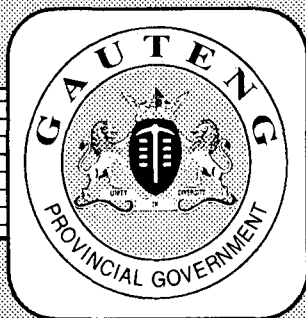


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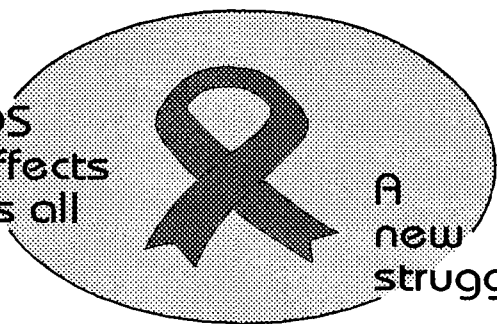
Vol. 9

PRETORIA, 19 AUGUST
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No. 338

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1601

EKURHULENI METROPOLITAN MUNICIPALITY
(Edenvale Service Delivery Centre)

DECLARATION AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Ekurhuleni Metropolitan Municipality hereby declares Eden Glen Extension 73 Township to be an approved township subject to the conditions set out in the Schedule below.

PAUL MASEKO, CITY MANAGER

Civic Centre, P.O. Box 25, Edenvale, 1610
(Notice No. 54/2003)

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY WAVELENGTHS 1147 CC REGISTRATION NO CK2001/060079/23 UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 233 (A PORTION OF PORTION 151) OF THE FARM RIETFONTEIN 63 IR, HAS BEEN APPROVED:

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be **Eden Glen Extension 73**.

1.2 DESIGN

The township shall consist of erven as indicated on General Plan No 3658/2003.

1.3 ENDOWMENT

The township owner shall in terms of the provision of section 98(2) of the Town-planning and Townships Ordinance, 1986, pay a lump sum to the local authority as parks endowment and satisfactory arrangements shall be made with the local authority for the payment thereof.

1.4 ENGINEERING SERVICES

- (a) The township owner shall be responsible for the installation and provision of internal engineering services.
- (b) The local authority shall be responsible for the installation and provision of external engineering services subject to the provisions of the relevant legislation and local authority's policies.
- (c) The township owner shall, when he intends to provide the township with engineering services:
 - (i) by agreement with the local authority, classify every engineering service to be provided for the township in terms of section 116 of the Town-planning and Townships Ordinance, 1986, as internal and external engineering services in accordance with chapter V of the same legislation and guidelines; and
 - (ii) install or provide all internal services so agreed upon to the satisfaction of the local authority and for this purpose, shall lodge reports, diagrams and specifications as the local authority may require.
- (d) The township owner or his successors in title shall be responsible for the maintenance of all internal roads.

1.5 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights of minerals, but excluding the following servitudes which do not affect erven in the township:

(a) Condition A(a):

The Remaining Extent of Portion "C" measuring as such 312 0036 hectares of which the property hereby transferred forms a portion is entitled to a right of way over PORTION D of Portion C aforesaid, as transferred under Deed of Transfer No. 2966/1930.

(b) Condition C; which affects Pallisser Road

"Die binnegemelde eiendom is verder onderhewig aan 'n ewigdurende reg van weg groot 1300 (Eenduisend Driehonderd) vierkante meter aangedui deur die figure ABCDA op kaart SG Nr. A10464/85 ten gunste van Edenvale Stadsraad soos meer volledig sal blyk uit gemelde Notariële Akte Nr. K904/86."

1.6 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at his 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.

2. CONDITIONS OF TITLE

2.1 GENERAL CONDITIONS APPLICABLE TO ALL ERVEN (except Erf 1695)

All erven shall be subject to the following conditions imposed by the local authority in terms of the Town-planning and Townships Ordinance, 1986.

- (a) The erf is subject to a servitude 2 m 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 m 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.
- (b) 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 m thereof.
- (c) The local authority shall be entitled to deposit temporarily 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.

