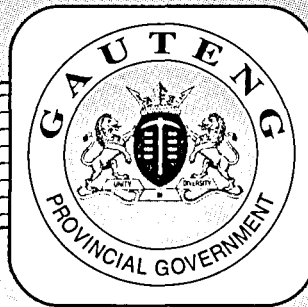


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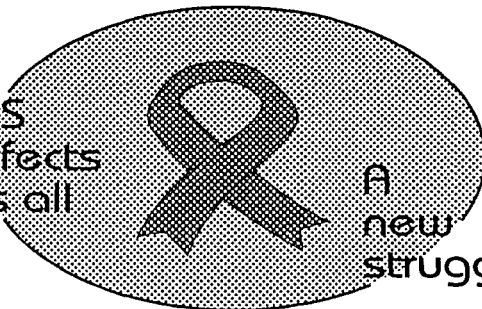
Vol. 10

PRETORIA, 26 JULY
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No. 300

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1503

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 74 Township to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY CONDERE INVESTMENTS 153 CC (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 274 (A PORTION OF PORTION 5) OF THE FARM RIETFONTEIN NO. 31, REGISTRATION DIVISION I.R. HAS BEEN GRANTED

A. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Glen Marais Extension 74.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 950/2004.

(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 R33 900 (Thirty Three Thousand Nine Hundred 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, but excluding the following servitude which does not affect the township area:

- a) The aforesaid portion of the farm Rietfontein No. 31, Registration Division I.R., Province of Gauteng of which the above holding forms a part, is subject to the following servitude, namely:

"Zijnde dit eigendom bezwaard met een servituut ten faveure van degeelten getransporteerd op Hendrik Jacobus Duvenhage en Johannes Petrus Jacobus Fouries by Acten van Transport No's 312/1887 en 313/1887, groot 328,2117 hektaar en 250,6869 hektaar, bestaande uit het recht om het water af te leiden uit de fontein gelegen nabij de scheidingslijn van het gedeelte van gemelden Hendrik Jacobus Duvenhage en op het hierbij getransporteerd eigendom".

(5) 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.

(6) 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 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.

(7) PRECAUTIONARY MEASURES

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

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

(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

- (a) The applicant shall be responsible for the installation and provision of internal engineering services.
- (b) 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).
- (c) 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 2894 shall, at the cost of the township owner, be transferred to the Glen Marais Extension 74 Home Owners Association.

B. CONDITIONS OF TITLE

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

(1) ERVEN 2837 to 2893

- (a) The erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any one 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 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 Owners' Association.
- (e) The owner of an 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 Glen Marais Extension 74 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 2894

- (i) The erf is 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.
- (ii) The erf is subject to a servitude of right-of-way in favour of all owners and occupiers of erven in the township over the entire erf to guarantee access to all residents to a public road.

(3) ERF 2850

The erf is subject to a servitude 3 metres wide in favour of the local authority for storm water purposes as indicated on the general plan.

PLAASLIKE BESTUURSKENNISGEWING 1503
EKURHULENI METROPOLITAANSE MUNISIPALITEIT
(KEMPTON PARK DIENSLEWERINGSENTRUM)
VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park Diensleweringssentrum) hierby die dorp Glen Marais Uitbreiding 74 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR CONDERE INVESTMENTS 153 BK (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 274 ('N GEDEELTE VAN GEDEELTE 5) VAN DIE PLAAS RIETFONTEIN NO. 31, REGISTRASIE AFDELING I.R., TOEGESTAAN IS

A. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is Glen Marais Uitbreiding 74.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan S.G. No. 950/2004.

(3) BEGIFTIGING

Betaalbaar aan die plaaslike bestuur:

Die dorpsseenaar sal in terme van Artikel 81, sowel as Artikel 98(2) en (3) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 'n lomp som begiftiging van R33 900 (Drie en Dertigduisend Negehonderd Rand) aan die plaaslike bestuur betaal.

Die geld 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 uitgesluit die volgende serwituut wat nie erwe in die dorp raak nie.

