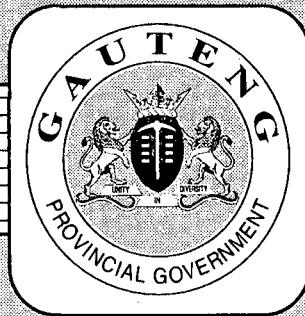


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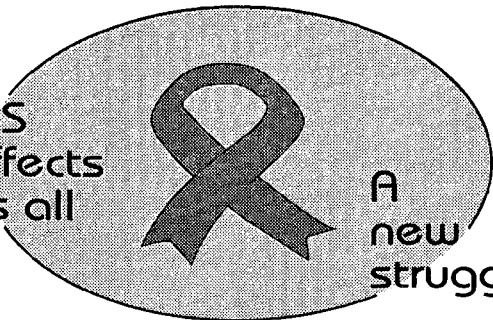
Vol. 10

**PRETORIA, 16 MARCH
MAART 2004**

No. 101

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LOCAL AUTHORITY NOTICE 457

EKURHULENI METROPOLITAN MUNICIPALITY

PROPOSED BEYERSPARK EXTENSION 89 TOWNSHIP: DECLARATION AS AN APPROVED TOWNSHIP AND AMENDMENT OF THE BOKSBURG TOWN PLANNING SCHEME, 1991

In terms of the provisions of section 103(1) of the Town-planning and Townships Ordinance, 1986, the Ekurhuleni Metropolitan Municipality hereby declares Beyerspark Extension 89 township, situated on Portion 131 (a portion of Portion 20) 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 VAN WYK LAND DEVELOPMENT CORPORATION (PROPRIETARY) LIMITED in terms of the provisions of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) for permission to establish a township on Portion 131 (a portion of Portion 20) of the farm Klipfontein 83 IR, Gauteng, has been approved.

1. CONDITIONS OF ESTABLISHMENT:

1.1 NAME:

The name of the township shall be Beyerspark Extension 89.

1.2 DESIGN:

The township shall consist of the erven and a street as indicated on General Plan S.G. No.8261/2003.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE:

All erven shall be made subject to existing conditions of title and the reservation of rights to minerals excluding a servitude of right of way in favour of the public 4,72 metres wide, all along the western boundary of Portion 131 (a portion of Portion 20) of the farm Klipfontein 83 IR, as will more fully appear from the diagram of the said portion attached to the Certificate of Registered Title No. 15103/1936, which servitude affects Goodman Road only.

1.4 ENDOWMENTS:

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 in cash a lump sum endowment of R51 602,46 (VAT inclusive) which amount shall be used by the local authority for the provision of roads and/or stormwater drainage systems in or for the township and pay to the local authority in cash a lump sum endowment of R40 000,00 which amount shall be used by the local authority for the provision of land for parks and/or open spaces.

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

1.5 REGISTRATION OF RIGHT-OF-WAY SERVITUDE AND RESTRICTION ON DEVELOPMENT AND TRANSFER OF ALL ERVEN IN THE TOWNSHIP:

The development and transfer of all erven in the township shall not be permitted unless prior to or simultaneously with the first transfer of the first erf to be transferred by the township owner, the township owner registers a perpetual servitude of right-of-way, at least 16m wide, along a route to be agreed to by Lea Magdalena Catharina Griessel (Identity Number 160807 0019 087) and the township owner and the homeowners association of the township over Portion 30 of the farm Klipfontein 83 IR and Remaining Extent of Portion 637 (a portion of Portion 75) of the farm Klipfontein 83 IR in favour of Erven 1706 and 1707 Beyerspark Extension 87 township and Erf 1795 Beyerspark Extension 89 township, the width of the said servitude and the conditions thereof to be to the satisfaction of the Executive Director: Roads, Transport and Civil Works (or his nominee) of the local authority: Provided that such width shall in no instance be less than 16m.

1.6 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.

1.7 ACCESS:

Ingress to the township and egress from the township shall be restricted to that portion of Erf 1795 (private road) between Erven 1782 and 1764 in the township.

