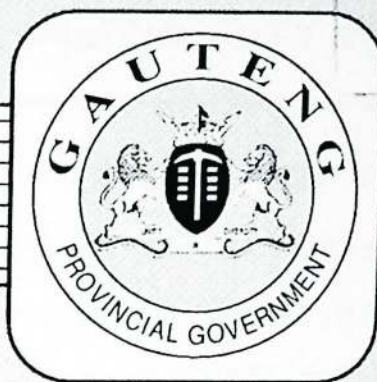


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**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

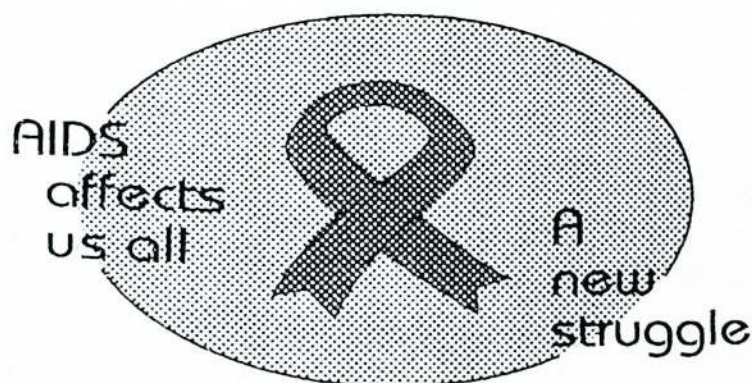
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JULIE 2006

No. 241

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1819

EKURHULENI, METROPOLITAN MUNICIPALITY

(PREVIOUSLY EDENVALE/MODDERFONTEIN METROPOLITAN SUBSTRUCTURE)

DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) Ekurhuleni Metropolitan Municipality, (Previously Edenvale/Modderfontein Metropolitan Substructure) hereby declares Eden Glen Extension 68 Township to be an approved township subject to the conditions set out in the schedule hereto.

ANNEXURE

CONDITIONS UNDER WHICH THE APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF THE PROVISION OF SECTION 98(1) AND (2) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) ON REMAINING EXTENT OF PORTION 175 (A PORTION OF PORTION 22) OF THE FARM RIETFONTEIN NUMBER 63, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, BY HOLOGRAPHIX PROPERTIES 383 CC (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT)

1. CONDITIONS OF ESTABLISHMENT

1.1. NAME

The name of the township shall be Eden Glen Extension 68.

1.2. LAYOUT DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 4728/2005.

1.3. ACCESS AND ROADS

1.3.1 Ingress from Betschana Road and Lopis Place, to the township and egress to Betschana Road and Lopis Place from the township, will be allowed, subject to the following conditions:

1.3.1.1. The design and location of the ingress and egress points should be submitted to the City Civil Engineer for approval prior to construction.

1.4. REMOVAL, MODIFICATION OR THE REPLACEMENT OF EXISTING MUNICIPAL SERVICES

Should any existing municipal services need to be removed, modified or replaced due to the establishment of this township, the cost thereof will be to the account of the Township Establisher.

1.5. ENGINEERING SERVICES

1.5.1 The township owner shall be responsible for the installation and provision of the internal engineering services.

1.5.2 The local authority shall be responsible for the installation and provision of external engineering services.

1.5.3 The township owner shall, when he intends to provide the township with engineering services:

1.5.3.1 By arrangement with the local authority classify every engineering service to be provided for the township in terms of Section 116 of the Town Planning and Townships Ordinance, 1986, as internal or

external engineering services in accordance with Chapter V of the same legislation and guidelines; and

1.5.3.2 Install or provide all engineering services so agreed upon the satisfaction of the local authority and for this purpose shall lodge reports, diagrams and specifications as a local authority may require.

1.5.4 Proposals to overcome detrimental soil conditions to the satisfaction of the local authority shall be contained in all building plans submitted for approval and all building shall be erected in accordance with the precautionary measures accepted by the local authority: Provided further that if required, a soil report, drawn up by a qualified person acceptable to the local authority indicating the soil conditions of the erven and recommendations as to suitable founding methods and depths shall be submitted to the local authority simultaneously with the submission of building plans prior to the commencement of any building operations on the erven.

1.5.5 The township owner or his successor in title shall be responsible for the maintenance of all engineering services.

1.6. ENDOWMENT

The township owner shall, in terms of the provisions of section 98(2) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) pay a lump sum to the local authority as a parks endowment.

1.7. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be subject to existing conditions and servitudes, if any including the reservation of rights to minerals and including the following condition, which condition affects erf 1594 only:

"By virtue of Notarial Deed of Servitude No. K4342/1992S, the within mentioned property is subject to as servitude in favour of the City Council of Edenvale for road purposes with ancillary rights, 853 (Eight Hundred and Fifty Three) square meters in extent, in perpetuity, as indicated by the figure ABCDA on Diagram SG No. A 2183/1991 as will more fully appear from the said Notarial Deed with diagram annexed."

