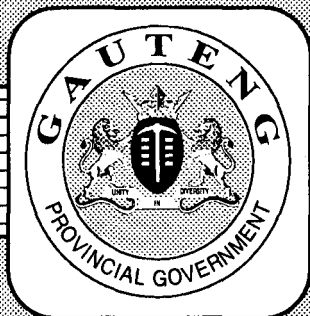


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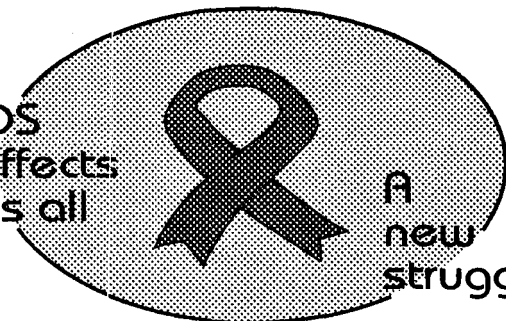
Vol. 8

PRETORIA, 12 DECEMBER
DESEMBER 2002

No. 429

We all have the power to prevent AIDS

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affects
us all



A
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struggle

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AIDS

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CONTENTS

No.	<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES		
1973 Town-planning and Townships Ordinance (15/1986): Ekurhuleni Metropolitan Municipality: Declaration as an approved township: Beyers Park Extension 81	3	429
1974 do.: do.: Boksburg Amendment Scheme 947	7	429

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1973

EKURHULENI METROPOLITAN MUNICIPALITY
PROPOSED BEYERS PARK EXTENSION 81 TOWNSHIP
DECLARATION AS APPROVED TOWNSHIP

In terms of the provisions of section 103(1) of the Town-planning and Townships Ordinance, 1986, the Ekurhuleni Metropolitan Municipality hereby declares Beyers Park Extension 81 township, situated on Portion 737 of the farm Klipfontein 83 IR to be an approved township, subject to the conditions set out in the schedule hereto.

SCHEDULE

Conditions under which the application made by Rec Dev Investments CC in terms of the provision of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) for permission to establish a township on Portion 727 of the farm Klipfontein 83 IR, Gauteng, has been approved.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Beyers Park Extension 81.

1.2 DESIGN

The township shall consist of the erven and the street as indicated on General Plan S.G. No. 8453/2001.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be subject to existing conditions of title and servitudes, if any, including the reservation of rights to minerals but excluding the perpetual servitude for stormwater purposes, 3 metres wide, all along and parallel to the eastern boundary of the property in favour of the Transitional Local Council of Boksburg, by virtue of notarial deed of servitude K3118/1999S (*vide* also diagram S.G. No. A24/36) and which affect Erven 1424 to 1428 in the township only.

1.4 ENDOWMENT

The township owner shall, in terms of the provisions of section 98(2) and (3) of the Town-planning and Townships Ordinance, 1986, pay to the local authority as endowments:-

- (a) the amount of R39 357,07 – which amount shall be used by the local authority for the construction of streets and/or stormwater drainage systems in or for the township; and
- (b) the amount of R40 000,00 – which amount shall be used by the local authority for the provision of land for parks and/or open spaces in/or for the township.

Such endowments are payable in terms of the provisions of section 81 of the said ordinance read with section 95 thereof.

1.5 ACCESS

Ingress to the township and egress from the township shall be restricted to a single ingress and egress point along Tenth Avenue via Erf 1453 (Private Road).

1.6 OBLIGATIONS IN REGARD TO ENGINEERING SERVICES

The township owner shall within such period as the local authority may determine, fulfil its obligations in respect of the provision and the installation of engineering

services, as previously agreed upon between the township owner and the local authority.

1.7 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

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

1.8 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall, at its cost, arrange for the drainage of the township to fit in with that of Tenth Avenue and for all stormwater running of or being diverted from the mentioned road to be received and disposed of to the satisfaction of the local authority.

