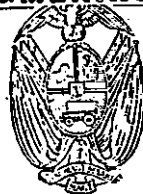


# Buitengewone Offisiële Koerant

(As 'n Nuusblad by die Poskantoor Geregistreer)



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## Administrateurskennisgewings

Administrateurskennisgewing 1927 28 November 1980

### 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 Dowerglen Uitbreiding 2 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

PB. 4-2-2-4812

#### BYLAE.

VOORWAARDES WAAROP DIE AANSOEK GE-DOEN GLENDOWER CLUB LIMITED INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 126 VAN DIE PLAAS RIETFONTEIN 61-I.R., PROVINSIE TRANSVAAL, TOEGESTAAN IS.

#### 1. STIGTINGSVOORWAARDES.

##### (1) *Naam.*

Die naam van die dorp is Dowerglen Uitbreiding 2.

##### (2) *Ontwerp.*

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. A.1334/80.

##### (3) *Stormwaterdreinerings en Straatbou.*

- (a) Die dorpseienaar 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 opgaan en afvoer van stormwater deur die hele dorp deur middel van behoorlik aangelegde werke en vir die aanleë, teermakadamisering, beranding en kanalisering van die strate daarin tesame met die verskaffing van sodanige keermure, as wat die plaaslike bestuur nodig ag, vir goedkeuring voorleë. 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 dit vereis word deur die plaaslike bestuur, die goedgekeurde skema op eie koste namens en tot voldoening van die plaas-

## Administrator's Notices

Administrator's Notice 1927 28 November, 1980

### DECLARATION OF APPROVED TOWNSHIP.

In terms of section 69 of the Town-planning and Townships Ordinance, 1965 (Ordinance 25 of 1965), the Administrator hereby declares Dowerglen Extension 2 Township to be an approved township subject to the conditions set out in the Schedule hereto.

PB. 4-2-2-4812

#### SCHEDULE.

CONDITIONS UNDER WHICH THE APPLICATION MADE BY GLENDOWER CLUB LIMITED UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 126 OF THE FARM RIETFONTEIN 61-I.R., PROVINCE TRANSVAAL, HAS BEEN GRANTED.

#### 1. CONDITIONS OF ESTABLISHMENT.

##### (1) *Name.*

The name of the township shall be Dowerglen Extension 2.

##### (2) *Design.*

The township shall consist of erven and streets as indicated on General Plan S.G. A.1334/80.

##### (3) *Stormwater Drainage and Street Construction.*

- (a) The township owner shall on request of 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 to do so by the local authority carry out the approved scheme at its own expense on behalf and to the satisfaction of the local authority under the super-

like bestuur onder toesig van 'n siviele ingenieur deur die plaaslike bestuur goedgekeur, uitvoer.

- (c) Die dorpsieenaar 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 dorpsieenaar versuim om aan die bepalings van paragrafe (a) en (b) hiervan te voldoen, is die plaaslike bestuur geregtig om die werk op koste van die dorpsieenaar te doen.

#### (4) Begiftiging.

- (a) Betaalbaar aan die plaaslike bestuur.

Die dorpsieenaar 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 R2 257,97 betaal welke bedrag deur die plaaslike bestuur aangewend moet word vir die verkryging van 'n stortings-terrein en 'n begraafplaas.

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

- (b) Betaalbaar aan die Transvaalse Onderwysdepartement.

Die dorpsieenaar moet kragtens die bepalings van artikel 63(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, aan die Transvaalse Onderwysdepartement as begiftiging vir onderwysdoel-eindes 'n globale bedrag op die grondwaarde van spesiale woongrond in die dorp betaal waarvan die grootte bepaal word deur 48,08 m<sup>2</sup> te vermenigvuldig met die getal woonenhede wat in die dorp opgerig kan word.

Die waarde van die grond word bepaal kragtens die bepalings van artikel 74(3) en sodanige begiftiging is betaalbaar kragtens die bepalings van artikel 73 van genoemde Ordonnansie.

#### (5) Beskikking oor Bestaande Titelloosvoordes.

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 serwitut wat slegs Erf 574 in die dorp raak:

"Subject to a servitude of Right-of-Way and use for the purpose of laying and maintaining transmission power lines and/or sewer services and/or stormwater drains with ancillary rights in favour of the City Council of Johannesburg, as indicated on the annexed diagram by the figure lettered ABC DEghjklmnop, and as will more fully appear from Notarial Deed of Servitude No. 1358/1959, registered on the 22nd December, 1959."