2. CONDITIONS OF TITLE

The erven in the township 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 1795 (PRIVATE ROAD):

- (a) 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, 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 may be erected within the aforesaid servitude area, and no large-rooted trees may 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.
- (d) The erf may not be transferred without the prior written consent of the Monte Cristo Homeowners Association (universitas personarum).
- (e) The erf is entitled to a right-of-way servitude over Erf 1795 (private road) in the township and over Erven 1706 and 1707 Beyerspark Extension 87 township.

2.2 ERF 1795 (PRIVATE ROAD):

- (a) The erf is subject to a right-of-way servitude in favour of Erf 1764 up to and including Erf 1794 in the township.
- (b) The erf is subject to a servitude for sewerage, water reticulation, electrical services (excluding street lights) and other municipal purposes in favour of the local authority.
- (c) The erf is subject to a right-of-way servitude in favour of all the erven in Beyerspark Extension 87 township.
- (d) The erf is entitled to a right-of-way servitude over Erven 1706 and 1707 Beyerspark Extension 87 township.

2.3 NOTARIAL TIE OF ERVEN:

The township owner shall within six (6) months from the date of publication of this notice notarially tie Erven 1664, 1665 and 1666 Beyerspark Extension 87 township with Erven 1764, 1765 and 1766 Beyerspark Extension 89 township.

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 to the Boksburg Town Planning Scheme, 1991, relating to the land included in Beyerspark Extension 89 township. A copy of the said town-planning scheme as adopted is open for inspection at all reasonable times at the office of the Area Manager: Development Planning, Civic Centre, Boksburg and the office of the Head of Department, Development Planning and Local Government, Gauteng Provincial Government, Johannesburg. The said amendment scheme is known as Boksburg Amendment Scheme 1094.

PAUL MAVI MASEKO: CITY MANAGER;

CIVIC CENTRE BOKSBURG:

12 MARCH 2004

NOTICE NO. 18/2004

14/19/3/B3/89;

14/21/1/1094

PLAASLIKE BESTUURSKENNISGEWING 457

EKURHULENI METROPOLITAANSE MUNISIPALITEIT

VOORGESTELDE DORP BEYERSPARK UITBREIDING 89: VERKLARING TOT GOEDGEKEURDE DORP EN WYSIGING VAN DIE BOKSBURG DORPSBEPLANNINGSKEMA, 1991

Ingevolge die bepalings van artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, verklaar die Ekurhuleni Metropolitaanse Munisipaliteit hierby die dorp Beyerspark Uitbreiding 89 geleë op Gedeelte 131 ('n gedeelte van Gedeelte 20) van die plaas Klipfontein 83 IR Gauteng, tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

Voorwaardes waarop die aansoek gedoen deur VAN WYK LAND DEVELOPMENT CORPORATION (EIENDOMS) BEPERK ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) om toestemming om 'n dorp op Gedeelte 131 ('n gedeelte van Gedeelte 20) van die plaas Klipfontein 83 IR Gauteng, te stig, toegestaan is.

1. STIGTINGSVOORWAARDES

1.1 NAAM:

Die naam van die dorp is Beyerspark Uitbreiding 89.

1.2 ONTWERP:

Die dorp bestaan uit die erwe en 'n straat soos aangedui op Algemene Plan S.G. nr. 8261/2003.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES:

Alle erwe sal onderworpe gemaak word aan bestaande titelvoorwaardes met inbegrip van die voorbehoud van die regte op minerale uitgesonderd 'n serwituut van reg-van-weg ten gunste van die publiek 4,72 m breed, al langs die westelike grens van Gedeelte 131 ('n gedeelte van Gedeelte 20) van die plaas Klipfontein 83 IR, soos meer volledig sal blyk uit die kaart van gemelde gedeelte aangeheg by Sertifikaat van Geregistreerde Titel nr. 15103/1936, welke gemelde serwituut slegs Goodmanweg raak.

1.4 BEGIFTIGINGS:

Die dorpseienaar moet ingevolge die bepalings van artikel 98(2) en (3) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, aan die plaaslike bestuur as begiftiging 'n globale bedrag van R51 602,46 (BTW ingesluit) in kontant betaal welke bedrag deur die plaaslike bestuur aangewend moet word vir die bou van strate en/of stormwaterdreineringsstelsels in of vir die dorp en aan die plaaslike bestuur as begiftiging 'n globale bedrag van R40 000,00 in kontant betaal welke bedrag deur die plaaslike bestuur aangewend moet word vir die voorsiening van grond vir parke en/of openbare oop ruimtes.