2.2 ERF 1695

The entire erf is subject to a servitude for municipal purposes in favour of the local authority as indicated on General Plan No 3658/2003.

2.3 ERVEN 1673 AND 1674

The erven are subject to a servitude 3 metres wide for municipal purposes in favour of the local authority as indicated on General Plan No 3658/2003.

2.4 ERVEN 1661 TO 1664 AND 1679 TO 1684

The erven are subject to a servitude 3 metres wide for municipal purposes in favour of the local authority as indicated on General Plan No 3658/2003.

3. **CONDITIONS TO BE INCORPORATED IN THE TOWN PLANNING SCHEME IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986, IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION**

3.1 GENERAL CONDITIONS

All erven are subject to the following conditions:

- (a) Entrances (gate and/or central mechanism) shall be situated at least 10m from the boundary and/or intersection of the township.
- (b) Entrance, exit and internal roads shall have a minimum width of 5m to allow emergency vehicles to gain access to the complex.
- (c) Proposals to overcome detrimental soil conditions to the satisfaction of the local authority shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the local authority: Provided further that if required, a soil report, drawn up by a qualified person acceptable to the local authority indicating the soil conditions of the erven and recommendations as to suitable foundation methods and depths shall be submitted to the local authority simultaneously with the submission of building plans prior to the commencement of any building operations on the erven.
- (d) The security gate, if any, at the entrance to the development, shall be placed at least 10 metres from the boundary of the township.
- (e) Access to the township shall be to the satisfaction of the Local Authority.
- (f) A site development plan shall be submitted to the satisfaction of the Local Authority.

3.2 USE ZONE2....."RESIDENTIAL 2"

Erven 1661 to 1694 are subject to the following conditions:

- (a) Use Zone : "Residential 2"
- (b) Height : Two storeys.
- (c) Coverage : 40%
- (d) FAR : 0,6
- (e) Parking : As per Edenvale Town Planning Scheme, 1980.
- (f) Building lines : 5 metres along street boundaries.
- (g) Density : 34 Dwelling units

3.3 USE ZONE9....."SPECIAL"

Erf 1695 is subject to the following condition:

- (a) The erf and the buildings erected thereon or to be erected thereon shall be used solely for access control and a private road.

LOCAL AUTHORITY NOTICE 1602
EKURHULENI METROPOLITAN MUNICIPALITY
EDENVALE AMENDMENT SCHEME 763

It is hereby declared in terms of section 125(1) of the Town-planning and Townships Ordinance, 1986, that an amendment to the Edenvale Town Planning Scheme, 1980, comprising the same land as included in the Township of Eden Glen Extension 73 has been adopted by the Ekurhuleni Metropolitan Municipality.

Map 3, the Annexure, and the relevant scheme clauses of the amendment scheme are filed at the Civic Centre, Van Riebeeck Avenue, Edenvale and the Director: Development Planning, Department of Development Planning and Local Government, Johannesburg, and are open for inspection at all reasonable times.

This amendment is known as Edenvale Amendment Scheme 763 and will come into operation at the date of publication of this declaration.

PAUL MASEKO, CITY MANAGER
Civic Centre, P.O. Box 25, Edenvale, 1610
(Notice No. 55/2003)
Date: 20 August 2003

PLAASLIKE BESTUURSKENNISGEWING 1601

**EKURHULENI METROPOLITAANSE MUNISIPALITEIT
(Edenvale Diensleweringssentrum)**

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Ekurhuleni Metropolitaanse Munisipaliteit hierby die dorp Eden Glen Uitbreiding 73 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die Bylae hieronder.

PAUL MASEKO, STADSBESTUURDER
Burgersentrum, Posbus 25, Edenvale, 1610
(Kennisgewing Nr: 54/2003)

BYLAE

STAAT VAN VOORWAARDES INGEVOLGE WAARVAN DIE AANSOEK DEUR WAVELENGHTS CC REGISTRASIE NR CK2001/060097/23 INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) VIR TOESTEMMING OM 'N DORP OP GEDEELTE 233 ('N GEDEELTE VAN GEDEELTE 151) VAN DIE PLAAS RIETFONTEIN 63 IR, TE STIG, GOEDGEKEUR IS:

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die dorp sal bekend staan as **Eden Glen Uitbreiding 73**.

