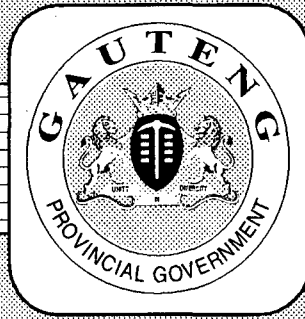


**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

**Provincial Gazette Extraordinary  
Buitengewone Provinsiale Koerant**

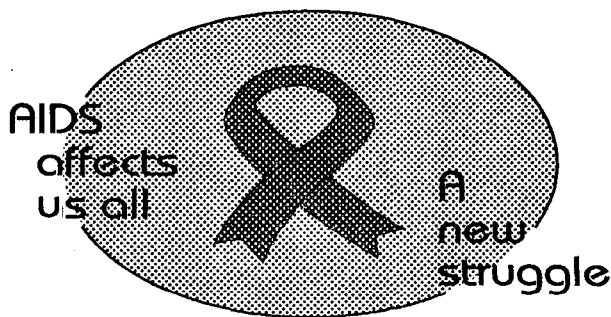
Selling price • Verkoopprijs: **R2,50**  
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**Vol. 10**

**PRETORIA, 10 DECEMBER  
DESEMBER 2004**

**No. 571**

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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 2870

#### DECLARATION AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Johannesburg Metropolitan Municipality declares **Glenvista Extension 7** 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 BALWIN PROPERTIES PTY (LTD) (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) 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 39 OF THE FARM LIEFDE EN VREDE 104 IR HAS BEEN GRANTED.

#### 1. CONDITIONS OF ESTABLISHMENT

**(1) Name**

The name of the township shall be Glenvista Extension 7.

**(2) Design**

The township shall consist of erven and streets as indicated on General Plan S.G. No. 8979/2003.

**(3) Provision and installation of services**

The township owner shall make the necessary arrangements with the local authority for the provision and installation of water, electricity and sanitation as well as the construction of roads and stormwater drainage in the township, to the satisfaction of the local authority.

**(4) Removal or replacement of existing services**

Should it, as a result of the establishment of the township, be necessary to remove or replace any existing municipal, ESKOM or TELKOM services, such removal or replacement shall be done at the costs of the township owner.

**(5) Acceptance and disposal of stormwater**

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

**(6) Access**

(a) No access to or egress from the township shall be permitted along the lines of no access as indicated on the layout plan of the township.

(b) Access to or egress from the township shall be to the satisfaction of the local authority and Johannesburg Road Agency (Pty) Ltd.

**(7) Demolition of buildings and structures**

The township owner shall at his own costs 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) Disposal of existing Conditions of Title**

All erven shall be made subject to existing conditions and servitudes, if any:-

A. INCLUDING THE FOLLOWING SERVITUDES WHICH DO AFFECT THE TOWNSHIP:

- (i) *The pipeline servitude in favour of the South African Railways and Harbours expropriated in terms of Deed of Cession No K668/1970S vide diagram A7446/1967, which affects Erf 3504, Erf 3505 and Comaro Street.*
- (ii) *The pipeline servitude in favour of Rand Water in terms of Notarial Deed No K428/1958S vide diagram S.G. No A5589/1956, which affects Erf 3504 and Bellairs Drive.*

- (iii) *The sewer servitude in favour of Johannesburg City Council in terms of Notarial Deed of Servitude No. K vide diagram A1902/1971 which affects Erf 3504, Erf 3505 and Comaro Street.*
- (iv) *The sewer pipeline servitude in favour of Johannesburg City Council, expropriated in terms of Expropriation EX25/1986, in terms of Deed of Cession No K vide diagram 2653/1984 which affects Comaro Street, Bellairs Drive and Erf 3504.*

**B. EXCLUDING THE FOLLOWING SERVITUDES WHICH DO NOT AFFECT THE TOWNSHIP:-**

- (i) *The servitude of right of way in favour of Johannesburg City Council registered in terms of Deed of Servitude No 929/1972 vide diagram A752/1971.*
- (ii) *The servitude for municipal purposes, 2m wide in favour of Johannesburg City Council registered in terms of Notarial Deed of Servitude No K1976/1977 vide diagram A3766/1975.*
- (iii) *The servitude for municipal purposes, 3m wide, in favour of Johannesburg City Council registered in terms of Notarial Deed No K426/1983 vide diagram A5859/1979.*
- (iv) *A sewer servitude in favour of Johannesburg City Council expropriated in terms of Expropriation EX36/1986.*
- (v) *The servitude for electrical purposes in favour of Johannesburg City Council registered in terms of Notarial Deed No K1060/1953 vide diagram A7358/1950.*
- (vi) *A right of way servitude registered in favour of Johannesburg City Council in terms of Notarial Deed No K3184/1986 vide diagram A2386/1983, which shall lapse by merger.*
- (vii) *The water pipe servitude registered in favour of Rand Water Board in terms of Notarial Deed 530/1943S.*