- (b) Die volgende serwitut wat slegs Erwe 517 tot 520, 525 en 574 en 'n straat in die dorp raak:

"Subject to a servitude in perpetuity for sewer purposes 3,15 metres wide in favour of the City Council of Germiston, as indicated on the annexed diagram by the figure lettered abcde representing the centre line of the sewer servitude, and as will more fully appear from Notarial Deed of Servitude No. 857/1965-S registered on the 21 July, 1965."

vision 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) and (b) hereof the local authority shall be entitled to do the work at the cost of the township owner.

#### (4) Endowment.

- (a) 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 R2 257,97 to the local authority for the provision of land for a cemetery and a depositing site.

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

- (b) Payable to the Transvaal Education Department:

The township owner shall, in terms of the provisions of section 63(1)(a) of the Town-planning and Townships Ordinance, 1965, pay a lump sum endowment for educational purposes to the Transvaal Education Department on the land value of special residential land in the township, the extent of which shall be determined by multiplying 48,08 m<sup>2</sup> by the number of dwelling-units which can be erected in the township.

The value of the land shall be determined in terms of the provisions of section 74(3) and such endowment shall be payable in terms of the provisions of section 73 of the said Ordinance.

#### (5) 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 servitude which affects Erf 574 in the township only:

"Subject to a servitude of Right-of-Way and use for the purpose of laying and maintaining transmission power lines and/or sewer services and/or stormwater drains with ancillary rights in favour of the City Council of Johannesburg, as indicated on the annexed diagram by the figure lettered ABC DEghjklmnop, and as will more fully appear from Notarial Deed of Servitude No. 1358/1959, registered on the 22nd December, 1959."

- (b) The following servitude which affects Erven 517 to 520, 525 and 574 and a street in the township only:

"Subject to a servitude in perpetuity for sewer purposes 3,15 metres wide in favour of the City Council of Germiston, as indicated on the annexed diagram by the figure lettered abcde representing the centre line of the sewer servitude, and as will more fully appear from Notarial Deed of Servitude No. 857/1965-S registered on the 21 July, 1965."

(c) Die servituut geregistreer kragtens Notariële Akte van Servituut K3277/1974-S ten gunste van die Randwaterraad wat slegs Erwe 573 en 574 en 'n straat in die dorp raak.

(6) *Grond vir Munisipale Doeleindes.*

Erwe 573 en 574 moet deur en op koste van die dorps-eienaar aan die plaaslike bestuur as parke oorgedra word.

(7) *Toegang.*

Geen ingang van Nasionale Pad N1-21 tot die dorp en geen uitgang uit die dorp tot Nasionale Pad N1-21 word toegelaat nie.

(8) *Ontvangs en Versorging van Stormwater.*

Die dorps-eienaar moet die dreinerings van die dorp so reël dat dit inpas by die dreinerings van Nasionale Pad N1-21 en moet die stormwater wat van die pad afloop of afgelei word, ontvang en versorg.

(9) *Verpligtinge ten Opsigte van Noodsaaklike Dienste.*

Die dorps-eienaar 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 installing van stelsels daarvoor, soos vooraf ooreengekom tussen die dorps-eienaar en die plaaslike bestuur, nakom.

2. TITELVOORWAARDES.

(1) *Voorwaardes Opgelê deur die Administrateur Kragtens die Bepalings van Ordonnansie 25 van 1965.*

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

(a) *Alle erwe met uitsondering van die genoem in klousule 1(6):*

(i) Die erf is onderworpe aan 'n servituut, 2 m breed vir riolerings- en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, langs enige twee grense, uitgesonderd 'n straatgrens, indien en wanneer verlang deur die plaaslike bestuur.

(ii) Geen gebou of ander struktuur mag binne die voornoemde servituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige servituut of binne 'n afstand van 2 m daarvan geplant word nie.

(iii) 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 goeie doodsonde noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde servituut 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 rioolhoofpyleidings en ander werke veroorsaak word.

