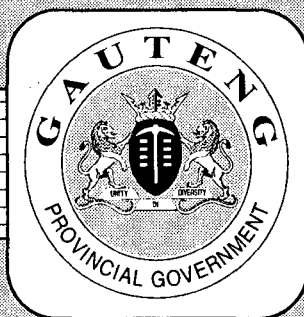


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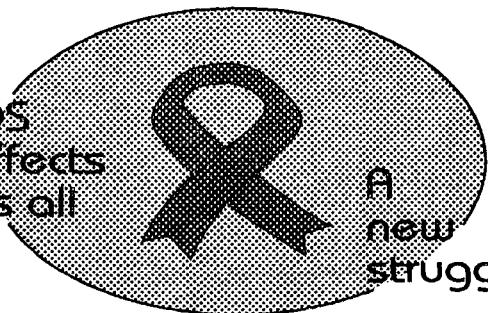
Vol. 10

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No. 423

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 2110

EKURHULENI METROPOLITAN MUNICIPALITY BOKSBURG AMENDMENT SCHEME 1112

The Ekurhuleni Metropolitan Municipality (Boksburg Customer Care Centre) 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 land included in Beyerspark Extension 86 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, Boksburg Civic Centre 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 1112.

PAUL MASEKO, CITY MANAGER, CIVIC CENTRE, GERMISTON
27 SEPTEMBER 2004 : NOTICE NUMBER

PLAASLIKE BESTUURSKENNISGEWING 2110

EKURHULENI METROPOLITAANSE MUNISIPALITEIT BOKSBURG-WYSIGINGSKEMA 1112

Die Ekurhuleni Metropolitaanse Munisipaliteit (Boksburg Diensleweringssentrum) 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 Beyerspark Uitbreiding 86 aanvaar het. 'n Afskrif van die gemelde dorpsbeplanning-skema soos aanvaar, is te alle redelike tye ter insae in die kantoor van die Area Bestuurder : Ontwikkelingsbeplanning, Boksburg Munisipale Kantore 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 1112.

PAUL MASEKO, STADSBESTUURDER, BURGERSENTRUM, GERMISTON
27 SEPTEMBER 2004, KENNISGEWING NR

LOCAL AUTHORITY NOTICE 2111
EKURHULENI METROPOLITAN MUNICIPALITY
PROPOSED BEYERS PARK EXTENSION 86 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 (Boksburg Service Delivery Centre) hereby declares Beyerspark Extension 86 township, situate on Portion 765 (a Portion of Portion 129) of the farm Klipfontein 83 I.R. to be an approved township, subject to the conditions as set out in the schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY ERF 9956 WATERKR CC IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 765 (A PORTION OF PORTION 129) 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 86.

1.2 DESIGN

The township shall consist of the erven and the streets as indicated on General Plan S.G. No 6387\2003.

1.3 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 an endowment the amount of R70 991,16 (VAT inclusive) - which amount shall be used by the local authority for the provision of roads and/or stormwater drainage in or for the township and a lump sum endowment of R130 00,00 (VAT inclusive) to the local authority, which amount shall be used by the local authority for the provision of parks and/or open spaces in or for the township.

Such endowment is payable in accordance with the provisions of section 81 of the aforesaid ordinance read with section 95 of the aforesaid ordinance.

1.4 ACCESS

A line of no access along K94 and Goodman Road. Ingress to the township and egress from the township shall be limited to Goodman Road via Erf 1574 (internal road).

1.5 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 but excluding the servitude of right-of-way in favour of the public 4.72 metres wide, extending to the western boundary of the property, as will more fully appear on reference to the diagram attached to Certificate of Registered Title No 737\1938S, which affects a road in the township.

1.6 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own expense cause all existing buildings and structures to be demolished to the satisfaction of the local authority, when required by the local authority to do so.

1.7 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.

1.8 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 systems therefore, as well as the construction of the roads and stormwater drainage system 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 local authority in terms of the provisions of the Town-planning and Townships Ordinance, 1986 :-

2.1 ALL ERVEN (EXCEPT ERF 1574 - 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 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 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 Section 21 Company or the Universitas Personarum (Home Owners Association).
- (e) The erf is entitled to a right-of-way servitude over the entire Erf 1574 (private road) in the township.

