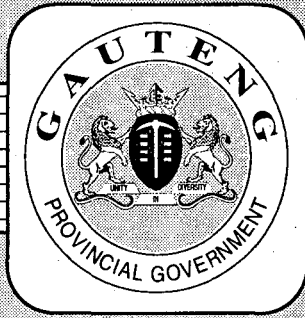


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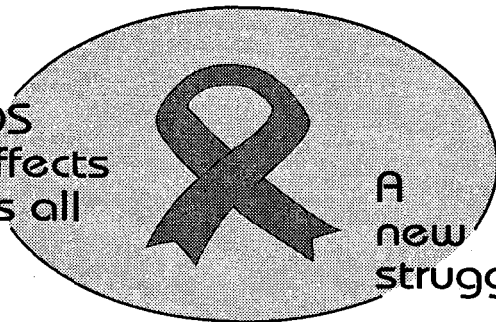
Vol. 10

PRETORIA, 28 JANUARY 2004
JANUARIE 2004

No. 28

We all have the power to prevent AIDS

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A
new
struggle

Prevention is the cure

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 133

EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK 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, Kempton Park Service Delivery Centre hereby declares Glen Marais Extension 20 township to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY PROPERTY HUNT (PROPRIETARY) LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 262 (A PORTION OF PORTION 124) OF THE FARM RIETFONTEIN 31 I.R. HAS BEEN GRANTED

A. CONDITIONS OF ESTABLISHMENT

- (1) **NAME**
The name of the township shall be Glen Marais Extension 20.
- (2) **DESIGN**
The township shall consist of erven and streets as indicated on Plan S.G. No. 8822/2003.
- (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 R15 988,06 (Fifteen Thousand Nine Hundred and Eighty Eight Rand and Six Cents) 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, but excluding the following condition which will not be passed on to the owners of erven in the township:

"The original Remaining Extent of Portion A of the farm Rietfontein No. 18, District Benoni, measuring as such 1205,8671 hectares (comprised of Portions "C" and "D" now forming portion of Portion "G" of portion "A" of the said farm) held under Certificate of Amended Title No. 4882/1924, Portion "E" measuring 17,1306 hectares, held under Deed of Transfer No. 3159/1919, and the Remaining Extent measuring as such 236,6626 hectares held under Deed of Transfer No. 3708/17 of which the aforesaid Holding is a portion, is entitled to one half of the water coming out of the fountain (running from three sources) situate near the Western Boundary line of that portion of the property held under the said Certificate of Amended Title No. 4882/1924, indicated on the diagram annexed to the said Certificate of Amended Title by figure, a, F, b, G, E, o, p, u, t, O, and close to the Kaffir Dam namely the dam from which a furrow is led to the windmill and the right to lead the water aforesaid by means of pipes or a water furrow on to the said original Remaining Extent of Portion A, measuring as such 1205,8671 hectares, (now comprised as aforesaid), with the further right of access to the fountain and pipes or furrow for the proposes of up-keep and repair."
- (5) **ACCESS**
No ingress from proposed Road PWV 15 and Road P157-2 to the township and no egress to proposed Road PWV 15 and Road P157-2 from the township shall be allowed.
- (6) **ENGINEERING SERVICES**
 - (i) The applicant shall be responsible for the installation and provision of internal engineering services.
 - (ii) Once water, sewer and electrical networks have been installed, same will be transferred to the Local Council, free of cost, who shall maintain these networks (except internal street lights).

- (iii) 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).
- (7) **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.
- (8) **PRECAUTIONARY MEASURES**
The township owner shall at his own expense, make arrangements with the local authority in order to ensure that the recommendations as laid down in the geological report of the township must be complied with and, when required, engineer certificates for the foundations of the structures must be submitted.
- (9) **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.
- (10) **ACCEPTANCE AND DISPOSAL OF STORM WATER**
The township owner shall arrange for the drainage of the township to fit in with that of the existing 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.
- (11) **TRANSFER OF ERVEN**
Erf 2803 shall, at the cost of the township owner, be transferred to the Glen Bridge Home Owners Association prior to or simultaneously with the first transfer of any erf.

B. CONDITIONS OF TITLE

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

- (1) **ERVEN 2766 TO 2802**
- (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 the 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 of 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 Owner's 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 Owner's Association that the provisions of the Articles of Association of the Home Owner's Association have been complied with.

(f) The term "Home Owner's Association" in the aforesaid conditions of Title shall mean the Glen Bridge 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 2803

(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 at 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) 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 in order to carry out repair and maintenance work to the water, sewer and electrical networks (excluding street lights) after they have been taken over by the local authority.

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

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

PLAASLIKE BESTUURSKENNISGEWING 133

**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 20 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR PROPERTY HUNT (PROPRIETARY) LIMITED, (HIERNA DIE AANSOEKDOENER/DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN GEDEELTES A EN C VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE No. 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 262 ('N GEDEELTE VAN GEDEELTE 124) VAN DIE PLAAS RIETFONTEIN 31 I.R., TOEGESTAAN IS

A. STIGTINGSVOORWAARDES

(1) **NAAM**

Die naam van die dorp is Glen Marais Uitbreiding 20.

(2) **ONTWERP**

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 8822/2003.

