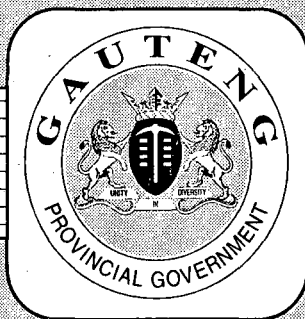


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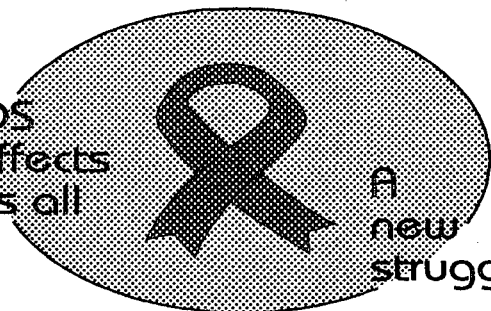
Vol. 10

PRETORIA, 1 NOVEMBER 2004

No. 477

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## LOCAL AUTHORITY NOTICES PLAASLIKE BESTUURSKENNISGEWINGS

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### LOCAL AUTHORITY NOTICE 2408

#### **KUNGWINI LOCAL AUTHORITY DECLARATION AS AN APPROVED TOWNSHIP**

In terms of Section 103 of the Town Planning and Townships Ordinance ( Ordinance 15 of 1986 ) Kungwini Local Authority hereby declares Boardwalk Extension 2 to be an approved township subject to the conditions set out in the annexure hereto.

#### ANNEXURE

**CONDITIONS UNDER WHICH THE APPLICATION MADE BY WILCOPROP (PTY) LTD. (HEREAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNERS) UNDER THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 110 OF THE FARM TWEEFONTEIN 372 - J R HAS BEEN GRANTED.**

#### **1. CONDITIONS OF ESTABLISHMENT.**

- 1.1 **NAME**  
The name of the township shall be Boardwalk Extension 2.
- 1.2 **DESIGN**  
The township shall consist of two erven as indicated on Plan No. SG11442 / 2003
- 1.3 **DISPOSAL OF EXISTING CONDITIONS OF TITLE**  
All erven shall be made subject to the following conditions and servitudes:
  - 1.3.1 "The reservation of Mineral Rights in favour of VANBEND ESTATES (PTY) LTD as will more fully appear from Certificate of Mineral Rights No 351/64 R M dated 30<sup>th</sup> day of June 1964 which reservation is in respect of the Remaining Extent of Olympus Agricultural Holding, situate on Portion 3 (a Portion of Portion A) of the farm TWEEFONTEIN No. 372, Registration Division J R, situate in the district of Pretoria, measuring 338,8519 hectares.
  - 1.3.2 Portion 3 (a Portion of portion A) of the farm Tweefontein No 372, (formerly no 423) Registration Division J R, situate in the

district of Pretoria (of which the Holding hereby transferred forms a portion) is subject to the following: Subject to an order of the Water Court (Supreme Court) North district 21, dated Pretoria, 22 November 1948, and June 1949, as will appear from Servitude 620A/194S.

- 1.4 **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 to do so.
- 1.5 **REMOVAL OF LITTER**  
The township owner shall at own expense cause all litter within the township area to be removed to the satisfaction of the local authority, when required by the local authority to do so.
- 1.6 **REMOVAL OR REPLACEMENT OF MUNICIPAL AND TELKOM SERVICES**  
If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal and Telkom services, the cost thereof shall be borne by the township owners.
- 1.7 **REMOVAL OR REPLACEMENT OF ESKOM POWER LINES**  
If, by reason of the establishment of the township, it should become necessary to remove or replace any existing Eskom power lines, the cost thereof shall be borne by the township owners.

## 2. **CONDITIONS OF TITLE.**

The erven mentioned hereunder shall be subject to the conditions as indicated / imposed by the Local Authority in terms of the provisions of the Town planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)

- 2.1. 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.
- 2.2. 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.
- 2.3. 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.

**PLAASLIKE BESTUURSKENNISGEWING 2408****KUNGWINI PLAASLIKE OWERHEID – VERKLARING VAN 'N GOEDGEKEURDE DORP**

In terme van Artikel 103 van die Dorpe en Dorpsbeplannings Ordonnansie ( Ordonnansie 15 van 1986 ) verklaar Kungwini Plaaslike Owerheid hiermee Boardwalk Uitbreiding 1 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes soos uiteengesit in die bylae.

