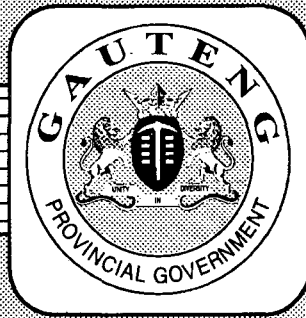


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

Selling price • Verkoopprys: **R2,50**
Other countries • Buitelands: **R3,25**

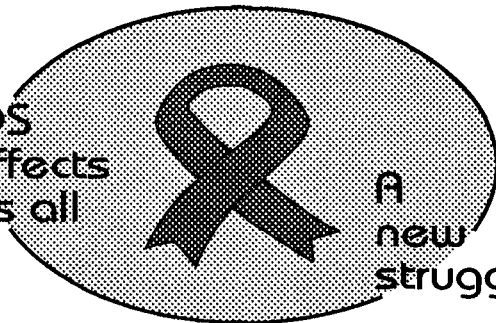
Vol. 9

PRETORIA, 12 FEBRUARY 2003
FEBRUARIE

No. 44

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

AIDS

HELPLINE

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DEPARTMENT OF HEALTH



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LOCAL AUTHORITY NOTICE 217

EKURHULENI METROPOLITAN MUNICIPALITY

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 70** 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. 02/2003)

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY GLEN GARDENS DEVELOPMENT (PROPRIETARY) LIMITED, No. 2001/012507/07 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 655 (A PORTION OF PORTION 18) AND PORTION 242 OF THE FARM RIETFONTEIN 63 IR, HAS BEEN APPROVED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be **Eden Glen Extension 70**.

(2) DESIGN

The township shall consist of erven as indicated on General Plan S.G. No. 5721/2002.

(3) ENDOWMENT

The township owner shall in terms 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 arrangement shall be made with the local authority for the payment thereof.

(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.
- (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 local authority may require.
- (d) The township owner or his successors in title shall be responsible for the maintenance of all internal engineering services.

(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—

- (a) the following conditions which shall not be transferred to the erven except Erven 1654, 1656 and 1657 and André Road:

“By Notarial Deed No K1470/1964S the hereinmentioned property is subject to a right to convey electricity over the said property in favour of the City of Johannesburg, as will more fully appear from the said Notarial Deed.”;
- (b) the following conditions which shall not be transferred to the erven except Erven 1655, 1658, 1659 and 1660:

“By Notarial Deed No 168/1964S the right has been granted to the City of Johannesburg to convey electricity over the property hereby conveyed together with ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed and diagram thereto annexed.”;
- (c) the following conditions which shall not be transferred to the erven except Erf 1655:

SUBJECT FURTHER to the following conditions in favour of the General Public as will more fully appear from Notarial Deed of Servitude No. 907/1946S, dated the 10th day of December 1946:

A servitude of right of way as shown by the figure eBCDfe on Diagram SG No 5720/2002 of the said property copy of which said diagram is annexed to the aforesaid Notarial Deed.

(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.

2. CONDITIONS OF TITLE**(1) GENERAL CONDITIONS APPLICABLE TO ALL ERVEN**

All erven shall be subject to the following conditions 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 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.

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**(1) GENERAL CONDITIONS**

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 founding 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.

(2) ERVEN 1654 AND 1655

- (a) Zoning: "Residential 3".
- (b) Height zone: HO.
- (c) Height: Two storeys.
- (d) FAR: 0,6.
- (e) Coverage: 40%.
- (f) Building line: 8 m along street boundaries.
- (g) Parking: 1 covered parking bay per dwelling unit with 3 or less habitable rooms; 1 covered bay per dwelling-unit with 4 or more habitable rooms and 1 uncovered parking bay for every 3 dwelling-units for visitors parking.

(3) ERVEN 1656 TO 1660

- (a) Zoning: "Private Open Space".
- (b) Height zone: Not applicable.
- (c) Height: Not applicable.
- (d) FAR: Not applicable.
- (e) Coverage: Not applicable.
- (f) Building line: Not applicable.
- (g) Parking: Not applicable.

(4) ALL ERVEN

A site development plan, drawn to 1:500, or such other scale as may be approved by the local authority, shall be submitted to the local authority for approval; prior to the exercising of any rights and the submission of any building plans. No building shall be erected on the erven before such site development plan has been approved by the local authority and the whole development on the erven shall be in accordance with the approved site development plan: Provided that the plan may from time to time be amended with the written consent of the local authority: Provided further that amendments or additions to buildings, which in the opinion of the local authority will have no influence on the total development of the erven, shall be deemed to be in accordance with the development plan. Such site development plan shall indicate at least the following:

- (i) The siting, height, floor areas, floor area ration and coverage of buildings and structures and the number of dwelling units per hectare.

- (ii) Open spaces, children's playground and landscaping.
- (iii) Entrances to and exits from the erven, internal roads and parking areas.
- (iv) Entrances to buildings and parking areas.
- (v) Building restriction areas.
- (vi) Parking areas and the vehicular traffic systems.
- (vii) The elevational treatment of all buildings and structures.

PLAASLIKE BESTUURSKENNISGEWING 217

EKURHULENI METROPOLITAANSE MUNISIPALITEIT

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 70** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die Bylae hieronder.

