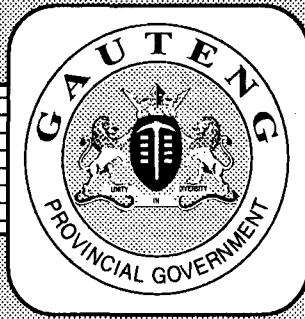


**THE PROVINCE OF
GAUTENG**



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**Provincial Gazette Extraordinary
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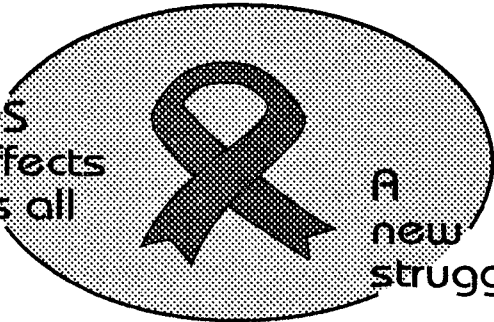
Vol. 9

**PRETORIA, 5 MARCH
MAART 2003**

No. 72

We all have the power to prevent AIDS

**AIDS
affects
us all**



**A
new
struggle**

Prevention is the cure

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LOCAL AUTHORITY NOTICES PLAASLIKE BESTUURSKENNISGEWINGS

LOCAL AUTHORITY NOTICE 367 EKURHULENI METROPOLITAN MUNICIPALITY (KEMPTON PARK SERVICE DELIVERY CENTRE)

DECLARATION AS AN APPROVED TOWNSHIP

In terms of Section 103(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986), the Ekurhuleni Metropolitan Municipality (Kempton Park Service Delivery Centre) hereby declares Glen Marais Extension 45 to be an approved township, subject to the conditions set out in the Schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY WIETPRO HOUSING (PTY) LIMITED, (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) 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 159 (A PORTION OF PORTION 64) OF THE FARM RIETFONTEIN 32 REGISTRATION DIVISION IR, GAUTENG PROVINCE HAS BEEN GRANTED

A. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be **Glen Marais Extension 45**.

(2) DESIGN

The township shall consist of erven and streets, as indicated on General Plan S.G. No. 9750/2002.

(3) ENDOWMENT

Payable to the local authority:

The township owner shall, in terms of the provisions of Section 81, as well as Sections 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay a lump sum endowment of R30 000,00 (Thirty Thousand Rand) to the local authority. This money can be used for the purposes of upgrading any parks.

(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.

(5) PRECAUTIONARY MEASURES

The township owner shall at his own expense, make arrangements with the local authority in order to ensure that:

(i) water will not dam up, that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen;

(ii) trenches and excavations for foundations, pipes, cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150mm, and compacted until the same grade of compaction as that of the surrounding material is obtained; and

(iii) the recommendations as laid down in the geological report of the township are complied with and, when required, engineer certificates for the foundations of the structures must be submitted.

(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 to do so.

(7) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of the existing and planned road and storm water infrastructure in the vicinity and for all storm water running off or diverted from the roads to be received and disposed of.

(8) REMOVAL OF LITTER

The township owner shall at his own expense cause all litter within the township area to be removed to the satisfaction of the local authority, when required by the local authority to do so.

(9) REPOSITIONING OF SERVICES

If, by reason of the establishment of the township, it should become necessary to reposition any existing services of ESCOM, Telkom or the local authority, the cost thereof shall be borne by the township owner.

(10) ENGINEERING SERVICES

The applicant shall be responsible for the installation and provision of internal engineering services.

(i) Once water, sewer and electrical networks have been installed, same will be transferred to the Municipality, free of cost, who shall maintain these networks (except internal street lights).

(ii) The Section 21 Company, will be responsible for the maintenance of the internal roads (including storm water) and the internal street lights (including electrical power usage).

(11) TRANSFER OF ERVEN

Erf 2727 shall, at the cost of the township owner, be transferred to the Eton Lofts Home Owners Association.

B. CONDITIONS OF TITLE

(1) All erven shall be subject to the following conditions, imposed by the local authority in terms of the provisions of the Townplanning 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 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.

(d) Every owner of an erf, or of any subdivided portion thereof, or any person who has an interest therein shall become and shall remain a Member of the Home Owners' Association and be subject to its constitution until he/she ceases to be an owner as aforesaid. Neither the erf nor any subdivided portion thereof nor any interest therein shall be transferred to any person who has not bound himself/herself to the satisfaction of such Association to become a Member of the Home Owners' Association.

(e) The owner of the erf or any subdivided portion thereof, or any person who has an interest therein, shall not be entitled to transfer the erf or any subdivided portion thereof or any interest therein without the Clearance Certificate from the Home Owners' Association that the provisions of the Articles of Association of the Home Owners' Association have been complied with.