**BYLAE**

**STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR WILCOPROP ( EIENDOMS ) BEPERK ( HIERNA DIE AANSOEKDOENER GENOEM ) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 ( ODONNANSIE 15 VAN 1986 ), OM TOESTEMMING OM 'N DORP TE STIG OP DIE RESTANT VAN GEDEELTE 105 VAN DIE PLAAS TWEEFONTEIN 372 JR TOEGESTAAN IS.**

**1 Stigtingsvoorwaardes****1.1 Naam**

Die naam van die dorp is Boardwalk Uitbreiding 1

**1.2 Ontwerp**

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 11441/2003.

**1.3 Beskiking oor bestaande titel voorwaardes**

Alle erwe moet onderworpe gemaak word aan die volgende voorwaardes en serwitute, as daar is, met inbegrip van die regte op minerale,:

1.3.1 Die reservering van minerale regte ten gunste van Vanbend Estates ( Pty ) Ltd soos meer duidelik sal blyk uit sertifikaat van minerale regte 351/64 RM gedateer 30 Junie 1964 welke reservering van toepassing is op die Restant van Olympus Landbouhoewes, geleë op gedeelte 3 ( 'n deel van gedeelte A ) van die Plaas Tweefontein 372 Registrasie Afdeling JR, geleë in die distrik van Pretoria, 338, 8519 hektaar in oppervlakte.

1.3.2 Gedeelte 3 ( 'n deel van gedeelte A ) van die Plaas Tweefontein 372 ( voorheen 423 ) Registrasie Afdeling JR geleë in die distrik van Pretoria waarvan hierdie hoewe 'n gedeelte vorm is onderworpe aan die volgende :

Onderworpe aan 'n beslissing van die Waterhof ( Hooggeregshof ) distrik 21 gedateer 22 November 1948 en Junie 1949 soos sal blyk uit Serwituut 620 A/194S.

#### **1.4 Afbreek van geboue en strukture**

Die dorpstigter ( eienaar ) sal op sy eie koste alle bestaande geboue en strukture binne die boulyne en/of sypasiebeperkings of oor gemeenskaplike grense afbreek soos versoek en tot bevrediging van die Plaaslike Owerheid.

#### **1.5 Verwydering van rommel**

Die dorpseienaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

#### **1.6 Verskuiwing of vervanging van TELKOM en Munisipale Diensste**

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

#### **1.7 Verwydering van Eskom kraglyne**

Indien as gevolg van die stigting van die dorp dit sou nodig raak om enige Eskom kraglyne te verskuif sal die koste daarvan vir die rekening van die dorpstigter wees.

## **2 TITELVOORWAARDES**

Voorwaardes opgeiê deur die Plaaslike Bestuur kragtens die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 {Ordonnansie 15 van 1988}

- 2.1. Die erwe is onderworpe aan 'n serwituut 2 meter breed vir riolerings- en ander munisipale doeleindes en 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 meter breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur. Met dien verstande dat die plaaslike bestuur van sodanige serwituut mag afsien.
- 2.2. Geen geboue of ander strukture mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 (twee) meter daarvan geplant word nie.

2.3 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 goeë dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voorgenoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpyp leidings en ander werke veroorsaak word.

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**LOCAL AUTHORITY NOTICE 2409**  
**PERI-URBAN TOWN PLANNING SCHEME 1975**  
**AMENDMENT SCHEME**

Kungwini Local Authority hereby declares that it has approved an amendment, being an amendment of the Peri-Urban Town Planning Scheme 1975, comprising of the same land as included in the townships Boardwalk Extension 1 and Boardwalk Extension 2 in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)

Map 3 and scheme clauses of the amendment scheme are filed at the Grasdak Complex, Corner of Church Street and Feidas Street, Bronkhorstspuit and are open for inspection during office hours

Director Technical Services.

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**PLAASLIKE BESTUURSKENNISGEWING 2409**  
**BUIE – STEDELIKE GEBIEDE DORPSBEPLANNINGSKEMA**  
**WYSIGINGSKEMA**

Kungwini Plaaslike Bestuur verklaar hiermee dat 'n wysiging van die Buitestedelike Gebiede Dorpsbeplanningskema 1975 deur hom goedgekeur is op dieselfde eiendom waarop die dorpe Boardwalk Uitbreiding 1 en Boardwalk Uitbreiding 2 geleë is ingevolge Artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 ( Ordonnansie 15 van 1986 ). Kaart 3 en die skemaklousules van die wysigingskema lê ter insae by die Grasdakkompleks, hoek van Kerk en Feidastraat, Bronkhorstspuit gedurende kantoorure.

Direkteur Tegnieese Diensste

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**HENNIE MALAN**

Director: Financial Management

Office of the Premier (Gauteng)

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