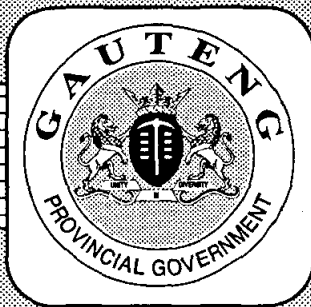


THE PROVINCE OF  
GAUTENG



DIE PROVINSIE  
GAUTENG

# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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AUGUSTUS 1995

No. 57

## GENERAL NOTICES · ALGEMENE KENNISGEWINGS

### NOTICE 2770 OF 1995

#### DECLARATION AS APPROVED TOWNSHIP

In terms of Section 69 of the Town-planning and Townships Ordinance, 1965 (Ordinance No. 25 of 1965), the Competent Authority hereby declares **Eden Glen Extension 29 Township** to be an approved township subject to the conditions set out in the schedule hereto.

(GO15/3/2/13/4)

#### SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY C.I.T.E. (PROPRIETARY) LIMITED UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 289 (A PORTION OF PORTION 202) OF THE FARM RIETFONTEIN 63 IR, GAUTENG PROVINCE, HAS BEEN GRANTED

#### 1. CONDITIONS OF ESTABLISHMENT

(1) **Name:**

The name of the township shall be **Eden Glen Extension 29**.

(2) **Design:**

The township shall consist of erven and streets as indicated on **General Plan SG No. A1514/1984**.

(3) **Endowment:**

The township owner shall, in terms of the provisions of section 63 (1) (b) of the Town-planning and Townships Ordinance, 1965, pay a lump sum endowment of R175 000,00 to the local authority for the construction of streets and stormwater drainage in the Township.

### KENNISGEWING 2770 VAN 1995

#### VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 69 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965 (Ordonnansie No. 25 of 1965) verklaar die Bevoegde Gesag hierby die dorp **Eden Glen Uitbreiding 29** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(GO15/3/2/13/4)

#### BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR C.I.T.E. (PROPRIETARY) LIMITED INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 289 ('N GEDEELTE VAN GEDEELTE 202) VAN DIE PLAAS RIETFONTEIN 63 IR, GAUTENG PROVINSE, TOEGESTAAN IS

#### 1. STIGTINGSVOORWAARDES

(1) **Naam:**

Die naam van die dorp is **Eden Glen Uitbreiding 29**.

(2) **Ontwerp:**

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No. A1514/1984.

(3) **Begiftiging:**

Die dorpseienaar moet kragtens die bepalings van artikel 63 (1) (b) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, aan die plaaslike bestuur as begiftiging 'n globale bedrag van R175 000,00 betaal welke bedrag deur die plaaslike bestuur aangevend moet word vir die konstruksie van strate en stormwater dreinerings in die dorp.

**(4) Disposal of existing conditions of title:**

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

(a) the following right which will not be passed on to the erven in the township:

"ENTITLED to a servitude of right of way 6,30 metres wide over the remaining extent of portion "B" of portion marked "H" of portion 3 of portion of the farm Rietfontein No. 63, Registration Division I.R., district Germiston, measuring as such 3,5510 Hectares, held under Deed of Partition No. 14251/1938 dated the 13th August, 1938 as shown by figure Dabc on Diagram S.G. No. A.2613/1945 annexed to Deed of Transfer No. 5050/1947."

(b) the following servitude which affects Erf 1202 and streets in the township only:

"By virtue of Notarial Deed of Servitude No. 1070/1964S the rights has been granted to the CITY COUNCIL OF JOHANNESBURG to convey electricity over the property together with ancillary rights and subject to conditions as will more fully appear on reference to the said notarial deed."

**(5) Land for municipal purposes:**

Erf 1202 shall be transferred to the local authority by and at the expense of the township owner as a park.

**(6) Access:**

No ingress from Provincial Road K68 to the township and no egress to Provincial Road K68 from the township shall be allowed.