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

1.5 REGISTRASIE VAN REG-VAN-WEG SERWITUUT EN BEPERKING OP DIE ONTWIKKELING EN OORDRAG VAN ALLE ERWE IN DIE DORP:

Die ontwikkeling en oordrag van alle erwe in die dorp sal nie toegelaat word nie tensy die dorpseienaar, vooraf of gelyktydig met die eerste oordrag van die eerste erf wat deur die dorpseienaar oorgedra sal word, 'n ewigdurende reg-van-weg serwituut, ten minste 16m wyd, registreer al langs 'n roete ooreengekom te word tussen Lea Magdalena Catharina Griessel (Identiteitsnommer 160807 0019 087) en die dorpseienaar en die huiseienaarsvereniging van die dorp oor Gedeelte 30 van die plaas Klipfontein 83 IR en die Resterende Gedeelte van Gedeelte 637 ('n gedeelte van Gedeelte 75) van die plaas Klipfontein 83 IR ten gunste van Erwe 1706 en 1707 dorp Beyerspark Uitbreiding 87 en Erf 1795 dorp Beyerspark Uitbreiding 89, die wydte van die gemelde serwituut en die voorwaardes daarvan tot bevrediging te wees van die Uitvoerende Direkteur: Paaie, Vervoer en Siviele Werke (of sy genomineerde) van die plaaslike bestuur: Met dien verstande dat sodanige wydte in geen geval minder as 16m sal wees nie.

1.6 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.

1.7 TOEGANG:

Ingang na die dorp en uitgang van die dorp word beperk tot daardie gedeelte van Erf 1795 (private pad) tussen Erwe 1782 en 1764 in die dorp.

2. TITELVOORWAARDES:

Die erwe is onderworpe aan die volgende voorwaardes opgelê deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986:-

2.1 ALLE ERWE BEHALWE ERF 1795 (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 gebou of ander struktuur mag binne die voormelde 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 na goeë dunde noodsaaklik ag, tydelik te plaas op die grond wat aan die voormelde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voormelde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke veroorsaak mag word.
- (d) Die erf mag nie sonder die voorafverkreë geskrewe toestemming van die Monte Cristo Huiseienaarsvereniging (universitas personarum) getranspoteer word nie.
- (e) Die erf is geregtig op 'n reg-van-weg serwituut oor Erf 1795 (private pad) in die dorp.

2.2 ERF 1795 (PRIVATE PAD)

- (a) Die erf is onderworpe aan 'n reg-van-weg serwituut ten gunste van Erwe 1764 tot en met 1794 in die dorp.
- (b) Die erf is onderworpe aan 'n serwituut vir riolering, waterretikulاسie, elektriese dienste (behalwe straatligte) en ander munisipale doeleindes ten gunste van die plaaslike bestuur.

2.3 NOTARIELE VERBINDING VAN ERWE:

Die dorpseienaar moet binne ses (6) maande vanaf die datum van publikasie van hierdie kennisgewing Erwe 1664, 1665 en 1666 Beyerspark Uitbreiding 87 notarieel verbind met Erwe 1764, 1765 en 1766 dorp Beyerspark Uitbreiding 89.

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 Dorpsbeplanningskema 1991, wat betrekking het op die grond ingesluit in die dorp Beyerspark Uitbreiding 89 aanvaar het. 'n Afskrif van die gemelde dorpsbeplanningskema soos aanvaar, lê te alle redelike tye ter insae in die kantoor van die Areabestuurder: 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 1094.

PAUL MAVI MASEKO: STADSBESTUURDER;

BURGERSENTRUM BOKSBURG:

12 MAART 2004

KENNISGEWING NR. 18/2004

14/19/3/B3/89;

14/21/1/1094

LOCAL AUTHORITY NOTICE 458

EKURHULENI METROPOLITAN MUNICIPALITY: PROPOSED BEYERSPARK EXTENSION 87 TOWNSHIP: DECLARATION AS AN APPROVED TOWNSHIP AND AMENDMENT OF THE BOKSBURG TOWN-PLANNING SCHEME, 1991

In terms of the provisions of section 103(1) of the Town-planning and Townships Ordinance, 1986, the Ekurhuleni Metropolitan Municipality hereby declares Beyerspark Extension 87 township, situated on Portion 770 (a portion of Portion 637) of the farm Klipfontein 83 I.R., to be an approved township, subject to the conditions set out in the schedule hereto.