PAUL MASEKO, Stadsbestuurder

Burgersentrum, Posbus 25, Edenvale, 1610

(Kennisgewing Nr. 02/2003)

BYLAE

STAAT VAN VOORWAARDES INGEVOLGE WAARVAN DIE AANSOEK DEUR GLEN GARDENS DEVELOPMENT (PROPRIETARY) LIMITED, No. 2001/012507/07 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 655 ('N GEDEELTE VAN GEDEELTE 18) EN GEDEELTE 242 VAN DIE PLAAS RIETFONTEIN 63 IR, TE STIG, GOEDGEKEUR IS:

1. STIGTINGSVOORWAARDES

(1) NAAM

Die dorp sal bekend staan as **Eden Glen Uitbreiding 70**.

(2) ONTWERP

Die dorp sal bestaan uit erwe en strate soos aangedui op Algemene Plan S.G. Nr. 5721/2002.

(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.

(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 ingenieursdienste.

(5) BESKIKKING OOR BESTAAANDE 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, maar uitsluitende—

(a) Die volgende voorwaardes wat nie oorgedra sal word na die erwe behalwe Erwe 1654, 1656 en 1657 en Andréstraat:

"By Notarial Deed No K1470/1964S the hereinmentioned property is subject to a right to convey electricity over the said property in favour of the City of Johannesburg, as will more fully appear from the said Notarial Deed.";

- (b) die volgende voorwaardes wat nie oorgedra sal word na die erwe behalwe Erwe 1655, 1658, 1659 en 1660:

"By Notarial Deed No 168/1964S the right has been granted to the City of Johannesburg to convey electricity over the property hereby conveyed together with ancillary rights, and subject to conditions, as will more fully appear on reference to the said Notarial Deed and diagram thereto annexed.";

- (c) die volgende voorwaardes wat nie oorgedra sal word na die erwe behalwe Erf 1655:

ONDERWORPE VERDER aan volgende voorwaardes ten gunste van die Algemene Publiek soos meer volledig omskryf in Notariele Akte van Serwituut Nr 907/1946S gedateer die 10de dag van Desember 1946:

A servitude of right of way as shown by the figure eBCDfe on Diagram SG No 5720/2002 of the said property copy of which said diagram is annexed to the aforesaid Notarial Deed.

(6) VERWYDERING VAN GEBOUE EN STRUKTURE

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

2. TITELVOORWAARDES

(1) ALGEMENE VOORWAARDES VAN TOEPASSING OP ALLE ERWE

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 of verwydering van sodanige rioolhoofpypleidings en ander werke wat hy volgens sy goeiddunke 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 rioolhoofpypleidings en ander werke veroorsaak word.

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

(1) ALGEMENE VOORWAARDES

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.

(2) ERWE 1654 EN 1655

- (a) Sonering: "Residensieël 3".
- (b) Hoogtesone: HO.
- (c) Hoogte: 2 verdiepings.
- (d) VRV: 0,6.
- (e) Dekking: 40%.
- (f) Boulyne: 8 m langs straatgrense.
- (g) Parkering: 1 bedekte parkeerplek per wooneenheid met 3 of minder bewoonbare kamers; 1 bedekte parkeerplek per wooneenheid met 4 of meer bewoonbare kamers en 1 onbedekte parkeerplek vir elke 3 wooneenhede vir besoekersparkering.

(3) ERWE 1656 TOT 1660

- (a) Sonering: "Private Oop Ruimte".
- (b) Hoogtesone: Nie van toepassing.
- (c) Hoogte: Nie van toepassing.
- (d) VRV: Nie van toepassing.
- (e) Dekking: Nie van toepassing.
- (f) Boulyne: Nie van toepassing.
- (g) Parkering: Nie van toepassing.

(4) ALLE ERWE

'n Terreinontwikkelingsplan moet vir goedkeuring aan die plaaslike bestuur voorgelê word voor die indiening van enige bouplanne. Geen gebou moet op die erf opgerig word totdat sodanige ontwikkelingsplan deur die plaaslike bestuur algehele ontwikkeling op die erf moet in ooreenstemming met die goedgekeurde terreinontwikkelingsplan wees: Met dien verstande dat die plan van tyd tot tyd met die skriftelike toestemming van die plaaslike bestuur mag wysig: Voorts met dien verstande dat wysigings of toevoegings tot geboue wat na die mening van die plaaslike bestuur geen invloed sal hê op die algehele ontwikkeling van die erf nie, geag word in ooreenstemming met die ontwikkelingsplan te wees. Sodanige terreinontwikkelingsplan, geteken op 'n skaal van 1:500 moet ten minste die volgende aandui:

- (i) Die plasing, hoogte, vloeroppervlakte, vloeroppervlakteverhouding en dekking van alle geboue en strukture.
- (ii) Oopruimtes en belandskapping.
- (iii) Ingange tot en uitgange van die erf, interne paaie en parkeerareas.
- (iv) Toegange tot die geboue en parkeergebiede.
- (v) Boubeperkingsgebiede.
- (vi) Parkeergebiede en voertuigverkeerstelsels.
- (vii) Aansigbehandeling van alle geboue en strukture.

LOCAL AUTHORITY NOTICE 218
EKURHULENI METROPOLITAN MUNICIPALITY
EDENVALE AMENDMENT SCHEME 735

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 70 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 735 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. 03/2003)

PLAASLIKE BESTUURSKENNISGEWING 218
EKURHULENI METROPOLITAANSE MUNISIPALITEIT
EDENVALE WYSIGINGSKEMA 735

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 70 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 735 en tree in werking op die datum van hierdie verklaring.

PAUL MASEKO, Stadsbestuurder

Burgersentrum, Posbus 25, Edenvale, 1610

(Kennisgewing Nr. 03/2003)