**2. CONDITIONS OF TITLE**

All erven with the exception of Erf 1202, shall be subject to the following conditions imposed by the Administrator in terms of the provisions of the Town-planning and Townships Ordinance, 1965:

(1) The erf is subject to a servitude, 2,00m 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 2,00m 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) 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 2,00m thereof.

(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.

**(4) Beskikking oor bestaande titelvoorwaardes:**

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitsluitend—

(a) die volgende reg wat nie oorgedra moet word aan die erwe in die dorp nie:

"ENTITLED to a servitude of right of way 6,30 metres wide over the remaining extent of portion "B" of portion marked "H" of portion 3 of portion of the farm Rietfontein No. 63, Registration Division I.R., district Germiston, measuring as such 3,5510 Hectares, held under Deed of Partition No. 14251/1938 dated the 13th August, 1938 as shown by figure Dabc on Diagram S.G. No. A.2613/1945 annexed to Deed of Transfer No. 5050/1947."

(b) die volgende servituit wat slegs Erf 1202 en strate in die dorp raak:

"By virtue of Notarial Deed of Servitude No. 1070/1964S the rights has been granted to the CITY COUNCIL OF JOHANNESBURG to convey electricity over the property together with ancillary rights and subject to conditions as will more fully appear on reference to the said notarial deed."

**(5) Grond vir munisipale doeleindes:**

Erf 1202 moet aan die plaaslike bestuur oorgedra word deur en op die koste van die dorpsenaar as 'n park.

**(6) Toegang:**

Geen ingang vanaf Provinsiale Pad K68 tot die dorp en geen uitgang tot Provinsiale Pad K68 vanaf die dorp word toegelaat nie.

**2. TITELVOORWAARDES**

Alle erwe, met die uitsondering van Erf 1202, is onderhewig aan die volgende voorwaardes opgelê deur die Administrateur in terme van die bepalings van die Dorpsbeplanning en Dorpe Ordonnansie, 1965:

(1) Die erf is onderworpe aan 'n servituit van 2,00m breed vir riolerings- en ander munisipale doeleindes langs enige twee grense, uitgesonderd 'n straat-grens en, in the geval van 'n pypsteel-erf, 'n addisionele servituit vir munisipale doeleindes 2,00m 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 servituit mag afsien.

(2) Geen geboue of ander struktuur mag binne die voornoemde servituit-gebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige servituit of binne 'n afstand van 2,00m daarvan geplant word nie.

(3) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige hoofrioolpyleidings en ander werke wat hy volgens goeë dunske noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde servituit 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 verwydering van sodanige hoofrioolpyleiding en ander werke veroorsaak word.

**NOTICE 2771 OF 1995****EDENVALE AMENDMENT SCHEME 86**

In terms of the provisions of section 89(1) of the Town-planning and Townships Ordinance, 1986, it is hereby declared that an amendment scheme, being an amendment of Edenvale Town-planning Scheme, 1980, comprising the same land as included in the Township of Eden Glen Extension 29.

Map 3, Annexure and the scheme clauses of the amendment scheme are filed with the Director-General: Gauteng Provincial Government, Germiston, and the Town Clerk, Edenvale, and are open for inspection at all reasonable times.

The amendment is known as Edenvale Amendment Scheme 86.

(GO 15/3/2/13/4)

**KENNISGEWING 2771 VAN 1995****EDENVALE-WYSIGINGSKEMA 86**

Hiermee word ingevolge die bepalings van artikel 89(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, verklaar dat 'n wysigingskema synde 'n wysiging van Edenvale-dorpsbeplanning-skema, 1980, wat uit dieselfde grond as die dorp Eden Glen Uitbreiding 29 bestaan, goedgekeur is.

Kaart 3 en die skemaklousule van die wysigingskema word in bewaring gehou deur die Direkteur-generaal: Gauteng Provinsiale Regering, Germiston, en die Stadsklerk, Edenvale, en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as die Edenvale-wysigingskema 86.

(GO15/3/2/13/4)

Use it

Don't abuse  it

*water is for everybody*



Werk mooi daarmee

Ons leef  daarvan

*water is kosbaar*

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