(3) **BEGIFTIGING**

Betaalbaar aan die plaaslike bestuur:

- (i) 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 R15 988,06 (Vyftien Duisend Negehonderd Agt en Tagtig Rand en Ses Sent) 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, maar uitgesonderd die volgende voorwaarde wat nie aan die eienaars van die erwe in die dorp oorgedra moet word nie:
- "The original Remaining Extent of Portion A of the farm Rietfontein No. 18, District Benoni, measuring as such 1205,8671 hectares (comprised of Portions "C" and "D" now forming portion of Portion "G" of portion "A" of the said farm) held under Certificate of Amended Title No. 4882/1924, Portion "E" measuring 17,1306 hectares, held under Deed of Transfer No. 3159/1919, and the Remaining Extent measuring as such 236,6626 hectares held under Deed of Transfer No. 3708/17 of which the aforesaid Holding is a portion, is entitled to one half of the water coming out of the fountain (running from three sources) situate near the Western Boundary line of that portion of the property held under the said Certificate of Amended Title No. 4882/1924, indicated on the diagram annexed to the said Certificate of Amended Title by figure, a, F, b, G, E, o, p, u, t, O, and close to the Kaffir Dam namely the dam from which a furrow is led to the windmill and the right to lead the water aforesaid by means of pipes or a water furrow on to the said original Remaining Extent of Portion A, measuring as such 1205,8671 hectares, (now comprised as aforesaid), with the further right of access to the fountain and pipes or furrow for the proposes of up-keep and repair."*
- (5) **TOEGANG**
 Geen ingang van voorgestelde Pad PWV 15 en Pad P157-2 tot die dorp en geen uitgang tot die voorgestelde Pad PWV 15 en Pad P157-2 uit die dorp sal toegelaat word nie.
- (6) **INGENIEURSDIENSTE**
- (i) Die dorpseienaar 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 (uitgesluit interne 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).
- (7) **SLOPING VAN GEBOUE EN STRUKTURE**
 Die aansoekdoener moet op eie koste alle bestaande geboue en strukture wat binne boulynsreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.
- (8) **VOORKOMENDE MAATREëLS**
 Die aansoekdoener moet op eie koste reëlings met die plaaslike bestuur tref om te verseker dat die aanbeveling soos neergelê in die Geologiese Verslag van die dorp nagekom word, en wanneer nodig, Ingenieur Sertifikate indien vir die fondasies van die strukture.
- (9) **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.
- (10) **ONTVANGS EN VERSORGING VAN STORMWATER**
 Die dorpstigter moet die stormwaterdreinerings van die dorp so reël dat dit by die bestaande pad en stormwater infrastruktuur in die omgewing inpas en moet die stormwater wat van die pad afloop of afgelei word, ontvang en versorg.
- (11) **OORDRA VAN ERWE**
 Erf 2803 moet op eie koste van die dorpseienaar oorgedra word na Glen Bridge Home Owners Association voor of gelyktydig met die eerste oordrag van enige erf.

B. TITELVOORWAARDES

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

(1) ERWE 2766 TOT 2802

- (a) Die erf is onderworpe aan 'n serwituut, 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 serwituut vir munisipale doeleindes, 2m 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 serwituut mag afsien.
- (b) Geen geboue 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 2m 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 goeddunke 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 Huisseienaars 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 genoeg van die Vereniging, verbind tot 'n Lid van die Huisseienaars 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 Uitklaringcertifikaat van die Huisseienaar Vereniging dat die voorwaardes van die Artikels van Vereniging van die Huisseienaars Vereniging, nagekom is nie.
- (f) In die voornoemde voorwaardes van die Titel sal die term "Huisseienaars Vereniging" beteken, Glen Bridge Home Owners Association ('n Vereniging soos ingelyf in terme van Artikel 21 van die Maatskappy Wet, 1973 (Wet 61 van 1973) soos gewysig).

(2) Erf 2803

- (a) Die erf is onderworpe aan 'n serwituut, 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 serwituut vir munisipale doeleindes, 2m 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 serwituut mag afsien.
- (b) Geen geboue 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 2m 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 anders werke wat hy volgens goeddunke 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) 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, moet geregistreer word oor die hele erf.
- (e) Onderworpe aan 'n reg van weg serwituut ten gunste van al die ander erwe in die dorp soos op die algemene plan aangedui 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 134

EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK SERVICE DELIVERY CENTRE)
KEMPTON PARK TOWN PLANNING SCHEME 1987 : AMENDMENT SCHEME 1303

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 20 Township.

Map 3 and the scheme clauses of the amendment scheme are available for inspection at all reasonable times at the offices 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 CR Swart Drive and Pretoria Road, Kempton Park, Ekurhuleni Metropolitan Municipality (Kempton Park Service Delivery Centre).

This amendment is known as Kempton Park Amendment Scheme 1303.

PM Maseko, City Manager, Ekurhuleni Metropolitan Municipality, 2nd Floor, EGSC Building, corner Cross and Rose Streets, Germiston, Private Bag X1069, Germiston, 1400

PLAASLIKE BESTUURSKENNISGEWING 134

EKURHULENI METROPOLITAANSE MUNISIPALITEIT
(KEMPTON PARK DIENSLEWERINGSSENTRUM)
KEMPTON PARK DORPSBEPLANNINGSKEMA 1987 : WYSIGINGSKEMA 1303

Die Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park Diensleweringssentrum) verklaar hierby, ingevolge die bepalinge 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 20 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 CR Swartrylaan en Pretoriaweg, Kempton Park, Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park Diensleweringssentrum).

Hierdie wysiging staan bekend as Kempton Park Wysigingskema 1303.

PM Maseko, Stadsbestuurder, Ekurhuleni Metropolitaanse Munisipaliteit, 2^{de} Vloer, EGSC Gebou, hoek van Cross en Rose Strate, Germiston, Privaat Sak X1069, Germiston, 1400