SCHEDULE

Conditions under which the application made by VAN WYK LAND DEVELOPMENT CORPORATION (PROPRIETARY) LIMITED in terms of the provisions of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) for permission to establish a township on Portion 770 (a portion of Portion 637) of the farm Klipfontein 83 I. R., Gauteng, has been approved.

1. CONDITIONS OF ESTABLISHMENT:

1.1 NAME:

The name of the township shall be Beyerspark Extension 87.

1.2 DESIGN:

The township shall consist of the erven and a street as indicated on General Plan S.G. No.8260/2003.

1.3 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.

1.4 ENDOWMENTS:

The township owner shall, in terms of the provisions of section 98(2) and (3) of the Town-planning and Townships Ordinance, 1986, pay in cash a lump sum endowment of R237 847,98 (VAT inclusive) to the local authority which amount shall be used by the local authority for roads and storm-water drainage systems in or for the township and pay to the local authority in cash a lump sum endowment of R35 000,00 which amount shall be used by the local authority for the provision of land for parks and/or public open spaces.

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

1.5 REGISTRATION OF RIGHT-OF-WAY SERVITUDE AND RESTRICTION ON DEVELOPMENT AND TRANSFER OF ALL ERVEN IN THE TOWNSHIP:

The development and transfer of all erven in the township shall not be permitted unless simultaneously with the first transfer of the first erf to be transferred by the township owner, the township owner registers a perpetual servitude of right-of-way, at least 16m wide, along a route to be agreed to by Lea Magdalena Catharina Griessel (Identity Number 160807 0019 087) and the township owner and the Homeowners Association of the township over Portion 30 of the farm Klipfontein 83 IR and Remaining Extent of Portion 637 (a portion of Portion 75) of the farm Klipfontein 83 IR in favour of Erven 1706 and 1707 in the township and Erf 1795 Beyerspark Extension 89 township, the width of the said servitude and the conditions thereof to be to the satisfaction of the Executive Director: Roads, Transport and Civil Works (or his nominee) of the local authority: Provided that such width shall in no instance be less than 16m.

1.6 ACCEPTANCE AND DISPOSAL OF STORM-WATER:

The township owner shall arrange for the drainage of the township to fit in with that of the proposed Road K94 and for storm-water running off or being diverted from the said road to be received and disposed of to the satisfaction of the local authority.

1.7 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.

1.8 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.

1.9 REGISTRATION OF SERVITUDE:

The township owner shall within six (6) months from the date of publication of this notice, at its own expense and without payment of compensation register, to the satisfaction of the local authority, a servitude for sewerage purposes in favour of the local authority over Portion 30 of the farm Klipfontein 83 I.R., along the route where the sewer line has been installed.

1.10 ACCESS:

Ingress from road K94 and/or any link road thereof to the township and egress to road K94 and/or any link road thereof shall be restricted to Erf 1706 and that portion of Erf 1707 between Erven 1592 and 1602 in the township.

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 ERVEN 1706 AND 1707 (PRIVATE ROADS):

- (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, 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 may 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) The purchasers of the erven (sectional title units and bodies corporate thereof included) in the township indemnify both the Department of Transport and Public Works and the local authority against all claims arising from the existence of noise emanating from the proposed K94 road when constructed or whilst being constructed or maintained as well as any costs associated with the erection or maintenance of acoustic screening.
- (e) The erf may not be transferred without the prior written consent of Monte Cristo Homeowners Association (universitas personarum).
- (f) The erf is entitled to a right-of-way servitude over Erven 1706 and 1707 (private roads) in the township.

2.2 ERVEN 1597 AND 1604

The erf is subject to a servitude, 2m wide, for electrical and other municipal purposes along the northern boundary of the erf as indicated on the general plan.

