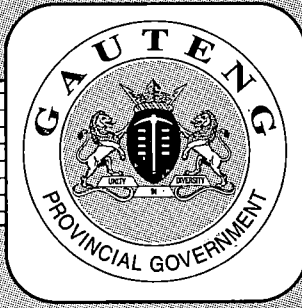


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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

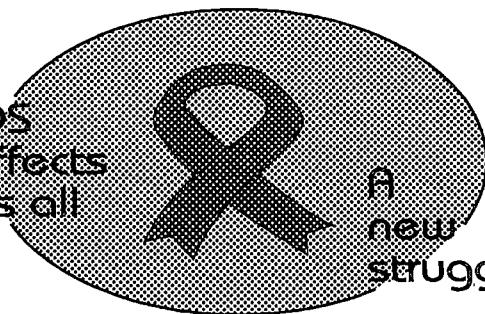
Vol. 10

PRETORIA, 16 JULY
JULIE 2004

No. 281

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 NOTICES

LOCAL AUTHORITY NOTICE 1432

DECLARATION AS APPROVED TOWNSHIP

In terms of section 69 of the Town-planning and Townships Ordinance, 1965 (Ordinance 25 of 1965), the Administrator hereby declares Estherpark Extension 10 township to be an approved township, subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY EDENLYN (PROPRIETARY) LIMITED UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 392 (A PORTION OF PORTION 218) OF THE FARM ZUURFONTEIN NO. 33-I.R., PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Estherpark Extension 10.

(2) DESIGN

The township shall consist of erven and a street as indicated on General Plan S.G. NO. 7475/2003.

(3) ENDOWMENT

Payable to the local authority

The township owner shall, in terms of the provisions of section 63(1)(b) of the Town-planning and Townships Ordinance, 1965, pay a lump sum endowment of R 8 840-70 to the local authority for the provision of land for a park (public open space).

Such endowment shall be payable in terms of section 73 of the said Ordinance.

(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-

(a) the following servitudes which do not affect the township area:

(i) "That portion of the property held hereunder and indicated by the figure h g j k N and g n C D E F G H J n l on the annexed diagram, is subject to the following condition:

Subject to a servitude of right of way and use of a road 6,10 metres in favour of certain properties held under Deed of Transfer No 11803/1953, Deed of Transfer No 11802/1953, Deed of Transfer No 11801/1953 and No 26873/1960, and Diagram S.G. No A7903/56 and 7209/56, as will more fully appear from Notarial Deed No 1178/1960S dated 13th October 1959, which servitude is indicated by the figure q'r's'H on the annexed diagram."

(ii) The servitude registered in terms of Notarial Deed of Servitude 1702/1976S.

(iii) Notarial Deeds of Servitude 1177/1960S and K871/1974S.

(iv) "That portion of the property held hereunder and indicated by the figures h g j k N and g n C D E F G H J m l on the annexed diagram, is subject to the following condition:

Subject to a perpetual servitude of aqueduct by way of pipelines in favour of the Town Council of Kempton Park; as will more fully appear from Notarial Deed No 480/1966S dated the 31st March, 1966, with diagram S.G. No A1893/63 annexed, the centre line of which servitude is indicated by the line 'o'p' on the annexed diagram."

(b) The servitude registered under Notarial Deed of Servitude K2854/1974S which affects erven 1996, 1997 and streets in the township only."

(5) **ACCESS**

No ingress from C.R. Swart Drive to the township and no egress to C.R. Swart Drive from the township shall be allowed.

(6) **ACCEPTANCE AND DISPOSAL OF STORMWATER**

The township owner shall arrange for the drainage of the township to fit in with that of C.R. Swart Drive and for all stormwater running off or being diverted from the road to be received and disposed of.

(7) **DEMOLITION OF BUILDINGS AND STRUCTURES**

The township owner shall at its 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) **OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES**

The township owner shall, within such period as the local authority may determine, fulfil its obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, as previously agreed upon between the township owner and the local authority.

2. **CONDITIONS OF TITLE**

The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the Administrator in terms of the provisions of the Town-planning and Townships Ordinance, 1965.

ALL ERVEN

- (1) 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.
- (2) 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.
- (3) 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.

PLAASLIKE BESTUURSKENNISGEWING 1432

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 69 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965 (Ordonnansie 25 van 1965), verklaar die Administrateur hierby die dorp Estherpark Uitbreiding 10 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR EDENLYN (PROPRIETARY) LIMITED INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 392 ('N GEDEELTE VAN GEDEELTE 218) VAN DIE PLAAS ZUURFONTEIN NO. 33-I.R., PROVINSIE GAUTENG, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is Estherpark Uitbreiding 10.