(f) The term "Home Owners' Association" in the aforesaid conditions of Title shall mean the home owners association of Eton Lofts Home Owners Association [an Association Incorporated in terms of Section 21 of the Companies Act, 1973 (Act No. 61 of 1973) as amended].

(2) Erf 272

(a) Subject to a servitude for municipal purposes in favour of the local authority, as indicated on the general plan to guarantee access to the local authority's personnel and vehicles to carry out repairs to or maintenance of the water, sewer and electrical networks (excluding street lights) after they have been taken over by the local authority.

(b) Subject to a servitude of right-of-way in favour of all the other erven in the township as indicated on the general plan over the entire erf to guarantee access to all the residents to a public road.

Acting Head, Kempton Park Service Delivery Centre, c/o C R Swart Avenue and Pretoria Road, (PO Box 13), Kempton Park, 1620.

PLAASLIKE BESTUURSKENNISGEWING 367**EKURHULENI METROPOLITAANSE MUNISIPALITEIT****(KEMPTON PARK DIENSLEWERINGSENTRUM)****VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No. 15 van 1986), verklaar die Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park Diensleweringsentrum) hierby die dorp Glen Marais Uitbreiding 45 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR WIETPRO HOUSING (EDMS) BEPERK, (HIERNA DIE AANSOEKDOENER/DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK 3, GEDEELTE C VAN

DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE No. 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 159 ('N GEDEELTE VAN GEDEELTE 64) VAN DIE PLAAS RIETFONTEIN 32, REGISTRASIE AFDELING IR, GAUTENG PROVINSIE, TOEGESTAAN IS

A. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is **Glen Marais Uitbreiding 45**.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No. 9750/2002.

(3) BEGIFTIGING

Betaalbaar aan die plaaslike bestuur:

Die aansoekdoener moet, ingevolge die bepalings van Artikel 81, sowel as Artikels 98(2) en (3) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, aan die plaaslike bestuur as begiftiging 'n globale bedrag van R30 000,00 (Dertig Duisend Rand) betaal. Welke bedrag kan gebruik word vir die opgradering van enige parke.

(4) 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.

(5) VOORKOMENDE MAATREËLS

Die aansoekdoener moet op eie koste reëlings met die plaaslike bestuur tref om te verseker dat:

(i) water nie opdam nie, dat die hele oppervlakte van die dorpsgebied behoorlik gedreineer word en dat strate doeltreffend met teer, beton en bitumen geseël word;

(ii) slote en uitgrawings vir fundamente, pype, kables of vir enige ander doeleindes behoorlik met klam grond in lae wat nie dikker as 150mm is nie, opgevolg word en gekompakteer word totdat dieselfde verdigtingsgraad as wat die omliggende materiaal het, verkry is;

(iii) die aanbeveling soos neergelê in die Geologiese Verslag van die dorp nagekom word, en wanneer nodig, Ingenieur Sertifikaat indien vir die fondasies van die strukture.

(6) SLOPING VAN GEBOUE EN STRUKTURE

Die aansoekdoener moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

(7) ONTVANGS EN BESKIKKING OOR STORMWATER

Die aansoekdoener sal reël dat die stormwater stelsel van die dorpsgebied inskakel by die van alle omringende bestaande en voorgestelde paaie en stormwater infrastruktuur in die omgewing en dat alle stormwater afloop, versorg en oor beskik word.

(8) VERWYDERING VAN ROMMEL

Die aansoekdoener moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

(9) VERSKUIWING VAN DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale dienste te verskuif of te vervang, moet die koste daarvan deur die dorpselenaar gedra word.

(10) INGENIEURSDIENSTE

(i) Die dorpselenaar is verantwoordelik vir die installering en voorsiening van interne ingenieursdienste.

(ii) Sodra water, riool en elektrisiteit geïnstalleer is, sal sodanige netwerke verniet na die Munisipaliteit oorgedra word, wie hierdie netwerke in stand sal hou (ingesluit inteme straatligte).

(iii) Die Artikel 21 Maatskappy sal verantwoordelik wees vir die instandhouding van die interne paaie (ingesluit stormwater) en die interne straatligte (ingesluit elektriese verbruik).

(11) OORDRAG VAN ERWE

Erf 2727 moet deur en op koste van die eienaar oorgedra word na Eton Lofts Huisseenaarsvereniging.

B. TITELVOORWAARDES

(1) Alle erwe is onderworpe aan die volgende voorwaardes soos aangedui deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

(a) Die erf is onderworpe aan 'n serwituu, 2m 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 serwituu vir munisipale doeleindes, 2 m breed oor die toegangedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituu mag afsien.

(b) Geen geboue of ander struktuur mag binne die voornoemde serwituu gebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituu of binne 'n afstand van 2 m 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 goedgekeurde noodsaaklike ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts sal die plaaslike bestuur geregtig wees 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 rioolhoofpypleiding en ander werke veroorsaak word.

