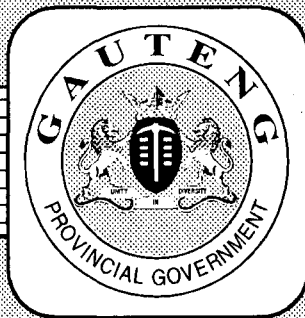


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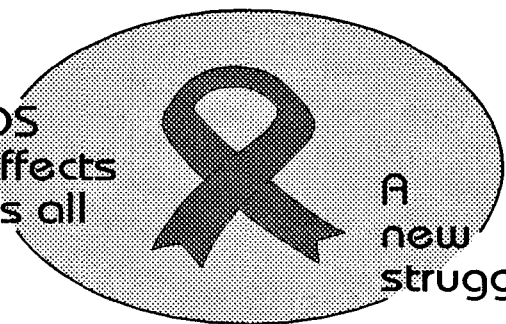
**Vol. 9**

**PRETORIA, 26 NOVEMBER 2003**

**No. 510**

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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 2465

#### 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 72** 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. 73/2003)

#### SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY JAKES JACOBS FAMILIE TRUST 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 487 (A PORTION OF PORTION 173) 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 72**.

##### 1.2 DESIGN

The township shall consist of erven as indicated on General Plan SG No 7289/2003.

##### 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.
- (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 the internal road and storm-water engineering services. These services will not be taken over by the Council.

##### 1.5 DISPOSAL OF EXISTING CONDITIONS OF TITLE

- (a) All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals.

- (b) Erven 1698, 1699, 1702, 1703, 1706, 1707, 1710, 1711, 1714, 1715, 1718 and a street in the township are subject to a servitude 3m wide, in favour of the local authority for municipal purposes as indicated on Servitude Diagram SG No 2237/2003.

## 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.

## 2. CONDITIONS OF TITLE

### 2.1 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 2m 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.
- (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 2m 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: Provided that the local authority may dispense with any such condition.

### 2.2 ERF 1746

- (a) The entire erf is subject to a servitude in favour of the local authority for municipal purposes as indicated on General Plan SG No 7289/2003.
- (b) The entire erf is subject to a servitude of Right-of-Way in favour of owners and occupants of erven in the township as indicated on General Plan SG No 7289/2003

### 2.3 ERVEN 1722; 1724 and 1746

The erven are subject to a servitude 6m wide, in favour of the local authority for municipal purposes as indicated on General Plan SG No 7289/2003.

## 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) 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.
- (b) A site development plan, drawn to a scale 1:500 or such other scale as may be determined 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 buildings shall be erected on the erf 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 erf, shall be deemed to be in accordance with the approved site development plan. Such site development plan shall indicate at least the following:

- (i) The siting, height, floor areas, floor area ratio and coverage of buildings and structures and the number of dwelling units per hectare.
  - (ii) Open spaces, children's playgrounds and landscaping.
  - (iii) Entrances to and exits from the erf, internal roads, parking areas and the vehicular traffic network.
  - (iv) Entrances to buildings and parking areas.
  - (v) Building restriction areas.
  - (vi) The elevational treatment of all buildings and structures.
- (a) Entrance to the township shall be restricted to Van Tonder Road and such entrance shall be at least 4,5 m in width and the gates and/or central mechanism shall be situated at least 10 m from the boundary of the township.

**3.2 USE ZONE .....2....."RESIDENTIAL 2"**

Erven 1696 to 1745 are subject to the following conditions:

- (a) Use Zone : "Residential 2"
- (b) Height : Two storeys
- (c) Coverage : 50%
- (d) F.A.R. : 0,6
- (e) Density : 40 dwelling units per hectare
- (f) Parking : One covered and one uncovered parking bay per dwelling unit.
- (g) Building lines : As per site development plan.

**3.3 USE ZONE ....9..."SPECIAL"**

Erf 1746 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 2466**

**EKURHULENI METROPOLITAN MUNICIPALITY**

**EDENVALE AMENDMENT SCHEME 769**

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 72** 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 769 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. 74/2003)  
 Date: ... November 2003

**PLAASLIKE BESTUURSKENNISGEWING 2465****EKURHULENI METROPOLITAANSE MUNISIPALITEIT  
(Edenvale Diensleweringentrum)****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 72** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die Bylae hieronder.

**PAUL MASEKO, STADSBESTUURDER**  
Burgersentrum, Posbus 25, **Edenvale**, 1610  
(Kennisgewing Nr: 73/2003)

**BYLAE**

STAAT VAN VOORWAARDES INGEVOLGE WAARVAN DIE AANSOEK DEUR JAKES JACOBS FAMILIE TRUST 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 487 ('N GEDEELTE VAN GEDEELTE 173) VAN DIE PLAAS RIETFONTEIN 63 IR, TE STIG, GOEDGEKEUR IS:

**1. STIGTINGSVOORWAARDES****1.1 NAAM**

Die dorp sal bekend staan as **Eden Glen Uitbreiding 72**.