- (a) Die voorgenoemde gedeelte van die plaas Rietfontein No. 31, Registrasie Afdeling I.R., Provinsie van Gauteng waarvan die bogenoemde landbouhoewe deel vorm, is onderworpe aan die volgende serwituut, naamlik:

“Zijnde dit eigendom bezwaard met een servituut ten faveure van degeelten getransporteerd op Hendrik Jacobus Duvenhage en Johannes Petrus Jacobus Fouries by Acten van Transport No's 312/1887 en 313/1887, groot 328,2117 hektaar en 250,6869 hektaar, bestaande uit het recht om het water af te leiden uit de fontein gelegen nabij de scheidingslijn van het gedeelte van gemelden Hendrik Jacobus Duvenhage en op het hierbij getransporteerd eigendom”.

(5) 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 bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

(6) ONTVANG EN WEGDOEN VAN STORMWATER

Die dorpseienaar sal voorsorg tref vir die dreinering van die dorp om in te pas by die bestaande pad en stormwater infrastruktuur in die omgewing en vir die ontvangs en wegdoen van alle stormwater wegloop of afloop vanaf paaie.

(7) VOORKOMENDE MAATREËLS

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

- a) water nie opdam, dat die totale oppervlakte van die dorp behoorlik gedreineer is en dat paaie effektief met teer, sement of bitumen geseël is.
- b) Slote en uitgrawings vir fondasies, pype, kables of vir enige ander doel behoorlik hervul is met klam grond in lae nie dicker as 150 mm nie en gekompakteer is totdat dieselfde mate van kompaksie dan die omliggende material verkry is.
- c) Die aanbevelings soos neergelê in die geologiese verslag van die dorp nagekom word en wanneer vereis, 'n ingenieursertifikaat vir die fondasies van die strukture indien.

(8) VERWYDERING VAN ROMMEL

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

(9) HERPOSITIONERING VAN DIENSTE

Indien, weens die stigting van die dorp dit noodsaaklik sal wees om enige dienste van ESKOM, Telkom of die plaaslike bestuur te herposisioneer, sal die koste daarvan deur die dorpstigter gedra word.

(10) INGENIEURSDIENSTE

- (i) Die applikant sal verantwoordelik wees vir installering en voorsiening van interne ingenieursdienste.
- (ii) Wanneer water, riool en elektriese netwerke geïnstalleer is sal dit vry van koste aan die plaaslike bestuur oorgedra word, wie sodanige netwerke sal onderhou (uitgesluit interne straatligte).
- (iii) Die Artikel 21 maatskappy sal verantwoordelik wees vir die onderhoud van die interne paaie (ingesluit stormwater) en die interne straatligte (ingesluit elektriese kragverbruik).

(11) OORDRAG VAN ERWE

Erf 2894 sal op koste van die dorpseienaar aan die Glen Marais Uitbreiding 74 Huseienaarsvereniging oorgedra word.

B. TITELVOORWAARDES

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.

(1) ERWE 2837 to 2893

- (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 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 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 rioolhoofpyleidings en ander werke wat hy volgens goeë dunnke 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 rioolhoofpyleiding en ander werke veroorsaak word.
- (d) Elke eienaar van 'n erf of enige onderverdeling of enige persoon wat 'n belang in 'n erf het, sal 'n lid word en bly van die Huiseienaars Vereniging, onderworpe aan die konstitusie daargestel, totdat so 'n 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 genoeë van die Vereniging, verbind tot 'n Lid van die Huiseienaars Vereniging nie.
- (e) Die eienaar van 'n erf of enige onderverdeling daarvan, of enige persoon wat 'n belang in die erf het, sal nie geregtig wees om die erf of enige onderverdeling daarvan of enige belang daarin, oor te dra sonder 'n Uitklaringstifikaat van die Huiseienaars Vereniging dat die voorwaardes van die Artikels van Vereniging van die Huiseienaars Vereniging, nagekom is nie.
- (f) In die voornoemde voorwaardes van die Titel sal die term "Huiseienaars Vereniging" beteken, die huiseienaars vereniging van Glen Marais Uitbreiding 74 ('n Vereniging soos ingelyf in terme van Artikel 21 van die Maatskappye Wet, 1973 (Wet 61 van 1973) soos gewysig.

(2) ERF 2894

- (i) 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.
- (ii) Die erf is onderworpe aan 'n Reg van Weg serwituut ten gunste van al die eienaars en okkupeerders van die dor oor die hele erf om toegang te verseker vir al die inwoners tot 'n publieke pad.

(3) ERF 2850

Die erf is onderworpe aan 'n serwituut 3 meter wyd ten gunste van die plaaslike bestuur vir stormwater doeleindes soos aangetoon op die algemene plan.

