.

The township owner shall provide a detailed Construction or Phase 2 Geotechnical Report, which must include the mapping details of the trenches and the revised geotechnical map, confirming the soil conditions on site and the positioning of structures and wet services. A table indicating the stand sizes, and geotechnical soil class for each stand within the township must be included. Certification on the method of backfilling of the trenches must also be included.

The township owner shall install and provide internal engineering services in the township as provided for in the services agreement.

The Municipality shall install and provide external engineering services for the township as provided for in the services agreement.

## 2.2 RESTRICTIONS ON THE ALIENATION OF LAND

Regardless the issuing of a certificate as contemplated in Section 82(1)(b)(ii)(cc) of Ordinance 15 of 1986, no erf in the township may be transferred until the Municipality certified that the developer has complied with the provisions of Condition 2.1.

## 2.3 NOTARIAL TIE OF ERVEN

The township owner shall, at its own costs, after proclamation of the township, submit an application to the Municipality for consent to notarially tie Erf 1 with Erf 2. The notarial tie may not be registered prior to the Municipality certifying to the Registrar of Deeds that sufficient guarantees / cash contributions in respect of the supply of engineering services to the township and / or erven to be notarially tied, have been submitted or paid to the said Municipality.

## 2.4 PROVISION OF ENGINEERING DRAWINGS

The township owner must submit to the Municipality complete engineering drawings in respect of internal sewers and sewer connection points and complete detail design engineering drawings in respect of the internal roads and stormwater sewers as well as water and electricity services, prior to the commencement of the construction of the said services.

The detail design drawings will only be evaluated after the required Services Reports have been approved.

The township owner must obtain a way-leave from the Municipality prior to commencement of construction work, if such work will be done on Municipal property.

## 2.5 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

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

No building plans will be approved before the services are completed and (if applicable) taken over by the divisions of the Public Works and Infrastructure Development Department.

## 2.6 MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months commences on the date on which the Municipality has certified that the provisions of Section 82(1)(b)(ii)(cc) of Ordinance 15 of 1986 has been complied with and when the last of the internal engineering services (i.e. water, sewerage, electricity), and the road and stormwater have been completed.

A maintenance guarantee must be issued for the said period by a recognised financial institution, in respect of poor workmanship and/or materials with regards to the civil engineering services and the electricity services, which guarantee must be issued in favour of the Municipality for an amount that is equal to 10% of the contract cost of the civil services and 10% of the contract cost of the electrical services, before the commence date of the contract and proof of this must be submitted to the Municipality.

A retention guarantee must be issued for a period of 12 months after takeover of the services or proclamation of the township by a recognised financial institution, in respect of poor workmanship and/or materials with regards to the civil engineering services, roads and stormwater and the electrical services, which guarantee must be issued in favour of the Municipality for an amount that is equal to 10% of the contract cost of the civil services and 10% of the contract cost and proof of this must be submitted to the Municipality.

## 2.7 COMPLETION OF THE SCHEME

The township owner remains liable for the development of the entire housing scheme in accordance with the approved site development plan, provided that the scheme may also be developed in phases with the consent of the Municipality, and provided further that the entire development takes place under the supervision of one architectural firm. If another architect or architectural firm is appointed at any stage during the execution of the scheme, the Municipality must be notified of this without delay.

## 3. DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

3.1 including the following servitude which affect all the erven in the township;

“A. Portion 3 (a portion of Portion A) of the farm TWEEFONTEIN No 372 (formerly No 423) Registration Division JR, situate in the District of PRETORIA (of which the Holding hereby transferred forms a portion) is subject to the following:

SUBJECT to an Order of the Water Court (Supreme Court) North district 21, dated at Pretoria, 22 November 1948 and 9 June, 1949, as will appear from Servitude 620A/1949S.”

3.2 excluding the following servitude which affects Erf 2 in the township only, due to locality;

“D. KRAGTENS Notariële Akte K 1972/1984-S geregistreer op 13 Junie 1984 is die hierinvermelde eiendom onderhewig aan ‘n ELEKTRIESE KRAGLYN SERWITUUT 31 meters wyd soos aangedui deur die lyn ABC op kaart LG Nr A 6269/83 ten gunste van DIE STADSRAAD VAN PRETORIA soos meer volledig sal blyk uit gemeelde Notariële Akte.”

## 4. CONDITIONS OF TITLE

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

### 4.1.1 ALL ERVEN

4.1.1.1 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 City of Tshwane, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 3m wide, over the entrance portion of the erf, if and when required by the City of Tshwane: Provided that the City of Tshwane may waive any such servitude.

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

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

#### 4.1.2 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:

##### 4.1.2.1 ERF 1

4.1.2.1.1 The erf shall be subject to a right of way (8m wide) in favour of the City of Tshwane, as indicated on the General Plan.

4.1.2.1.2 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 thereof.

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

##### 4.1.2.2 ERF 2

4.1.2.2.1 The erf shall not be alienated or transferred into to the name of any purchaser other than the Body Corporate without the written consent of the City of Tshwane first having been obtained.

4.1.2.2.2 The erf may not be transferred thereafter by the Body Corporate before the consent of the Municipality has first been obtained.

4.1.2.2.3 The erf shall be transferred only as common property to the Body Corporate established for Erf 1 which legal entity shall have full responsibility for the functioning and proper maintenance of the erf and the engineering services within the said erf.

4.1.2.2.4 No building of any nature shall be erected within those portions of the erf which are likely to be inundated by the floodwaters of a natural stream on an average of once every 100 years.

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