(d) Die eienaar van 'n erf of enige onderverdeelde gedeelte daarvan of enige persoon wat 'n belang in 'n erf het, sal 'n lid word en bly van die Huisseenaars Vereniging, onderworpe aan die konstitusie daar gestel, totdat só persoon ophou om 'n eienaar te wees. Die erf of enige gedeelte daarvan sal nie oorgedra word aan enige persoon wat nie hom/haarself, ten genoee van die Vereniging, verbind tot 'n Lid van die Huisseenaars Vereniging nie.

(e) Die eienaar van 'n erf of enige onderverdeelde gedeelte daarvan, of enige persoon wat 'n belang in die erf het, sal nie geregtig wees om die erf of enige onderverdeelde gedeelte daarvan of enige belang daarin, oor te dra sonder 'n Uitklaringsertifikaat van die Huisseenaar Vereniging dat die voorwaardes van die Artikels van Vereniging van die Huisseenaars Vereniging, nagekom is nie.

(f) In die voornoemde voorwaardes van die Titel sal die term "Huisseenaars Vereniging" beteken, die huiseenaars vereniging van Eton Loft Huisseenaars Vereniging [n Vereniging soos ingelyf in terme van Artikel 21 van die Maatskappye Wet, 1973 (Wet 61 van 1973) soos gewysig].

(2) Erf 2727

(a) Die erf is onderworpe aan 'n serwituut vir munisipale doeleindes ten gunste van die plaaslike bestuur soos op die algemene plan aangedui om toegang vir alle plaaslike bestuur personeellede en voertuie te verseker om herstel aan of instandhouding van die water, riool en elektriese netwerke (uitgesluit straatligte) te doen nadat dit deur die plaaslike bestuur oorgeneem is.

(b) Die erf is onderworpe aan 'n reg van weg serwituut ten gunste van al die ander erwe in die dorp soos op die algemene plan aangedui oor die hele erf om toegang te verseker vir al die inwoners tot 'n publieke pad.

Waarnemende Hoof, Kempton Park Diensleweringssentrum, h/v C R Swartrylaan en Pretoriaweg, (Posbus 13), Kempton Park 1620.

LOCAL AUTHORITY NOTICE 368

EKURHULENI METROPOLITAN MUNICIPALITY

(KEMPTON PARK SERVICE DELIVERY CENTRE)

KEMPTON PARK TOWN PLANNING SCHEME 1987: AMENDMENT SCHEME 1240

The Ekurhuleni Metropolitan Municipality (Kempton Park Service Delivery Centre) hereby, in terms of the provisions of Section 125 (1) of the Town-planning and Townships Ordinance, 1986, declares that it has approved an amendment scheme being an amendment of Kempton Park Town Planning Scheme, 1987, comprising the same land as included in the township of Glen Marais Extension 45 Township.

Map 3 and the scheme clauses of the amendment scheme are available for inspection at all reasonable times at the office of the Head of Department, Department Development Planning and Local Government, Gauteng Provincial Government, Johannesburg, as well as the Municipal Manager, Room B301, 3rd Level, Civil Centre, c/o C R Swart Drive and Pretoria Road, Kempton Park, Ekurhuleni Metropolitan Municipality (Kempton Park Service Delivery Centre).

This amendment is known as Kempton Park Amendment Scheme 1240.

PM MASEKO, City Manager

Ekurhuleni Metropolitan Municipality, 2nd Floor, EGSC Building, corner Cross and Rose Streets, Germiston, Private Bag X1069, Germiston, 1400.

PLAASLIKE BESTUURSKENNISGEWING 368

EKURHULENI METROPOLITAANSE MUNISIPALITEIT

(KEMPTON PARK DIENSLEWERINGSENTRUM)

KEMPTON PARK DORPSBEPLANNINGSKEMA 1987: WYSIGINGSKEMA 1240

Die Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park Diensleweringssentrum) verklaar hierby, ingevolge die bepaling van Artikel 125 (1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat dit 'n wysigingskema, synde 'n wysiging van die Kempton Park Dorpsbeplanningskema, 1987, wat uit dieselfde grond as die dorp Glen Marais Uitbreiding 4 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou by die kantoor van die Hoof van Departement, Departement Ontwikkelingsbeplanning en Plaaslike Regerings, Gauteng Provinsiale Regering, Johannesburg en by die Munisipale Bestuurder, Kamer B301, 3de Vlak, Burgersentrum, h/v C R Swartrylaan en Pretoriaweg, Kempton Park, Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park Diensleweringssentrum).

Hierdie wysiging staan bekend as Kempton Park Wysigingskema 1240.

PM MASEKO, Stadsbestuurder

Ekurhuleni Metropolitaanse Munisipaliteit, 2de Vloer, EGSC Gebou, hoek van Cross en Rose Strate, Germiston, Privaat Sak X1069, Germiston, 1400.