LOCAL AUTHORITY NOTICE 1504**EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK SERVICE DELIVERY CENTRE)****KEMPTON PARK TOWN PLANNING SCHEME 1987: AMENDMENT SCHEME 1326**

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 74 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, Civic 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 1326.

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

PLAASLIKE BESTUURSKENNISGEWING 1504**EKURHULENI METROPOLITAANSE MUNISIPALITEIT
(KEMPTON PARK DIENSLEWERINGSENTRUM)****KEMPTON PARK DORPSBEPLANNINGSKEMA 1987: WYSIGINGSKEMA 1326**

Die Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park Diensleweringssentrum) verklaar hierby, ingevolge die bepalings 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 74 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 1326.

PM Maseko, Stadsbestuurder, Ekurhuleni Metropolitaanse Munisipaliteit, 2de Vloer, EGSC Gebou, hoek van Cross en Rose Strate, Germiston, Privaatsak X1069, Germiston, 1400.

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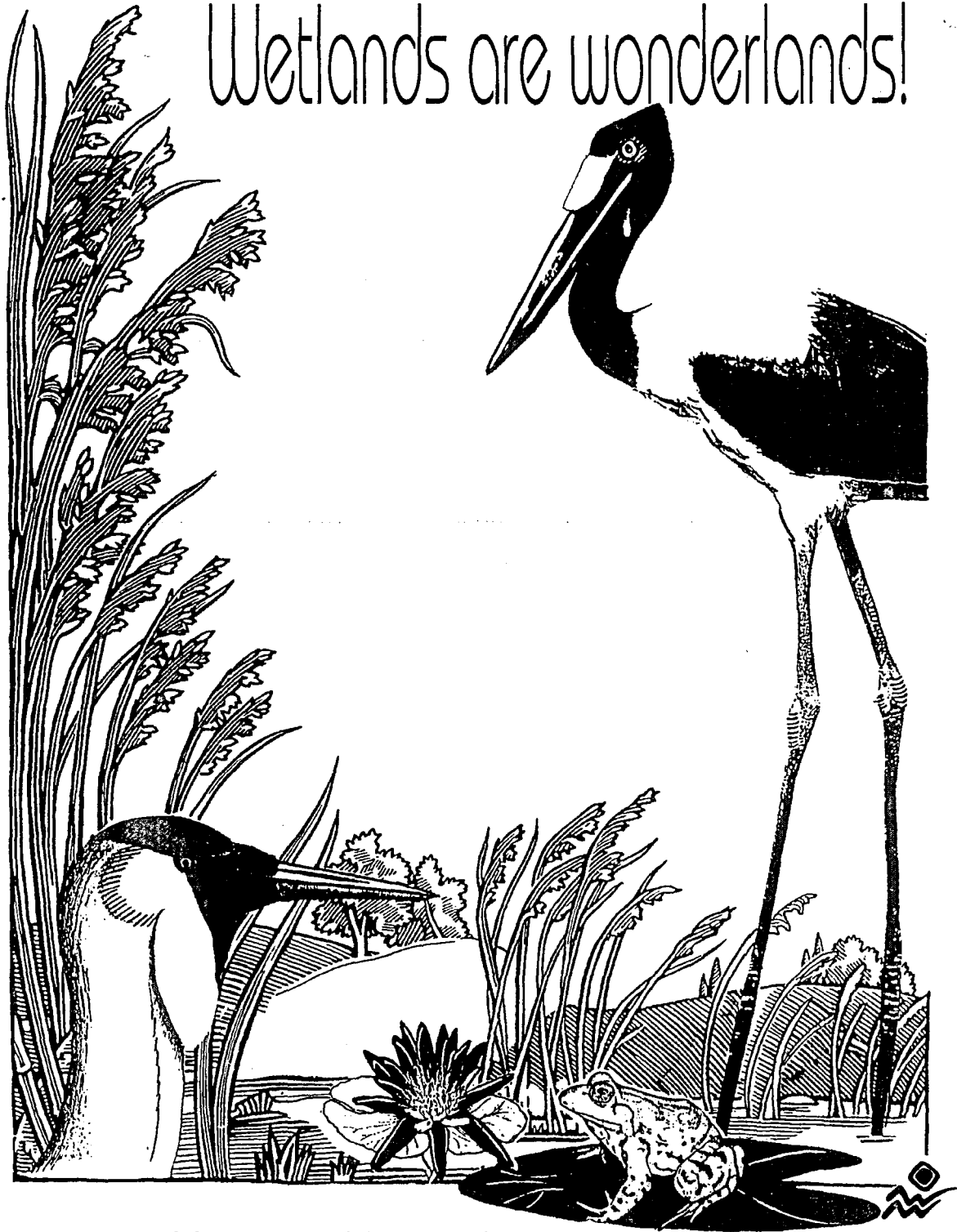
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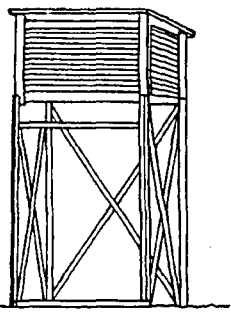
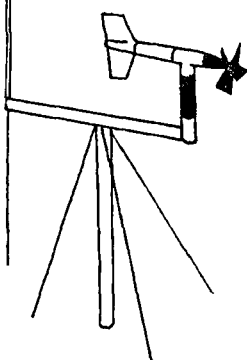
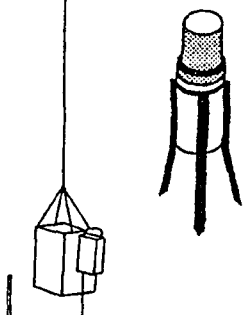
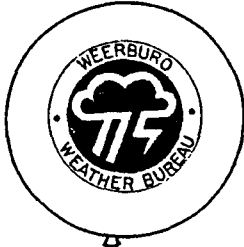
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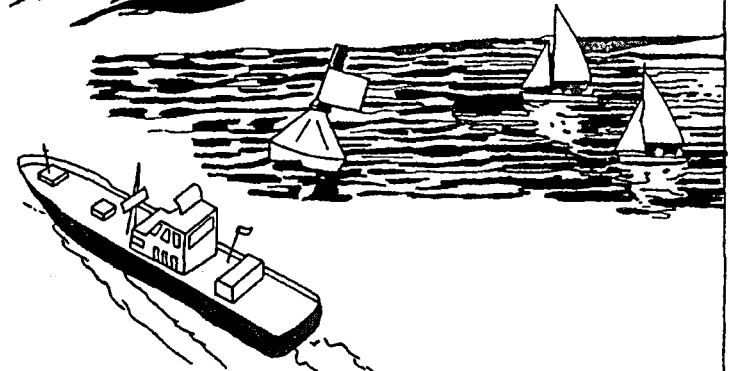
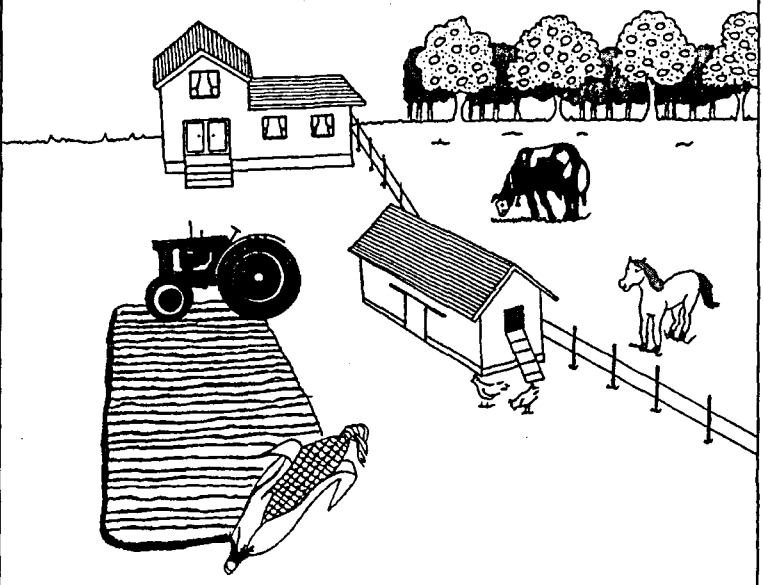
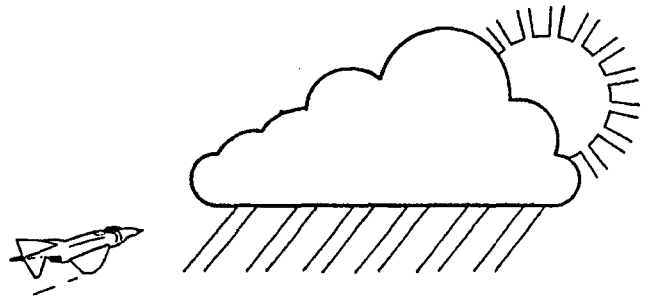