**C. THE FOLLOWING RIGHTS WHICH SHALL NOT BE CARRIED FORWARD TO THE INDIVIDUAL ERVEN IN THE TOWNSHIP:-**

- (i) *Die voormalige Gedeelte 7 van die plaas Liefde en Vrede Nr 104, Registrasie-afdeling IR, distrik Johannesburg (waarvan die eiendom hiermee getranspoteer 'n gedeelte uitmaak), is geregtig tot ¾ (drie-kwart) van die water in die spruit geleë op die Resterende Gedeelte van die gemelde plaas Liefde en Vrede Nr 104, Registrasie-afdeling IR, distrik Johannesburg, groot as sulks 1043,0561 hektaar geregtig was.*

*Om die gebruik en genot waarvan Gedeelte 8 van die bogemelde plaas, getranspoteer kragtens Akte van Transport Nr 20249/1967 geregtig is tot 3/16de van die water in die spruit beskryf in voorwaarde C hierbo, en die eiendom hiermee getranspoteer, groot as sodanig 218,9584 hektaar geregtig is op die balans van 9/16de van die water in die gesegde spruit soos nader sal blyk uit gemelde Akte van Transport Nr 20249/1967.*

**(9) Endowment**

The township owner shall, in terms of the provisions of Section 98(2) of the Town Planning and Townships Ordinance, 15 of 1986, pay a lump sum endowment to the local authority for the provision of land for a park (public open space).

**(10) Obligations with regard to services and restriction regarding the alienation of erven**

The township owner shall within such period as the local authority may determine, fulfil his obligations in respect of the provision of water, electricity and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as previously agreed upon between the township owner and the local authority. Erven may not be alienated or be transferred into the name of a purchaser prior to the local authority certifying that sufficient guarantees/cash contributions in respect of the supply of services by the township owner have been submitted or paid to the said local authority.

**2. CONDITIONS OF TITLE**

The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

**All erven**

(a) Each 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 process 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.

**P. Moloi, City Manager**  
(Notice No. 1323/2004)  
December 2004

**PLAASLIKE BESTUURSKENNISGEWING 2870**

**VERKLARING TOT 'N GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg Metropolitaanse Munisipaliteit hiermee die dorp **Glenvista Uitbreiding 7** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

**BYLAE**

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR BALWIN PROPERTIES (EDMS) BPK (HIERNA DIE AANSOEKDOENER/ DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 39 VAN DIE PLAAS LIEFDE EN VREDE 104 IR TOEGESTAAN IS

**1. STIGTINGSVOORWAARDES**

**(1) Naam**

Die naam van die dorp is Glenvista Uitbreiding 7.

**(2) Ontwerp**

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG Nr 8979/2003.

**(3) Voorsiening en installering van dienste**

Die dorpseienaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering van water, elektrisiteit en sanitêre dienste asook die konstruksie van strate en stormwaterdreinerings in die dorp, tot tevredenheid van die plaaslike bestuur.

**(4) Verwydering of vervanging van bestaande dienste**

Indien dit as gevolg van die dorpstigting, nodig is om enige bestaande munisipale, ESKOM of TELKOM dienste te verwyder of te vervang, sal sodanige verwydering of vervanging op koste van die dorpseienaar gedoen word.

**(5) Ontvangs en versorging van stormwater**

Die dorpseienaar moet die stormwaterdreinerings van die dorpsgebied so reël dat dit inpas by dië van die aangrensende strate en alle stormwater wat van die pad afloop of afgelei word, moet ontvang en versorg word.

**(6) Toegang**

(a) Geen toegang tot of uitgang vanuit die dorp sal toegelaat word langs die lyne van geen toegang soos aangedui op die uitlegplan van die dorp.

(b) Toegang tot of uitgang vanuit die dorp moet tot tevredeheid van die plaaslike bestuur en Johannesburg Roads Agency (Edms) Bpk wees.

**(7) Sloping van geboue en strukture**

Die dorpsenaar 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.

**(8) Beskikking oor bestaande Titelloosvoordes**

Alle erwe moet onderworpe gemaak word aan bestaande voorvoordes en serwitute, indien enige:-

**A INGESLUIT DIE VOLGENDE SERWITUTE WAT DIE DORP RAAK:**

- (i) *The pipeline servitude in favour of the South African Railways and Harbours expropriated in terms of Deed of Cession No K668/1970S vide diagram A7446/1967, which affects Erf 3504, Erf 3505 and Comaro Street.*
- (ii) *The pipeline servitude in favour of Rand Water in terms of Notarial Deed No K428/1958S vide diagram S.G. No A5589/1956, which affects Erf 3504 and Bellairs Drive.*
- (iii) *The sewer servitude in favour of Johannesburg City Council in terms of Notarial Deed of Servitude No. K vide diagram A1902/1971 which affects Erf 3504, Erf 3505 and Comaro Street.*
- (iv) *The sewer pipeline servitude in favour of Johannesburg City Council, expropriated in terms of Expropriation EX25/1986, in terms of Deed of Cession No K vide diagram 2653/1984 which affects Comaro Street, Bellairs Drive and Erf 3504.*