(2) ONTWERP

Die dorp bestaan uit erwe en 'n straat soos aangedui op Algemene Plan L.G. No. 7475/2003.

(3) BEGIFTIGING

Betaalbaar aan die plaaslike bestuur

Die dorpseienaar moet kragtens die bepalings van artikel 63(1)(b) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, aan die plaaslike bestuur as begiftiging 'n globale bedrag van R8 840-70 betaal, welke bedrag deur die plaaslike bestuur aangewend moet word vir die verkryging van 'n park (openbare oopruimte).

Sodanige begiftiging is betaalbaar kragtens die bepalings van artikel 73 van genoemde Ordonnansie.

(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 -

(a) die volgende serwitute wat nie die dorp raak nie:

(i) "That portion of the property held hereunder and indicated by the figure h g j k N and g n C D E F G H J n l on the annexed diagram, is subject to the following condition:

Subject to a servitude of right of way and use of a road 6,10 metres in favour of certain properties held under Deed of Transfer No 11803/1953, Deed of Transfer No 11802/1953, Deed of Transfer No 11801/1953 and No 26873/1960, and Diagram S.G. No A7903/56 and 7209/56, as will more fully appear from Notarial Deed No 1178/1960S dated 13th October 1959, which servitude is indicated by the figure q'r's'H on the annexed diagram."

(ii) Die serwituut geregistreer kragtens Notariële Akte van Serwituut 1702/1976S.

(iii) Notariële Akte van Serwituut 1177/1960S en K871/1974S.

(iv) "That portion of the property held hereunder and indicated by the figures h g j k N and g n C D E F G H J m l on the annexed diagram, is subject to the following condition:

Subject to a perpetual servitude of aqueduct by way of pipelines in favour of the Town Council of Kempton Park; as will more fully appear from Notarial Deed No 480/1966S dated the 31st March, 1966, with diagram S.G. No A1893/63 annexed, the centre line of which servitude is indicated by the line o'p' on the annexed diagram."

- (b) Die serwituut geregistreer kragtens Notariële Akte van Serwituut K2854/1974S wat slegs Erwe 1996, 1997 en 'n straat in die dorp raak.
- (5) **TOEGANG**
Geen ingang van C.R. Swart Rylaan tot die dorp en geen uitgang tot C.R. Swart Rylaan uit die dorp word toegelaat nie.
- (6) **ONTVANGS EN VERSORGING VAN STORMWATER**
Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by dié van C.R. Swart Rylaan en moet die stormwater wat van die pad afloop of afgelei word, ontvang en versorg.
- (7) **SLOPING VAN GEBOUE EN STRUKTURE**
Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevreemding van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.
- (8) **VERPLIGTINGE TEN OPSIGTE VAN NOODSAAKLIKE DIENSTE**
Die dorpseienaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water, elektrisiteit en sanitêre dienste en die installering van stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom.

2. TITELVOORWAARDES

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui, opgelê deur die Administrateur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965.

ALLE ERWE

- (1) Die erf is onderworpe aan 'n serwituut 2 m 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 m 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.
- (2) 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 m daarvan geplant word nie.
- (3) 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 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 verwyderings van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

LOCAL AUTHORITY NOTICE 1433
KEMPTON PARK AMENDMENT SCHEME 1302

The Administrator hereby, in terms of the provisions of Section 89(1) of the Town-planning and Townships Ordinance, 1965, declares that he approved an amendment scheme, being an amendment of Kempton Park Town-planning Scheme 1987, comprising the same land as included in the township of Estherpark Extension 10.

Map 3 and the scheme clauses of the amendment scheme are filed with the Gauteng Provincial Government, (Department of Development Planning and Local Government), Johannesburg, and the Town Clerk Kempton Park, and are open for inspection at all reasonable times

The amendment is known as Kempton Park Amendment Scheme 1302.

PLAASLIKE BESTUURSKENNISGEWING 1433
KEMPTON PARK WYSIGINGSKEMA 1302

Die Administrateur verklaar hierby, ingevolge die bepalings van Artikel 89(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, dat hy 'n wysigingskema, synde 'n wysiging van Kempton Park Dorpsbeplanningskema 1987, wat uit dieselfde grond as die dorp Estherpark Uitbreiding 10 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Gauteng Provinsiale Regering, (Departement van Ontwikkelingsbeplanning en Plaaslike Regering), Johannesburg, en die Stadsklerk Kempton Park, en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Kempton Park Wysigingskema 1302.

DPLG 11/3/14/B/21 (1302)
 ID2485