1.2 ONTWERP

Die dorp sal bestaan uit erwe en strate soos aangedui op Algemene Plan No 3658/2003.

1.3 BEGIFTIGING

Die dorpseienaar sal in terme van artikel 98(2) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, 'n enkelbedrag aan die plaaslike bestuur as parkebegiftiging betaal en bevredigende reëlings sal met die plaaslike bestuur getref word vir die betaling daarvan.

1.4 INGENIEURSDIENSTE

(a) Die dorpseienaar sal verantwoordelik wees vir die installering en verskaffing van interne ingenieursdienste.

(b) Die plaaslike bestuur sal verantwoordelik wees vir die installering en verskaffing van eksterne ingenieursdienste.

(c) Die dorpseienaar, wanneer hy van voorneme is om die dorp van ingenieursdienste te voorsien, sal:

(i) by ooreenkoms met die plaaslike bestuur, elke ingenieursdiens wat ingevolge artikel 116 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) aan die dorp voorsien moet word, klassifiseer as interne of eksterne ingenieursdienste ooreenkomstig hoofstuk V van dieselfde wetgewing en riglyne; en

(ii) alle interne ingenieursdienste sodanig ooreengekom, installeer en voorsien tot bevrediging van die plaaslike bestuur en sal vir die doel verslae, diagramme en spesifikasies voorlê soos en wanneer deur die plaaslike bestuur verlang.

(d) Die dorpseienaar of sy opvolger in titel sal verantwoordelik wees vir die instandhouding van alle interne paaie.

1.5 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, met die uitsondering van die volgende serwitute wat nie erwe in die dorp raak nie:

(a) VOORWAARDE A(a):

The Remaining Extent of Portion "C" of the said farm measuring as such 312 0036 hectares of which the property hereby transferred forms a portion is entitled to a right of way over PORTION D of Portion C aforesaid, as transferred under Deed of Transfer No. 2966/1930.

(b) VOORWAARDE C; wat Pallisserweg affekteer

"Die binnegemelde eiendom is verder onderhewig aan 'n ewigdurende reg van weg groot 1300 (Eenduisend Driehonderd) vierkante meter aangedui deur die figure ABCDA op kaart SG nr. A10464/85 ten gunste van Edenvale Stadsraad soos meer volledig sal blyk uit gemelde Notariële Akte no. K904/86."

1.6 VERWYDERING VAN GEBOUE EN STRUKTURE

Die dorpseienaar sal op sy eie koste alle bestaande geboue en strukture wat binne die boulynreserwes, sygrensruimtes of oor gemeenskaplike grense geleë is, tot bevrediging van die plaaslike bestuur verwyder wanneer deur die plaaslike bestuur verlang.

2. TITELVOORWAARDES

2.1 ALGEMENE VOORWAARDES VAN TOEPASSING OP ALLE ERWE (behalwe Erf 1695)

Alle erwe is onderworpe aan die volgende voorwaardes opgelê deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986);

- (a) Die erf is onderworpe aan 'n serwituut 2 meter 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 pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 meter 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 voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 meter daarvan geplant word nie.
- (c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud en verwydering van sodanige riool hoofpypleidings en ander werke wat hy volgens sy goeë dunks noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde 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 verwydering van sodanige riool hoofpypleidings en ander werke veroorsaak word.

2.2 ERF 1695

Die totale erf is onderworpe aan 'n serwituut vir munisipale doeleindes ten gunste van die plaaslike bestuur soos aangetoon op Algemene Plan No 3658/2003.

2.3 ERWE 1673 en 1674

Die erwe is onderworpe aan 'n serwituut 3m wyd vir munisipale doeleindes ten gunste van die plaaslike bestuur soos aangetoon op Algemene Plan No 3658/2003.