**1.2 ONTWERP**

Die dorp sal bestaan uit erwe en strate soos aangedui op Algemene Plan LG Nr 7289/2003.

**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 en storm-water ingenieursdienste. Hierdie dienste sal nie deur die Raad oorgeneem word nie.

**1.5 BESKIKKING OOR BESTAANDE TITELVOORWAARDES**

- (a) Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale.
- (b) Erwe 1698, 1699, 1702, 1703, 1706, 1707, 1710, 1711, 1714, 1715, 1718 en 'n straat in die dorp is onderworpe aan 'n serwituut 3m wyd vir munisipale doeleindes ten gunste van die plaaslike bestuur soos aangetoon op Serwituut Kaart LG Nr 2237/2003.

**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**

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 hoofpyleidings 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 riool hoofpyleidings en ander werke veroorsaak word.

**2.2 ERF 1746**

- (a) Die gehele erf is onderworpe aan 'n serwituut vir munisipale doeleindes ten gunste van die plaaslike bestuur soos aangetoon op Algemene Plan LG Nr 7289/2003.
- (b) Die gehele erf is onderworpe aan 'n serwituut van Reg-van-Weg ten gunste van eienaars en okkuperders van erwe in die dorp soos aangetoon op Algemene Plan LG Nr 7289/2003.

**2.3 ERWE 1722, 1724 en 1746**

Die erwe is onderworpe aan 'n serwituut 6m wyd vir munisipale doeleindes ten gunste van die plaaslike bestuur soos aangetoon op Algemene Plan LG Nr 7289/2003.

### 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) 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.
- (b) 'n Terreinontwikkelingsplan opgestel op 'n skaal van 1:500 of sodanige ander skaal as wat die plaaslike bestuur mag goedkeur, moet vir goedkeuring aan die plaaslike bestuur voorgelê word voor die indiening van enige bouplanne. Geen geboue moet op die erf opgerig word voordat sodanige ontwikkelingsplan deur die plaaslike bestuur goedgekeur is nie, en die ontwikkeling op die erf moet in ooreenstemming met die goedgekeurde ontwikkelingsplan wees: Met dien verstande dat die plan van tyd tot tyd met die skriftelike toestemming van die plaaslike bestuur gewysig mag word: Met dien verstande verder dat die wysigings en byvoegings tot geboue wat na die mening van die plaaslike bestuur geen invloed op die totale ontwikkeling van die erf sal hê nie, beskou sal word as in ooreenstemming met die goedgekeurde terreinontwikkelingsplan. Sodanige ontwikkelingsplan moet minstens die volgende aantoon:
  - (i) die plasing en hoogte van alle geboue en strukture en die aantal wooneenhede per hektaar;
  - (ii) oopruimtes, kinderspeelterreine en belandskapping;
  - (iii) ingange tot en uitgange vanaf die erf, interne paaie, parkeerareas en die voertuig verkeersnetwerk;
  - (iv) toegang tot geboue en parkeergebiede;
  - (v) boubeperkingsgebiede;
  - (vi) aansigbehandeling van alle geboue en strukture.
- (c) Toegang na die dorp sal beperk wees tot Van Tonderweg en sodanige toegang sal ten minste 4,5 m wyd wees en die hekke en/of sentrale meganismes sal ten minste 10m vanaf die grens van die dorp wees.

#### 3.2 GEBRUIKSONE .....2....."RESIDENSIEEL 2"

Erwe 1696 tot 1745 is aan die volgende voorwaardes onderworpe:

- |     |             |   |   |
|-----|-------------|---|---|
| (a) | Gebruiksone | : | "Residensieel 2"  |
| (b) | Hoogte      | : | Twee verdiepings.   |
| (c) | Dekking     | : | 50%   |
| (d) | VRV         | : | 0,6   |
| (e) | Digtheid    | : | 40 Wooneenhede per hektaar                                |
| (f) | Parkering   | : | Een bedekte en een onbedekte parkeerplek per wooneenheid. |
| (g) | Boulyne     | : | Soos per terreinontwikkelingsplan                         |

#### 3.3 GEBRUIKSONE ....9....."SPESIAAL"

Erf 1746 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.



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**PLAASLIKE BESTUURSKENNISGEWING 2466****EKURHULENI METROPOLITAANSE MUNISIPALITEIT****EDENVALE WYSIGINGSKEMA 769**

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 72** 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 769 en tree in werking op die datum van hierdie verklaring.

**PAUL MASEKO, STADSBESTUURDER**  
Burgersentrum, Posbus 25, Edenvale, 1610  
(Kennisgewing Nr: 74/2003  
Datum: .... November 2003

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**HENNIE MALAN**

Director: Financial Management  
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