2.2 ERF 1574 (PRIVATE ROAD)

- (a) The erf is subject to a right-of-way servitude in favour of Erven 1545 up to and including Erf 1573 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.

PAUL MASEKO, CITY MANAGER, CIVIC CENTRE, GERMISTON
27 SEPTEMBER 2004 : NOTICE NUMBER\2004 14\19\3\B10\51

PLAASLIKE BESTUURSKENNISGEWING 2111
EKURHULENI METROPOLITAANSE MUNISIPALITEIT
VOORGESTELDE DORP BEUERS PARK UITBREIDING 86
VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge die bepalings van artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, verklaar die Ekurhuleni Metropolitaanse Munisipaliteit (Boksburg Diensleweringssentrum) hierby die dorp Beyerspark Uitbreiding 86, geleë op Gedeelte 765 ('n gedeelte van Gedeelte 129) van die plaas Klipfontein 83 I.R. tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR ERF 9956 WATERKR BK INGELVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NR 15 VAN 1986) OM TOESTEMMING OM 'n DORP OP GEDEELTE 765 ('n GEDEELTE VAN GEDEELTE 129) VAN DIE PLAAS KLIPFONTEIN 83 I.R., TE STIG, TOEGESTAAN IS :

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Beyerspark Uitbreiding 86.

1.2 ONTWERP

Die dorp bestaan uit die erwe en die strate soos aangedui op Algemene Plan S.G. Nr 6387/2003.

1.3 BEGIFTIGING

Die dorpseienaar moet ingevolge die bepalings van artikel 98(2) en (3) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 as 'n begiftiging aan die plaaslike bestuur die bedrag van R70 991,16 (BVT ingesluit) betaal, welke bedrag deur die plaaslike bestuur aangewend moet word vir die voorsiening paaie en/of stormwater dreinerings in en vir die dorp en 'n gegiftiging in die bedrag van R130 000,00 (BVT ingesluit) aan die plaaslike bestuur aangewend moet word vir die voorsiening van grond vir parke en/of oop-ruimtes in of vir die dorp.

Sodanige begiftiging is betaalbaar ooreenkomstig die bepalings van artikel 81 gelees met artikel 95 van die voormelde ordonnansie.

1.4 TOEGANG

Ingang na die dorp en uitgang van die dorp sal beperk wees tot Goodmanstraat via Erf 1574 (interne privaat pad). Geen toegang deur K94 en Goodmanstraat nie.

1.5 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 heruitgesluit die serwituut van 'n reg van weg teen gunste van die algemene publiek 4.72 metres wyd met verwysing tot by die westelike grens van die eiendom soos mee volledig na die diagram aangeheg tot Sertifikaat van Geregistreerde Titel Nr 737\1938S welke 'n pad in die dorp affekteer.

1.6 SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet, op eie koste, alle bestaande geboue en strukture, laat sloop tot bevrediging van die plaaslike bestuur, wanneer so versoek deur die plaaslike bestuur.

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 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 installering van ingenieursdienste, soos voorheen ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom.

2. TITELVOORWAARDES

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

2.1 ALLE ERWE (BEHALWE ERF 1574)

- (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 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 by volgens goeë 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 word.
- (d) Die erf mag nie getransporteer word sonder die vooraf verkree skiftelike toestemming van die Huiseienaarsvereeniging nie.
- (e) Die erf is geregtig op 'n reg-van-weg serwituut oor die hele Erf 1574 (privaat pad) in die dorp.

2.2 ERF 1574 (PRIVAAT PAD)

- (a) Die hele erf is onderworpe aan 'n reg-van-weg serwituut ten gunste van Erwe 1545 tot en insluitend 1573 in die dorp.
- (b) Die hele erf is onderworpe aan 'n serwituut vir riolering, water voorsiening, elektriese doeleindes (uitsluitende straat ligte) en ander munisipale doeleindes ten gunste van die plaaslike bestuur.

PAUL MASEKO, STADSBESTUURDER, BURGERSENTRUM, GERMISTON
 27 SEPTEMBER 2004 : KENNISGEWING NR2004 14\19\B10\51

IMPORTANT NOTICE

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Director: Financial Management
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