2.4 ERWE 1661 tot 1664 EN 1679 tot 1684

Die erwe is onderworpe aan 'n serwituut 3m wyd vir munisipale doeleindes ten gunste van die plaaslike bestuur soos aangetoon op Algemene Plan No 3658/2003.

3. **VOORWAARDES WAT BENEWENS DIE BESTAANDE BEPALINGS VAN DIE DORPSBEPLANNINGSKEMA IN WERKING, INGEVOLGE ARTIKEL 125 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) IN DIE DORPSBEPLANNINGSKEMA INGELYF MOET WORD**

3.1 ALGEMENE VOORWAARDES

Alle erwe is onderworpe aan die volgende voorwaardes:

- (a) Ingange (hekke en/of sentrale meganismes) sal ten minste 10 meter vanaf die dorpsgrens en/of interseksie geleë wees.
- (b) Ingange, uitgange en interne paaie sal ten minste 5m wyd wees ten einde toegang vir noodvoertuie na die kompleks te verseker.
- (c) Voorstelle om nadelige grondtoestande tot bevrediging van die plaaslike bestuur te oorkom, moet in alle bouplanne wat vir goedkeuring voorgelê word, vervat word en alle geboue moet in ooreenstemming met die voorkomende maatreëls, wat deur die plaaslike bestuur aanvaar is, opgerig word: Met dien verstande dat indien vereis, 'n bodemverslag, aanvaarbaar vir die plaaslike bestuur, opgestel deur 'n gekwalifiseerde persoon en wat grondtoestande van die erwe en aanbevelings betreffende geskikte fondasiemetodes en dieptes aantoon tydens indiening van bouplanne aan die plaaslike bestuur voorgelê word alvorens enige bouwerk 'n aanvang neem.
- (d) Die sekuriteitshek, indien enige, by die toegang na die ontwikkeling sal ten minste 10 meter vanaf die dorpsgrens geplaas word.
- (e) Toegang na die dorp sal tot bevrediging van die plaaslike bestuur wees.
- (f) 'n Terreinontwikkelingsplan sal tot bevrediging van die plaaslike bestuur ingedien word.

3.2 GEBRUIKSONE2....."RESIDENSIEEL 2"

Erwe 1661 tot 1694 is aan die volgende voorwaardes onderworpe:

- (a) Gebruiksone : "Residensieël 2"
- (b) Hoogte : Twee verdiepings.
- (c) Dekking : 40%
- (d) VRV : 0,6
- (e) Parkering : Soos per Edenvale Dorpsbeplanningskema, 1980.
- (f) Boulyne : 5 meter langs straatgrense
- (g) Digtheid : 34 Wooneenhede

3.3 GEBRUIKSONE9....."SPESIAAL"

Erf 1695 is aan die volgende voorwaardes onderworpe:

- (a) Die erf en die geboue wat daarop opgerig is of opgerig staan te word sal slegs gebruik word vir toegangsbeheer en 'n privaatpad.

PLAASLIKE BESTUURSKENNISGEWING 1602**EKURHULENI METROPOLITAANSE MUNISIPALITEIT****EDENVALE WYSIGINGSKEMA 763**

Hierby word ingevolge die bepalings van artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, verklaar dat 'n wysiging van die Edenvale Dorpsbeplanningskema, 1980, wat uit dieselfde grond as die dorp Eden Glen Uitbreiding 73 bestaan, deur die Ekurhuleni Metropolitaanse Munisipaliteit aanvaar is.

Kaart 3, en die betrokke Bylae van die wysigingskema word in bewaring gehou te Burgersentrum, Van Riebeecklaan, Edenvale en die Direkteur: Ontwikkelingsbeplanning, Departement van Ontwikkelingsbeplanning en Plaaslike Regering, Johannesburg, en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Edenvale Wysigingskema 763 en tree in werking op die datum van hierdie verklaring.

PAUL MASEKO, STADSBESTUURDER
Burgersentrum, Posbus 25, Edenvale, 1610
(Kennisgewing Nr: 55/2003
Datum: 20 Augustus 2003

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HENNIE MALAN

Director: Financial Management
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