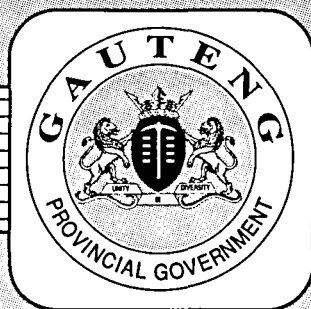


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Vol. 10

PRETORIA, 6 APRIL 2004

No. 135

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 601

**EKURHULENI METROPOLITAN MUNICIPALITY
PROPOSED WITFIELD EXTENSION 32 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 Witfield Extension 32 township, situated on Portion 391 (a portion of Portion 348) of the farm Driefontein 85 IR, to be an approved township, subject to the conditions set out in the schedule hereto.

SCHEDULE

Conditions under which the application made by RYCKLOF-BELEGINGS (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 391 (a portion of Portion 348) of the farm Driefontein 85 IR, has been approved.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Witfield Extension 32.

1.2 DESIGN

The township shall consist of the erven as indicated on General Plan S.G. No. 7503/2003.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions of title and servitudes, if any, including the reservation of rights to minerals.

1.4 ACCESS

No ingress from National Road N12 to Erven 721, 722 and 723 in the township and no egress to National Road N12 from Erven 721, 722 and 723 in the township shall be allowed.

1.5 OBLIGATIONS IN REGARD TO ENGINEERING SERVICES

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

1.6 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.

1.7 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 within a period of six (6) months from the date of publication of this notice.

1.8 ACCEPTANCE AND DISPOSAL OF STORM-WATER

The township owner shall arrange for the drainage of the township to fit in with that of National Road N12 and all storm-water running off or being diverted from the road to be received and disposed of to the satisfaction of the South African National Roads Agency.

1.9 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at its own expense erect a fence or other physical barrier all along the northern boundary of Erven 721, 722 and 723 in the township, to the satisfaction of the local authority, within six (6) months from the date of publication of this notice, and the township owner shall maintain such fence or physical barrier in good order and repair until this obligation is taken over by the local authority.

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

- (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, 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 their works, being made good by the local authority.

2.2 ERF 722

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

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 Witfield Extension 32 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 is known as Boksburg Amendment Scheme 1081.

PAUL MAVI MASEKO
CITY MANAGER
 CIVIC CENTRE
 BOKSBURG
 5 APRIL 2004
 Notice No. 24/2004
 14/19/3/W1/32 (TN)
 14/21/1/1081 (TN)

PLAASLIKE BESTUURSKENNISGEWING 601

EKURHULENI METROPOLITAANSE MUNISIPALITEIT
VOORGESTELDE DORP WITFIELD UITBREIDING 32
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 Witfield Uitbreiding 32 geleë op Gedeelte 391 ('n gedeelte van Gedeelte 348) van die plaas Driefontein 85 IR, tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

Voorwaardes waarop die aansoek gedoen deur RYCKLOF-BELEGGINGS (PROPRIETARY) LIMITED ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) om toestemming om 'n dorp op Gedeelte 391 ('n gedeelte van Gedeelte 348) van die plaas Driefontein 85 IR, te stig, toegestaan is.

1. STIGTINGSVOORWAARDES**1.1 NAAM**

Die naam van die dorp is Witfield Uitbreiding 32.

- 1.2 **ONTWERP**
 Die dorp bestaan uit die erwe soos aangedui op Algemene Plan S.G. nr. 7503/2003.
- 1.3 **BESKIKKING OOR BESTAANDE TITELVOORWAARDES**
 Alle erwe sal onderworpe gemaak word aan bestaande titelvoorwaardes en serwitute, indien enige, met inbegrip van die regte op minerale.
- 1.4 **INGANG**
 Geen toegang vanaf Nasionale Pad N12 na Erwe 721, 722 en 723 in die dorp en geen uitgang vanaf Erwe 721, 722 en 723 in die dorp na Nasionale Pad N12 word toegelaat nie.
- 1.5 **VERPLIGTINGE 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 installering van ingenieursdienste soos voorheen ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom.
- 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 **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, tot bevrediging van die plaaslike bestuur sloop, binne 'n tydperk van ses (6) maande vanaf die datum van publikasie van hierdie kennisgewing.
- 1.8 **ONTVANGS EN VERSORGING VAN STORMWATER**
 Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by Nasionale Pad N12 en moet die stormwater wat van die gemelde pad afloop of afgelei word, daarvoor beskik en versorg, tot die bevrediging van die Suid Afrikaanse Nasionale Paaie Agentskap.
- 1.9 **OPRIGTING VAN HEINING OF ANDER FISIESE VERSPERRING**
 Die dorpseienaar moet op eie koste, 'n heining of ander fisiese versperring al langs die noordelike grens van Erwe 721, 722 en 723 in die dorp oprig, tot bevrediging van die plaaslike bestuur, binne ses (6) maande vanaf die datum van publikasie van hierdie kennisgewing en die dorpseienaar moet sodanige heining of fisiese versperring in 'n goeie toestand hou tot tyd en wyl hierdie verpligting deur die plaaslike bestuur oorgeneem is.
2. **TITELVOORWAARDES**
 Die erwe is onderworpe aan die volgende voorwaardes opgelê deur die plaaslike bestuur ingevolge die bepalinge van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986:-
- (a) Die erf is onderworpe aan 'n serwituut, 2 m 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, 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 voormelde 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 na goeie dunnke 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 gemelde 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.
- 2.2 **ERF 722**
 Die erf is onderworpe aan 'n serwituut van substasie en ander munisipale doeleindes ten gunste van die plaaslike bestuur soos op die algemene plan aangedui.

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 Witfield Uitbreiding 32 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 1081.

PAUL MAVI MASEKO
STADSBESTUURDER
BURGERSENTRUM
BOKSBURG
5 APRIL 2004
Kennisgewing Nr. 24/2004
14/19/3/W1/32 (TN)
14/21/1/1081 (TN)

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