1.8. DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at his 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.

2. CONDITIONS OF TITLE

2.1 GENERAL CONDITIONS APPLICABLE ON ALL ERVEN

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

2.1.1 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.

2.1.2 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 2m thereof.

- 2.1.3 The local authority shall be entitled to deposit temporarily 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 by the local authority.

2.2 ERVEN SUBJECT TO SPECIAL CONDITIONS

In addition to the relevant conditions set out above, the under-mentioned erven shall be subject to the conditions as indicated:

2.2.1 Erf 1595

The Erf is subject to a 10.00 metre Right-of-Way servitude in favour of the General Public, as indicated on General Plan SG No. 4728/2005.

PLAASLIKE BESTUURSKENNISGEWING 1819

EKURHULENI, METROPOLITAANSE MUNISIPALITEIT

(VOORHEEN EDENVALE/ MODDERFONTEIN METROPOLITAANSE SUBSTRUKTUUR)

VERKLARING TOT 'N GOEDGEKEURDE DORP

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar Ekurhuleni Metropolitaanse Munisipaliteit, (Voorheen Edenvale/ Modderfontein Metropolitaanse Substruktuur) hierby eden Glen Uitbreiding 68 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

STAAT VAN VOORWAARDES WAARONDER DIE AANSOEK OM DORPSTIGTING INGEVOLGE DIE BEPALINGS VAN ARTIKEL 98(1) EN (2) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE 1986 (ORDONNANSIE NO 15 VAN 1986) OP RESTERENDE GEDEELTE VAN GEDEELTE 175 ('N GEDEELTE VAN GEDEELTE 22) VAN DIE PLAAS RIETFONTEIN NOMMER 63, REGISTRASIE AFDELING I.R., GAUTENG PROVINSIE, DEUR HOLOGRAPHIX PROPERTIES 383 CC (HIERNA DIE DORPSTIGTER GENOEM) GOEDGEKEUR IS

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp sal wees Eden Glen Uitbreiding 68

1.2 ONTWERP

Die dorp sal bestaan uit erwe en strate soos aangedui op Algemene Plan SG No 4728/2005.

1.3 TOEGANG EN PAAIE

- 1.3.1 Ingang van Betschanaweg en Lopisplek tot die drop en uitgang tot Betschanaweg en Lopisplek uit die dorp word toegelaat onderworpe aan die volgende voorwaarde:

- 1.3.1.1 Die ontwerp en plasing van die ingang en uitgange moet by die Siviele Ingenieur Ingedien word vir goedkeuring voordat konstruksie begin.

1.4 VERWYDERING, VERPLASING, MODIFISERING OF DIE VERVANGING VAN BESTAANDE MUNISIPALE DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale dienste te verwyder, te verplaas, te modifiseer of te vervang sal die koste daarvan deur die dorpstigter gedra word.

1.5 INGENIEURSDIENSTE

1.5.1 Die dorpseienaar sal verantwoordelik wees vir die installering en verskaffing van Interne ingenieursdienste.

1.5.2 Die plaaslike bestuur sal verantwoordelik wees vir die installering en verskaffing van eksterne ingenieursdienste.

1.5.3 Die dorpseienaar, wanneer hy van voorneme is om die dorp van ingenieursdienste te voorsien, sal:

1.5.3.1 By ooreenkoms met die plaaslike bestuur, elke ingenieursdiens wat Ingevolge Artikel 116 van die Dorpsbeplanning en Dorpe Ordonnansie, 1986 (Ordonnansie 15 van 1986) aan die dorp voorsien moet word, klasifiseer as Interne of eksterne ingenieursdienste ooreenkomstig Hoofstuk V van dieselfde wetgewing en riglyne; en

1.5.3.2 Alle interne ingenieursdienste sodanig ooreengekom, installeer en voorsien tot bevrediging van die plaaslike bestuur en sal vir die doel verslae, diagramme en spesifikasies voorlê soos en wanneer deur die plaaslike bestuur verlang.

1.5.4 Die sekuriteitshek by die ingang van die ontwikkeling sal 10 meter van die grens geplaas word, tot die bevrediging van die plaaslike bestuur.

1.5.5 Voorstelle ten opsigte van die oorkoming van skadelike grond toestande tot die bevrediging van die plaaslike bestuur, moet in alle bouplanne vervat word, wat ingedien word vir goedkeuring. Alle geboue sal opgerig word in ooreenstemming met die voorkomende maatreels soos deur die plaaslike bestuur voorgeskryf, met verdere voorsiening, dat indien nodig, 'n grondverslag, soos opgestel deur 'n gekwalifiseerde persoon, tot bevrediging van die plaaslike bestuur, wat die grondtoestande aandui vir elke erf, met aanbevelings ten opsigte van geskikte fundeermetodes en dieptes, ingedien sal word by die plaaslike bestuur, gelyktydig met die indiening van bouplanne, voordat konstruksie van enige gebou geskied.