2.3 ERVEN 1706 AND 1707 (PRIVATE ROADS)

- (a) The erf is subject to a right-of-way servitude in favour of Erven 1589 up to and including 1705 and Erven 1708, 1709 and 1710 in the township.
- (b) The 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.
- (d) The erf is subject to a right-of-way servitude in favour of all the erven in Beyerspark Extension 89 township.

2.4 NOTARIAL TIE OF ERVEN

The township owner shall within six (6) months from the date of publication of this notice notarially tie Erven 1664, 1665 and 1666 Beyerspark Extension 87 township with Erven 1764, 1765 and 1766 Beyerspark Extension 89 township.

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 to the Boksburg Town Planning Scheme 1991, relating to the land included in Beyerspark Extension 87 township. A copy of the said town-planning scheme as adopted is open for inspection at all reasonable times at the office of the Area Manager: 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 1095.

PAUL MAVI MASEKO: CITY MANAGER;

CIVIC CENTRE BOKSBURG:

12 MARCH 2004

NOTICE NO. 17/2004

PLAASLIKE BESTUURSKENNISGEWING 458

EKURHULENI METROPOLITAANSE MUNISIPALITEIT: VOORGESTELDE DORP BEYERSPARK UITBREIDING 87: VERKLARING TOT GOEDGEKEURDE DORP EN WYSIGING VAN DIE BOKSBURG DORPSBEPLANNINGSKEMA, 1991

Ingevolge die bepalings van artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, verklaar die Ekurhuleni Metropolitaanse Munisipaliteit hierby die dorp Beyerspark Uitbreiding 87 geleë op Gedeelte 770 ('n gedeelte van Gedeelte 637) van die plaas Klipfontein 83 I.R. Gauteng, tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

Voorwaardes waarop die aansoek gedoen deur VAN WYK LAND DEVELOPMENT CORPORATION (EIENDOMS) BEPERK ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) om toestemming om 'n dorp op Gedeelte 770 ('n gedeelte van Gedeelte 637) van die plaas Klipfontein 83 I.R. Gauteng, te stig, toegestaan is.

1. STIGTINGSVOORWAARDES:

1.1 NAAM:

Die naam van die dorp is Beyerspark Uitbreiding 87.

1.2 ONTWERP:

Die dorp bestaan uit die erwe en 'n straat soos aangedui op Algemene Plan S.G. nr. 8260/2003.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES:

Alle erwe sal onderworpe gemaak word aan bestaande titelvoorwaardes en serwitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale.

01040000

1.4 BEGIFTIGINGS:

Die dorpseienaar moet ingevolge die bepalings van artikel 92(2) en (3) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 aan die plaaslike bestuur as begiftiging 'n globale bedrag van R237 847,98 (BTW ingesluit) in kontant betaal welke bedrag deur die plaaslike bestuur aangewend moet word vir die bou van strate en/of stormwaterdreineringsstelsels in of vir die dorp en aan die plaaslike bestuur as begiftiging 'n globale bedrag van R35 000,00 in kontant betaal welke bedrag deur die plaaslike bestuur aangewend moet word vir die voorsiening van grond vir parke en/of openbare oopruimtes.

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

1.5 REGISTRASIE VAN REG-VAN-WEG SERWITUUT EN BEPERKING OP DIE ONTWIKKELING EN OORDRAG VAN ALLE ERWE IN DIE DORP:

Die ontwikkeling en oordrag van alle erwe in die dorp sal nie toegelaat word nie tensy die dorpseienaar, gelyktydig met die eerste oordrag van die eerste erf wat deur die dorpseienaar oorgedra sal word, 'n ewigdurende reg-van-weg serwituut, ten minste 16m wyd, registreer al langs 'n roete ooreengekom te word tussen Lea Magdalena Catharina Griessel (Identiteitsnommer 160807 0019 087) en die dorpseienaar en die huiseienaarsvereniging van die dorp oor Gedeelte 30 van die plaas Klipfontein 83 IR en die Resterende Gedeelte van Gedeelte 637 ('n gedeelte van Gedeelte 75) van die plaas Klipfontein 83 IR ten gunste van Erwe 1706 en 1707 in die dorp en Erf 1795 dorp Beyerspark Uitbreiding 89, die wydte van die gemelde serwituut en die voorwaardes daarvan tot bevrediging te wees van die Uitvoerende Direkteur: Paaie, Vervoer en Siviele Werke (of sy genomineerde) van die plaaslike bestuur. Met dien verstande dat sodanige wydte in geen geval minder as 16m sal wees nie.