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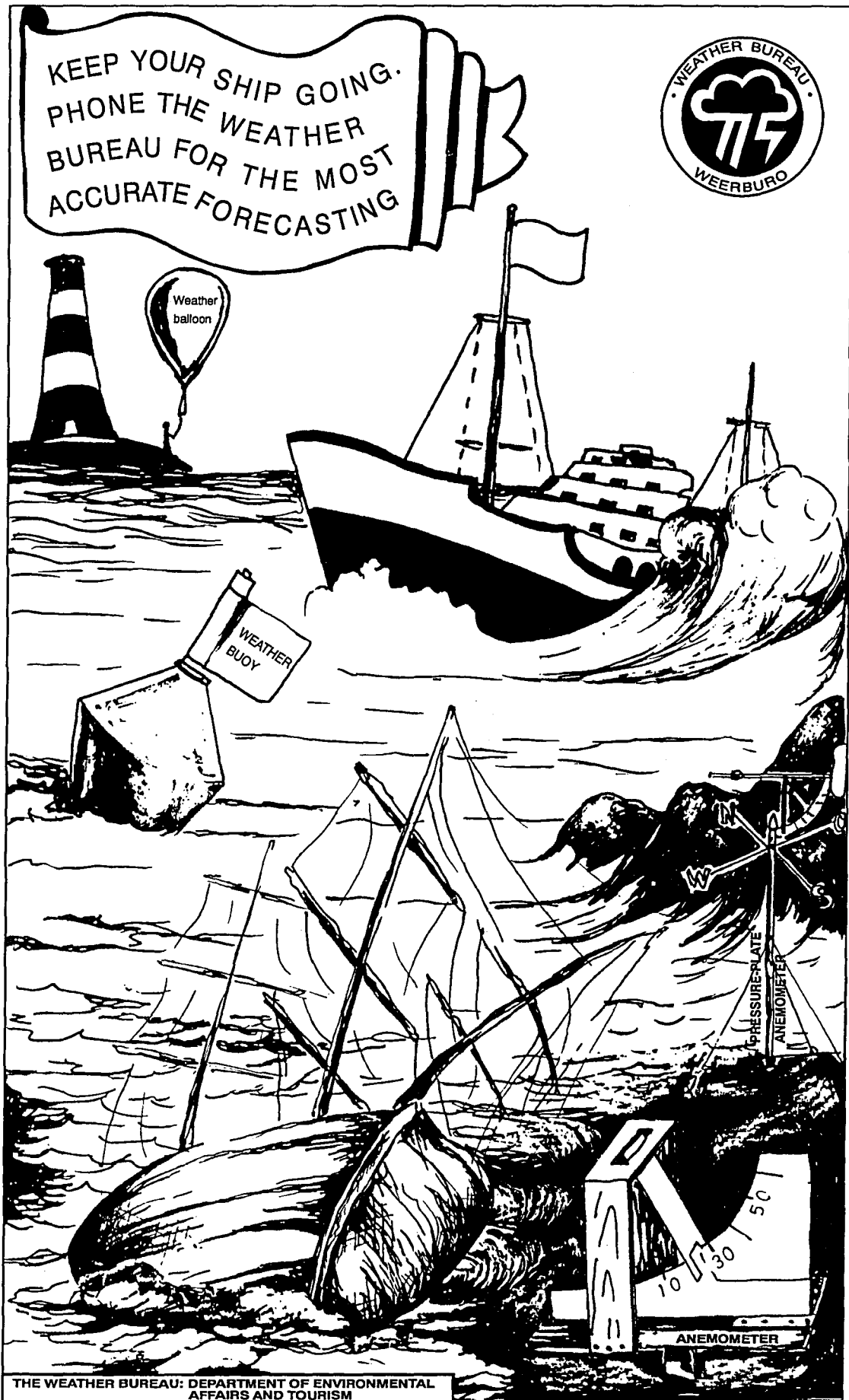
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