(c) The servitude registered in terms of Notarial Deed of Servitude K3277/1974-S in favour of the Rand Water Board which affects Erven 573 and 574 and a street in the township only.

(6) *Land for Municipal Purposes.*

Erven 573 and 574 shall be transferred to the local authority by and at the expense of the township owner as parks.

(7) *Access.*

No ingress from National Road N1-21 to the township and no egress to National Road N1-21 from the township shall be allowed.

(8) *Acceptance and Disposal of Stormwater.*

The township owner shall arrange for the drainage of the township to fit in with the drainage of National Road N1-21 and for all stormwater running or being diverted from the road to be received and disposed of.

(9) *Obligations in Regard to Essential Services.*

The township owner shall within such period as the local authority may determine, fulfill its 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.

(1) *Conditions Imposed by the Administrator in terms of the Provisions of Ordinance 25 of 1965.*

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.

(a) *All erven with the exception of those mentioned in clause 1(6):*

(i) 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 if and when required by the local authority.

(ii) 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.

(iii) 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.

- (b) Erwe 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 516, 518, 520, 521, 522, 524, 531, 536, 541, 546, 550, 554, 559 en 567.

Die erf is onderworpe aan 'n servituut vir munisipale doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

(2) *Voorwaardes Opgelê deur die Beherende Gesag Kragtens Wet 54 van 1971.*

Benewens die voorwaardes hierbo uiteengesit, is Erf 574 onderworpe aan die voorwaardes soos aangedui opgelê deur die Beherende Gesag ingevolge Wet 54 van 1971.

- (a) Uitgesonderd enige noodsaaklike stormwaterdreineringsstruktuur mag geen gebou, struktuur of enigiets wat aan die grond verbonde is, al maak dit nie deel van daardie grond uit nie, opgerig word of enigiets onder of benede die grond mag aangeleë of gelê word binne 'n afstand van 60 m van die grens van Nasionale Pad N1-21 af nie, en geen verandering of toevoeging tot enige bestaande struktuur of gebou wat binne sodanige afstand van sodanige grens geleë is, mag sonder die skriftelike toestemming van die Beherende Gesag aangebring word nie.
- (b) Ingang tot en uitgang van die erf word nie langs die noordelike grens van die erf toegelaat nie.
- (c) Tensy die skriftelike toestemming van die Beherende Gesag verkry is mag die erf slegs vir park doeleindes gebruik word.

Administrateurskennisgewing 1928 28 November 1980

**EDENVALE-WYSIGINGSKEMA 2.**

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 Edenvale-dorpsaanlegskema 1980, wat uit dieselfde grond as die dorp Dowerglen Uitbreiding 2 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Direkteur van Plaaslike Bestuur, Pretoria en die Stadsklerk, Edenvale en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Edenvale-wysigingskema 2.

PB. 4-9-2-13H-2

- (b) Erven 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 516, 518, 520, 521, 522, 524, 531, 536, 541, 546, 550, 554, 559 and 567.

The erf is subject to a servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

(2) *Conditions Imposed by the Controlling Authority in terms of Act 54 of 1971.*

In addition to the conditions set out above, Erf 574 shall be subject to the conditions as indicated by the Controlling Authority in terms of Act 54 of 1971.

- (a) Except for any essential stormwater drainage structure, no building structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid on or below the surface of the land of the erf at a distance less than 60 m from the boundary of National Roads N1-21 nor shall any alteration or additions to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the Controlling Authority.
- (b) Ingress to and egress from the erf shall not be permitted along the northern boundary of the erf.
- (c) Except with the written consent of the Controlling Authority, the erf shall be used for park purposes only.

Administrator's Notice 1982 28 November, 1980

**EDENVALE AMENDMENT SCHEME 2.**

The Administrator hereby, in terms of section 89(1) of the Town-planning and Townships Ordinance, 1965, declares that he has approved an amendment scheme, being an amendment of Edenvale Town-planning Scheme 1980, comprising the same land as included in the township of Dowerglen Extension 2.

Map 3 and the scheme clauses of the amendment scheme are filed with the Director of Local Government, Pretoria and the Town Clerk, Edenvale and are open for inspection at all reasonable times.

This amendment is known as Edenvale Amendment Scheme 2.

PB. 4-9-2-13H-2