1.9 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its 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.

2. CONDITIONS OF TITLE

The 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:-

2.1 ALL ERVEN (EXCEPT ERF 1453 – PRIVATE ROAD)

- (a) 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 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 or shrubs 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 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) The erf may not be transferred without the prior written consent of the Malibu Homeowners' Association first being had and obtained.
- (e) The erf is entitled to a right-of-way servitude over the entire Erf 1453 (private road) in the township.

2.2 ERF 1453 (PRIVATE ROAD)

- (a) The entire erf is subject to a right-of-way servitude in favour of Erven 1415 up to and including 1452 in the township.

- (b) The entire erf is subject to a servitude for sewerage, water reticulation, electrical purposes (excluding street lights) and other municipal purposes in favour of the local authority.

2.3 ERF 1427

The erf is subject to a servitude, 3m wide, all along and parallel to the southern boundary thereof for storm-water drainage and other municipal purposes in favour of the local authority as indicated on the general plan.

PAUL MAVI MASEKO CITY MANAGER **CIVIC CENTRE BOKSBURG**
12 DECEMBER 2002 NOTICE NO. 135/2002 14/19/3/B3/81 (FW)

PLAASLIKE BESTUURSKENNISGEWING 1973

EKURHULENI METROPOLITAANSE MUNISIPALITEIT
VOORGESTELDE DORP BEYERS PARK UITBREIDING 81
VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge die bepalings van artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 verklaar die Ekurhuleni Metropolitaanse Munisipaliteit hierby die dorp Beyers Park Uitbreiding 81 geleë op Gedeelte 727 van die plaas Klipfontein 83 IR, tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

Voorwaardes waarop die aansoek gedoen deur Rec Dev Investments BK. ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) om toestemming om 'n dorp op Gedeelte 727 van die plaas Klipfontein 83 IR, Gauteng, te stig, toegestaan is.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Beyers Park Uitbreiding 81.

1.2 ONTWERP

Die dorp bestaan uit die erwe en die straat soos aangedui op Algemene Plan S.G. Nr. 8453/2001.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe sal onderworpe gemaak word aan bestaande titelvoorwaardes en servitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd die ewigdurende serwitut vir storm water doeleindes, 3 meter wyd, al langs en parallel aan die oostelike grens van die eiendom ten gunste van die Plaaslike Oorgangsraad van Boksburg, kragtens notariële akte van serwitut K3118/1999S (vide ook diagram S.G. No A24/36) en wat slegs Erwe 1424 tot 1428 in die dorp raak.

1.4 BEGIFTIGINGS

Die dorpselenaar moet ingevolge die bepalings van artikel 98(2) en (3) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 die volgende bedrae as begiftigings aan die plaaslike bestuur betaal:-

- (a) die bedrag van R39 357,07 – welke bedrag deur die plaaslike bestuur aangewend moet word vir die bou van paaie en/of storm water dreineringsstelsels in of vir die dorp.

- (b) die bedrag van R40 000,00 – welke bedrag deur die plaaslike bestuur aangewend moet word vir die voorsiening van grond vir parke en/of oop ruimtes, in of vir die dorp; en

Sodanige begiftigings is betaalbaar ooreenkomstig die bepalings van artikel 81 van die gemelde ordonnansie, gelees met artikel 95 daarvan.

1.5 TOEGANG

Ingang na die dorp, en uitgang van die dorp sal beperk wees tot 'n enkele ingangs- en uitgangspunt langs Tiendelaan oor Erf 1453 (privaat pad).

1.6 VERPLIGTING MET BETREKKING TOT INGENIEURSDIENSTE

Die dorpseienaar moet, binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening en die installering van ingenieursdienste, soos voorheen ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom.

1.7 VERWYDERING OF VERVANGING VAN MUNISIPALE DIENSTE

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

1.8 ONTVANGS EN VERSORGING VAN STORMWATER

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van Tiendelaan en moet die stormwater wat van die gemelde pad afloop of weggelei word, ontvang en versorg tot bevrediging van die plaaslike bestuur.