1.5.6 Die dorpseienaar of sy opvolger in titel sal verantwoordelik wees vir die instandhouding van alle interne ingenieursdienste.

1.6 BEGIFTING

Die dorpseienaar sal in terme van Artikel 98(2) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 'n enkelbedrag aan die plaaslike bestuur as parkebegifting betaal.

1.7 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, indien daar is, met inbegrip van die voorbehoud van die regte op minerale insluitende die volgende voorwaarde, welke voorwaarde slegs erf 1595 affekteer:

"By virtue of Notarial Deed of Servitude No. K4342/1992S, the within mentioned property is subject to as servitude in favour of the City Council of Edenvale for road purposes with ancillary rights, 853 (Eight Hundred and Fifty Three) square meters in extent, in perpetuity, as indicated by the figure ABCDA on Diagram SG No. A 2183/1991 as will more fully appear from the said Notarial Deed with diagram annexed."

1.8 • VERWYDERING VAN GEBOUE EN STRUKTURE

Die dorpseienaar sal op sy eie koste alle bestaande geboue en strukture wat binne die boulynreserwes, sygrensruimtes of oor gemeenskaplike grense geleë is, tot bevrediging van die plaaslike bestuur verwyder soos en wanneer deur die plaaslike bestuur verlang.

2. TITELVOORWAARDES

2.1 ALGEMENE VOORWAARDES VAN TOEPASSING OP ALLE ERWE

- 2.1.1 Die erf is onderworpe aan 'n serwituut, 2meter 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 pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 meter 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 afstand doen.
- 2.1.2 Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne sodanige serwituut of binne 'n afstand van 2 meter daarvan geplant word nie.
- 2.1.3 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 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 verwydering van sodanige rioolhoofpyleidings en ander werke veroorsaak word.

2.2 ERWE ONDERWORPE AAN SPESIALE VOORWAARDES

Benewens die betrokke voorwaardes hierbo uiteengesit, is ondergenoemde erf onderworpe aan die volgende voorwaardes:

2.2.1 Erf 1595

Die Erf is onderworpe aan 'n 10 meter Reg-van-Weg serwituut, ten gunste van die Algemene Publiek soos aangedui op Algemene Plan SG No 4728/2005.

LOCAL AUTHORITY NOTICE 1820**EDENVALE AMENDMENT SCHEME 601**

The Ekurhuleni Metropolitan Municipality, (Previously Edenvale/Modderfontein Metropolitan Substructure), hereby declares that it has approved an amendment scheme, being an amendment of the Edenvale Town Planning Scheme, 1980, comprising the same land as included in the township of Eden Glen Extension 68, in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

Map 3 and scheme clauses of the amendment scheme are filed with the Deputy Director-General, Gauteng Provincial Government: Department Housing and Local Government, Marshalltown and the Area Manager : Development Planning, Edenvale Customer Care Centre, c/o Hendrik Potgieter Street and Van Riebeeck Avenue, Edenvale and are open for inspection at all reasonable times.

The date this scheme will come into operation is 5 July 2006.

This amendment is known as the Edenvale Amendment Scheme 601.

EXECUTIVE DIRECTOR, DEVELOPMENT PLANNING, EKURHULENI, METROPOLITAN MUNICIPALITY

PLAASLIKE BESTUURSKENNISGEWING 1820**EDENVALE WYSIGINGSKEMA 601**

Ekurhuleni Metropolitaanse Munisipaliteit, (Voorheen Edenvale/ Modderfontein Metropolitaanse Substruktuur), verklaar hierby ingevolge die bepalings van Artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) dat hy 'n wysigingskema synde 'n wysiging van die Edenvale Dorpsbeplanningskema, 1980, wat uit dieselfde grond as die dorp Eden Glen Uitbreiding 68 bestaan, goedgekeur het.

Kaart 3 en skemaklousules van die wysigingskema word in bewaring gehou deur die Adjunk-Direkteur Generaal, Departement Behuising en Plaaslike Regering, Marshalltown en is by die Area Bestuurder : Ontwikkelingsbeplanning, Edenvale Kliente Diens Sentrum, h/v Hendrik Potgieter Straat and Van Riebeeck Laan, Edenvale beskikbaar vir inspeksie te alle redelike tye.

Die datum van die inwerkingtreding van die skema is 5 Julie 2006.

Hierdie wysiging staan bekend as die Edenvale Wysigingskema 601.

UITVOERENDE DIREKTEUR, ONTWIKKELINGSBEPLANNING, EKURHULENI, METROPOLITAANSE MUNISIPALITEIT