1.6 ONTVANGS EN VERSORGING VAN STORMWATER:

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die voorgestelde pad K94 en moet die stormwater wat van die gemelde pad afloop of afgelei word ontvang en daarvoor beskik tot bevrediging van die plaaslike bestuur.

1.7 SLOPING VAN GEBOUE EN STRUKTURE:

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

1.8 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.

1.9 REGISTRASIE VAN SERWITUUT

Die dorpseienaar moet binne ses (6) maande vanaf die datum van publikasie van hierdie kennisgewing, op eie koste en sonder betaling van vergoeding, tot die bevrediging van die plaaslike bestuur, 'n serwituut vir rioleringdoeleindes ten gunste van die plaaslike bestuur oor Gedeelte 30 van die plaas Klipfontein 83 I.R., registreer, al langs die roete waar die rioolpyp geïnstalleer is.

1.10 TOEGANG:

Ingang van pad K94 en/of enige verbindingspad daarvan tot die dorp en uitgang na pad K94 en/of enige verbindingspad daarvan word beperk tot Erf 1706 en daardie gedeelte van Erf 1707 tussen Erwe 1592 en 1602 in die dorp.

2. TITELVOORWAARDES

Die erwe is onderworpe aan die volgende voorwaardes opgelê deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986:-

2.1 ALLE ERWE BEHALWE ERWE 1706 EN 1707 (PRIVATE PAAIE):

- (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 wyd, oor die toegangsgedeelte van die erf, indien en wanneer deur die plaaslike bestuur benodig: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (b) Geen gebou of ander struktuur mag binne die voormelde 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 rioolhoofpypleidings en ander werke wat hy na goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voormelde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voormelde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke veroorsaak mag word.
- (d) Die kopers van die erwe (deeltiteleenhede en regs persone daarvan ingesluit) in die dorp vrywaar beide die Departement van Vervoer en Openbare Werke en die plaaslike bestuur teen alle eise wat mag voortspruit uit die bestaan van geraas afkomstig van die voorgestelde K94 pad wanneer gebou of terwyl dit gebou word of instand gehou word asook enige koste wat verband hou met die oprigting of instandhouding van akoestiese skerms.
- (e) Die erf mag nie sonder die voorafverkreë geskrewe toestemming van die Monte Cristo Huisseienaarsvereniging (universitas personarum) getransporeer word nie.
- (f) Die erf is geregtig op 'n reg-van-weg serwituut oor Erwe 1706 en 1707 (private paaie) in die dorp.

2.2 ERWE 1597 EN 1604:

Die erf is onderworpe aan 'n serwituut, 2m breed, vir elektriese en ander munisipale doeleindes langs die noordelike grens van die erf soos op die algemene plan aangedui.

2.3 ERWE 1706 EN 1707 (PRIVATE PAAIE)

- (a) Die erf is onderworpe aan 'n reg-van-weg serwituut ten gunste van Erwe 1589 tot en met 1705 en Erwe 1708, 1709 en 1710 in die dorp.
- (b) Die erf is onderworpe aan 'n serwituut vir riolering, waterretikulاسie, elektriese doeleindes (behalwe straatligte) en ander munisipale doeleindes ten gunste van die plaaslike bestuur.
- (c) Die erf is onderworpe aan 'n reg-van-weg serwituut ten gunste van alle erwe in die dorp Beyerspark Uitbreiding 89.

2.4 NOTARIELE VERBINDING VAN ERWE

Die dorpseienaar moet binne ses (6) maande vanaf die datum van publikasie van hierdie kennisgewing Erwe 1664, 1665, en 1666 dorp Beyerspark Uitbreiding 87 notariëel verbind met Erwe 1764, 1765 en 1766 dorp Beyerspark Uitbreiding 89.

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 Dorpsbeplanningskema 1991, wat betrekking het op die grond ingesluit in die dorp Beyerspark Uitbreiding 87 aanvaar het. 'n Afskrif van die gemelde dorpsbeplanningskema soos aanvaar, lê te alle redelike tye ter insae in die kantoor van die Areabestuurder: 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 1095.