1.9 SLOPING VAN GEBOUE EN STRUKTURE

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

2. TITELVOORWAARDES

2.1 ALLE ERWE (BEHALWE ERF 1453 - PRIVAAT PAD)

- (a) Die erf is onderworpe aan 'n serwituut, 2m breed, vir riolering 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 strukture mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome of struik 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 goeddunke 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.

- (d) Die erf mag nie getranspoteer word sonder die vooraf verkreeë skriftelike toestemming van die Malibu Homeowners' Association.
- (e) Die erf is geregtig op 'n serwituu tot reg-van-weg oor die hele Erf 1453 (privaat pad) in die dorp.

2.2 ERF 1453 (PRIVAAT PAD)

- (a) Die hele erf is onderworpe aan 'n serwituu tot reg-van-weg ten gunste van Erwe 1415 tot en insluitende 1452 in die dorp.
- (b) Die hele erf is onderworpe aan 'n serwituu vir riolering, water verspreiding, elektriese doeleindes (uitgesonderd straatligte) en ander munisipale doeleindes, ten gunste van die plaaslike bestuur.

2.3 ERF 1427

Die erf is onderworpe aan 'n serwituu, 3m wyd, al langs en parallel aan die suidelike grens daarvan, vir storm waterdreineriing en ander munisipale doeleindes ten gunste van die plaaslike bestuur, soos aangetoon op die algemene plan.

PAUL MAVI MASEKO STADSBESTUURDER **BURGERSENTRUM BOKSBURG**
 12 DESEMBER 2002 KENNISGEWING NR. 135/2002 14/19/3/R2/47 (FW)

LOCAL AUTHORITY NOTICE 1974

EKURHULENI METROPOLITAN MUNICIPALITY
BOKSBURG AMENDMENT SCHEME 947

The Ekurhuleni Metropolitan Municipality hereby in terms of the provisions of section 125(1) of the Town-planning and townships Ordinance, 1986, declares that it has adopted an amendment scheme being an amendment of the Boksburg Town Planning Scheme, 1991 relating to the land included in Beyers Park Extension 81 township. A copy of the said town-planning scheme as adopted is open for inspection at all reasonable times at the office of the Executive Director: Development Planning, Civic Centre, Boksburg and the office of the Head of Department, Department Development Planning and Local Government, Gauteng Provincial Government, Johannesburg. The said amendment scheme is known as Boksburg Amendment Scheme 947.

PAUL MQESHI MASEKO CITY MANAGER **CIVIC CENTRE BOKSBURG**
 12 DECEMBER 2002 NOTICE NO. 136/2002 14/21/1/947 (FW)

PLAASLIKE BESTUURSKENNISGEWING 1974

EKURHULENI METROPOLITAANSE MUNISIPALITEIT '
BOKSBURG-WYSIGINGSKEMA 947

Die Ekurhuleni Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepalings van artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat dit 'n wysiging van die Boksburg Dorpsbeplanning-skema, 1991 wat betrekking het op die grond ingesluit in die dorp Beyers Park Uitbreiding 81 aanvaar het. 'n Afskrif van die gemelde dorpsbeplanningskema soos aanvaar, lê te alle redelike tye ter insae in die kantoor van die Uitvoerende Direkteur: Stedelike Beplanning, Burgersentrum, Boksburg en die kantoor van die Hoof van Departement, Departement Ontwikkelingsbeplanning en Plaaslike Regering, Gauteng Provinsiale Regering, Johannesburg. Die gemelde wysigingskema staan bekend as Boksburg-wysigingskema 947.

PAUL MAVI MASEKO STADSBESTUURDER **BURGERSENTRUM BOKSBURG**
 12 DESEMBER 2002 KENNISGEWING NR. 136/2002 14/21/1/947 (FW)

