

***THE PROVINCE OF
GAUTENG***

***DIE PROVINSIE
GAUTENG***

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

Vol. 14

**PRETORIA, 8 AUGUST
AUGUSTUS 2008**

No. 213

CONTENTS • INHOUD

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
GENERAL NOTICES			
3020	Town-planning and Townships Ordinance (15/1986): Declaration as approved township: Glen Lauriston Extension 7	3	213
3021	do.: Pretoria Amendment Scheme 9761	11	213

GENERAL NOTICES

NOTICE 3020 OF 2008

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 Glen Lauriston Extension 7 township to be an approved township, subject to the conditions set out in the Schedule hereto.

GO 15/3/2/3/264

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY UNIQUON WONINGS (PROPRIETARY) LIMITED UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, #, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 94 OF THE FARM ZWARTKOP NO. 356 J.R., PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Glen Lauriston Extension 7.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 11617/2007.

(3) STORMWATER DRAINAGE AND STREET CONSTRUCTION

- (a) The township owner shall on request by the local authority submit to such authority for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer approved by the local authority, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, tarmacadamising, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the local authority.

Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

- (b) The township owner shall, when required by the local authority to do so, carry out the approved scheme at its own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.
- (c) The township owner shall be responsible for the maintenance of the streets to the

satisfaction of the local authority until the streets have been constructed as set out in subclause (b).

- (d) If the township owner fails to comply with the provisions of paragraphs (a), (b) and (c) hereof the local authority shall be entitled to do the work at the cost of the township owner.

(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 that will not be transferred to the erven in the township.

Condition "2" in Deed of Transfer T134015/02:

- "(2) Subject further to the condition that the property hereby transferred shall not be entitled to any rights to river water on the ground that the said property is riparian to the Hennops River; but any water which flows down the Hennops River past the eastern boundary of the said property may be used by the owner of the property hereby transferred jointly with the lower riparian owners."

(5) LAND FOR MUNICIPAL PURPOSES

Erf 196 shall be transferred to the local authority by and at the expense of the township owner as Public Open Space.

(6) PRECAUTIONARY MEASURES

- (a) The township owner shall at his own expense, make arrangements with the local authority in order to ensure that –
- (i) water will not dam up, that the entire surface of the township area is drained properly and that the streets are sealed effectively with tar, cement or bitumen; and
 - (ii) trenches and excavations for foundations, pipes, cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150mm, and compacted until the same grade of compaction as that of the surrounding material is obtained.
- (b) The township owner shall, at its own expense, make the necessary arrangements with the local authority to the satisfaction of the Director of the Council of Geoscience for –
- (i) the installation of a water level recorder/s in the bore hole or bore holes in the township; or
 - (ii) The contribution to the local authority of a sum of money for the purpose

of acquiring and installing a water level recorder/s in the bore hole or bore holes in the vicinity of the township; and

- (iii) the measurement at regular intervals, of the underground water level in respect of the township area.

(7) REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owner.

(8) OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

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

2. CONDITIONS OF TITLE

THE ERVEN SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS IMPOSED BY THE ADMINISTRATOR IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965.

(1) ALL ERVEN WITH THE EXCEPTION OF THE ERF MENTIONED IN CLAUSE 2(5).

- (a) The erf is subject to a servitude, 3 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 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.

(2) Erf 195

- (a) Erf 195 is subject to a 5m wide sewer servitude in favor of the local authority as indicated on the General Plan.
- (b) Erf 195 is subject to a 11m wide storm water servitude in favour of the local authority as indicated on the General Plan.

KENNISGEWING 3020 VAN 2008

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge Atikel 69an die Ordonnansie op Dorpsbeplanning en Dorpe, 1965 Ordonnansie 25 van 1965), verklaar die Administrateur hierby die dorp Glen Lauriston Uitbreiding 7 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

GO 15/3/2/3/264

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR UNIQUN WONINGS (PROPRIETARY) LIMITED INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 94 VAN DIE PLAAS ZWARTKOP NO. 356 J.R., PROVINSIE GAUTENG, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is Glen Lauriston Uitbreiding 7.

(2) ONTWERP

Die dorp bestaan uit erwe en 'n straat soos aangedui op Algemene Plan L.G. No. 11617/2007.

(3) STORMWATERDREINERING EN STRAATBOU

- (a) Die dorpseicnaar moet op versoek van die plaaslike bestuur aan sodanige bestuur 'n gedetailleerde skema, volledig met planne, deursnee en spesifikasies, opgestel deur 'n siviele ingenieur wat deur die plaaslike bestuur goedgekeur is, vir die opgaar en afvoer van stormwater deur die hele dorp deur middel van behoorlike aangelegde werke en vir die aanlê, teermacadamisering, beranding en kanalisering van die strate daarin, tesame met die verskaffing van sodanige keermure as wat die plaaslike bestuur nodig ag, vir goedkeuring voorlê.