PAUL MAVI MASEKO: STADSBESTUURDER;

BURGERSENTRUM BOKSBURG:

12 MAART 2004

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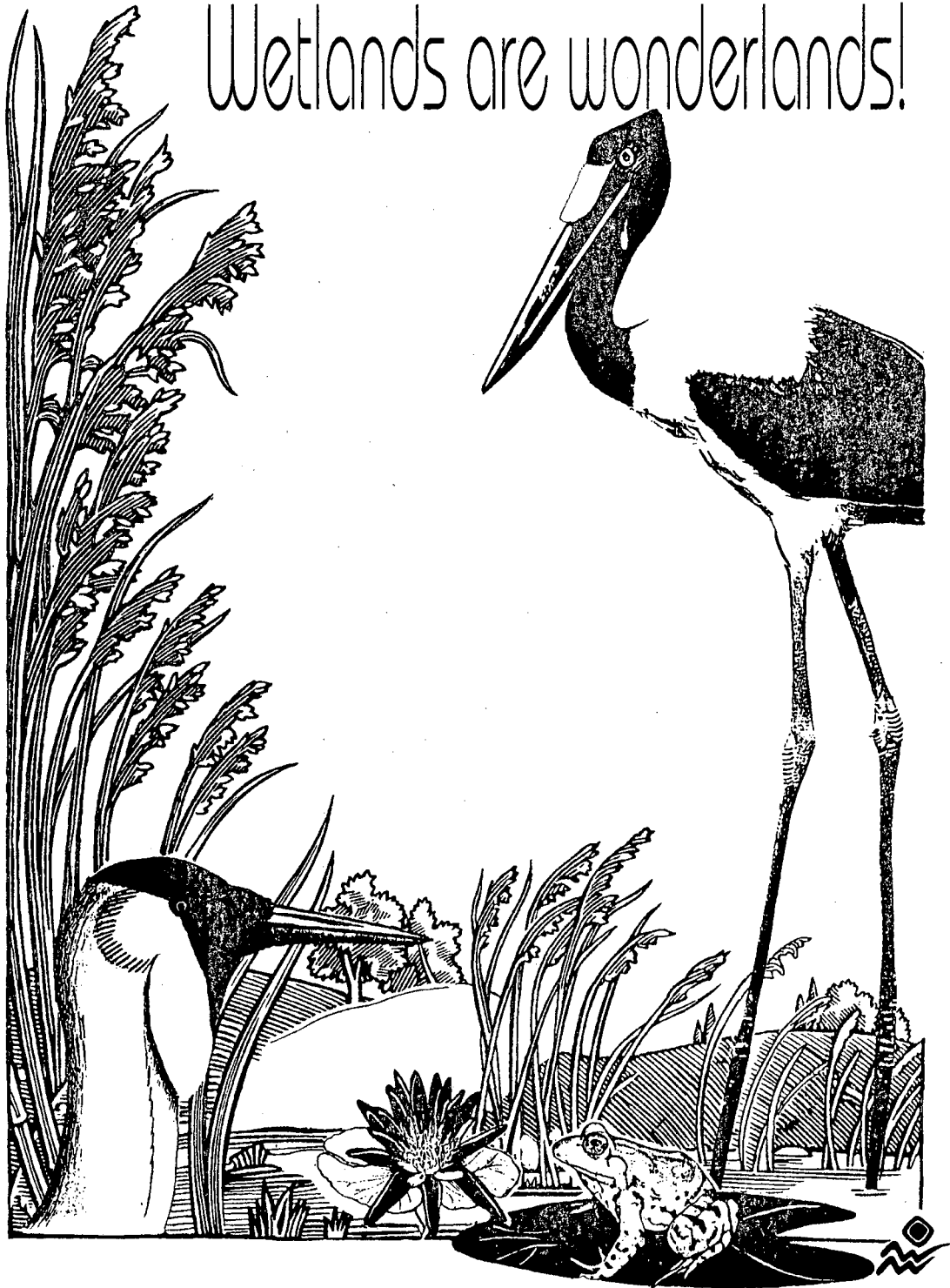
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