**B. UITGESLUIT DIE VOLGENDE SERWITUTE WAT NIE DIE DORP RAAK NIE:**

- (i) *The servitude of right of way in favour of Johannesburg City Council registered in terms of Deed of Servitude No 929/1972 vide diagram A752/1971.*
- (ii) *The servitude for municipal purposes, 2m wide in favour of Johannesburg City Council registered in terms of Notarial Deed of Servitude No K1976/1977 vide diagram A3766/1975.*
- (iii) *The servitude for municipal purposes, 3m wide, in favour of Johannesburg City Council registered in terms of Notarial Deed No K426/1983 vide diagram A5859/1979.*
- (iv) *A sewer servitude in favour of Johannesburg City Council expropriated in terms of Expropriation EX36/1986.*
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- (vii) *The water pipe servitude registered in favour of Rand Water Board in terms of Notarial Deed 530/1943S.*

**C. DIE VOLGENDE REGTE WAT NIE OORGEDRA SAL WORD NA DIE INDIVIDUELE ERWE IN DIE DORP NIE:-**

- (i) *Die voormalige Gedeelte 7 van die plaas Liefde en Vrede Nr 104, Registrasie-afdeling IR, distrik Johannesburg (waarvan die eiendom hiermee getranspoteer 'n gedeelte uitmaak), is geregtig tot ¼ (drie-kwart) van die water in die spruit geleë op die Resterende Gedeelte*

*van die gemelde plaas Liefde en Vrede Nr 104, Registrasie-afdeling IR, distrik Johannesburg, groot as sulks 1043,0561 hektaar geregtig was.*

*Om die gebruik en genot waarvan Gedeelte 8 van die bogemelde plaas, getranspoteer kragtens Akte van Transport Nr 20249/1967 geregtig is tot 3/16de van die water in die spruit beskryf in voorwaarde C hierbo, en die eiendom hiermee getranspoteer, groot as sodanig 218,9584 hektaar geregtig is op die balans van 9/16de van die water in die gesegde spruit soos nader sal blyk uit gemelde Akte van Transport Nr 20249/1967.*

**(9) Begiftiging**

Die dorpseienaar sal, ingevolge die bepalings van Artikel 98(2) van die Dorpsbeplanning en Dorpe Ordonnansie, Nr 15 van 1986, 'n globale bedrag as begiftiging aan die plaaslike bestuur betaal vir die voorsiening van grond vir 'n park (openbare oop ruimte)

**(10) Verpligtinge ten opsigte van dienste en beperking betreffende die vervreemding van erwe**

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 asook die konstruksie van paaie en stormwaterdreinerings en die installering van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom. Erwe mag nie vervreem of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur bevestig het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van dienste deur die dorpseienaar aan die plaaslike bestuur gelewer of betaal is nie.

**2. TITELVOORWAARDES**

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui, opgelê deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

**Alle erwe**

(a) Elke erf is onderworpe aan 'n serwituut 2 m breed, ten gunste van die plaaslike bestuur, vir riolerings- en ander munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n adisionele 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.

(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 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 goeëdunke noodsaaklik 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.

P. Moloi, Stadsbestuurder  
(Kennisgewing Nr 1323/2004)  
Desember 2004.

**LOCAL AUTHORITY NOTICE 2871****AMENDMENT SCHEME 01-1811**

The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of section 125(1)(a) of the Town Planning and Townships Ordinance No 15 of 1986, declares that he has approved an amendment scheme being an amendment of the Johannesburg Town Planning Scheme, 1979, comprising the same land as included in the township of **Glenvista Extension 7**. Map 3 and the scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning, Transportation and Environment: City of Johannesburg and are open for inspection at all reasonable times.

This amendment is known as Amendment Scheme 01-1811.

**P. Moloj, City Manager**

(Notice No. 1324/2004)

December 2004

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**PLAASLIKE BESTUURSKENNISGEWING 2871****WYSIGINGSKEMA 01-1811**

Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepalinge van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe Nr 15 van 1986, dat hy 'n wysigingskema synde 'n wysiging van die Johannesburg Dorpsbeplanningskema, 1979, wat uit dieselfde grond as die dorp **Glenvista Uitbreiding 7** bestaan, goedgekeur het. Kaart 3 en die skemaklausules van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning, Vervoer en Omgewing: Stad van Johannesburg en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema 01-1811.

**P. Moloj, Stadsbestuurder**

(Kennisgewing 1324/2004)

Desember 2004.