Verder moet die skema die roete en helling aandui deur middel waarvan elke erf toegang tot die aangrensende straat verkry.

- (b) Die dorpseienaar moet, wanneer die plaaslike bestuur dit vereis, die goedgekeurde skema op eie koste namens en tot bevrediging van die plaaslike bestuur, onder toesig van 'n siviele ingenieur deur die plaaslike bestuur goedgekeur, uitvoer.

- (c) Die dorpseienaar is verantwoordelik vir die instandhouding van die strate tot bevrediging van die plaaslike bestuur totdat die strate ooreenkomstig subklousule (b) gebou is.
- (d) Indien die dorpseienaar versuim om aan die bepalings van paragrawe (a), (b) en (c) hiervan te voldoen, is die plaaslike bestuur geregtig om die werk op koste van die dorpseienaar te doen.

(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 erwe in die dorp oorgedra moet word nie:

Voorwaarde "2" in Akte van Transport T134015/02:

"(2) Subject further to the condition that the property hereby transferred shall not be entitled to any rights to river water on the ground that the said property is riparian to the Hennops River; but any water which flows down the Hennops River past the Eastern Boundary of the said property may be used by the owner of the property hereby transferred jointly with the lower riparian owners."

(5) GROND VIR MUNISIPALE DOELEINDES

Erf 196 moet deur en op koste van die dorpseienaar aan die plaaslike bestuur as park oorgedra word.

(6) VOORKOMENDE MAATREËLS

- (a) Die dorpseienaar moet op eie koste reëlings met die plaaslike bestuur tref om te verseker dat -
 - (i) water nie opdam nie, dat die hele oppervlakte van die dorpsgebied behoorlik gedreineer word en dat strate doeltreffend met teer, beton of bitumen geseël word; en
 - (ii) slote en uitgrawings vir fondamente, pype, kabels of vir enige ander doeleindes behoorlik met klam grond in lae wat nie dikker as 150 mm is nie, opgevul word en gekompakteer word totdat dieselfde verdigtingsgraad as wat die omliggende materiaal het, verkry is.
- (b) Die dorpseienaar moet op eie koste die nodige reëlings met die plaaslike bestuur tref tot bevrediging van die Direkteur: Geologiese Opname vir -
 - (i) die installering van 'n ondergrondse watervlakmeter(s) op 'n boorgat of boorgate in die dorp; of
 - (ii) betaling aan die plaaslike bestuur van 'n bedrag geld met die doel om 'n ondergrondse watervlakmeter(s) te verkry en op 'n boorgat of boorgate in

die omgewing van die dorp te installeer; en

- (iii) Die neem van lesings, met gereelde tussenposes, van die ondergrondse watervlak met betrekking tot die dorpsgebied.

(7) VERSKUIWING OF DIE VERVANGING VAN MUNISIPALE DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale dienste te verskuif of te vervang moet die koste daarvan deur die dorpseienaar gedra word.

(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.

(1) ALLE ERWE MET UITSONDERING VAN DIE ERF GENOEM IN KLOUSULE 2(5)

- (a) 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.
- (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 'n afstand van 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 goeie doodnke 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.

(2) Erf 195

- (a) Die erf is onderworpe aan 'n 5m wye riool serwituut ten gunste van die pblaslike owerheid, soos op die algemene plan aangedui.
- (b) Die erf is onderworpe aan 'n 11m wye stormwater serwituut ten gunste van die pblaslike owerheid, soos op die algemene plan aangedui.

NOTICE 3021 OF 2008

PRETORIA AMENDMENT SCHEME 9761

The Administrator hereby, in terms of the provisions of Section 89 of the Town Planning and Townships Ordinance, 1965, declares that he approved an amendment scheme, being an amendment of Pretoria Town Planning Scheme, 1974, comprising the same land as included in the township of Glen Lauriston Extension 7.

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

The amendment scheme is known as Pretoria Amendment Scheme 9761.

DPLG 11/3/14/C/(9761)

KENNISGEWING 3021 VAN 2008

PRETORIA WYSIGINGSKEMA 9761

Die Administrateur verklaar hierby, ingevolge die bepalings van Artikel 89 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, dat hy 'n wysigingskema, synde 'n wysiging van Pretoria Dorpsbeplanningskema 1974, wat uit dieselfde grond as die dorp Glen Lauriston Uitbreiding 7 bestaan, goedgekeur het.

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

Hierdie wysiging staan bekend as Pretoria Wysigingskema 9761

DPLG 11/3/14/C/9761