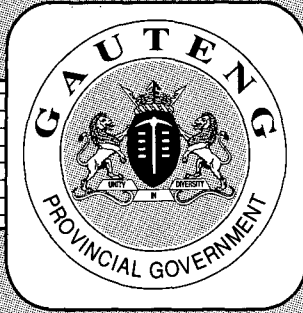


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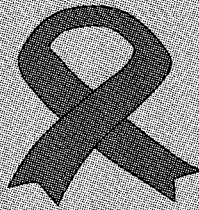
Vol. 10

**PRETORIA, 11 FEBRUARY
FEBRUARIE 2004**

No. 49

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CONTENTS • INHOUD

No.

*Page
No. Gazette
 No.*

LOCAL AUTHORITY NOTICE

224	Town-planning and Townships Ordinance (15/1986): Ekurhuleni Metropolitan Municipality: Declaration as an approved township: Beyers Park Extension 83.....	3	49
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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 224

EKURHULENI METROPOLITAN MUNICIPALITY

PROPOSED BEYERS PARK EXTENSION 83 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 **Beyers Park Extension 83** township, situated on Portion 761 (a portion of Portion 757) 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 MAXWELL HONEY AND SHIRLEY ANN HONEY 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 761 (A PORTION OF PORTION 757) OF THE FARM KLIP-FONTEIN 83 IR, HAS BEEN APPROVED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be **Beyers Park Extension 83**.

1.2 DESIGN

The township shall consist of the erven and a street as indicated on General Plan S.G. No. 3908/2003.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to the existing conditions of title 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 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 roads and/or stormwater drainage systems in or for the township and pay to the local authority in cash a lump sum endowment of R30 000,00 which amount shall be used for the provision of land for a park and/or public open space in or for the township.

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

1.5 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.

1.6 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.

1.7 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 ACCESS

Ingress to the township and egress from the township shall be restricted to that portion of Erf 1544 (private road) which abuts Kirschner Road in the township.

1.9 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owners shall arrange for the drainage of the township to fit in with that of the proposed road PWV-15 and for stormwater running off or being diverted from the said road to be received and disposed of to the satisfaction of the Head of Department: Gauteng Department of Transport and Public Works.

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 1544 (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, 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.

2.2 ERVEN 1522 TO 1543

- (a) The erf may not be transferred without the prior written consent of Honeydale Homeowners Association (universitas personarum).
- (b) The erf is entitled to a right-of-way servitude over Erf 1544 (private road) in the township.

2.3 ERF 1544 (PRIVATE ROAD)

- (a) The erf is subject to a right-of-way servitude in favour of Erven 1522 up to and including Erf 1543 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.

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 Beyers Park Extension 83 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 1065.

PAUL MAVI MASEKO, City Manager

Civic Centre, Boksburg

11 February 2004

(Notice No. 172/2003)

14/19/3/B3/83 (TN)

14/21/1/1065 (TN)

PLAASLIKE BESTUURSKENNISGEWING 224

EKURHULENI METROPOLITAANSE MUNISIPALITEIT

VOORGESTELDE DORP BEYERS PARK UITBREIDING 83: 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 **Beyers Park Uitbreiding 83** geleë op Gedeelte 761 ('n gedeelte van Gedeelte 757) 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 MAXWELL HONEY EN SHIRLEY ANN HONEY INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) OM TOESTEMMING OM 'N DORP OP GEDEELTE 761 ('N GEDEELTE VAN GEDEELTE 757) VAN DIE PLAAS KLIPFONTEIN 83 IR, TE STIG TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is **Beyers Park Uitbreiding 83**.

1.2 ONTWERP

Die dorp bestaan uit die erwe en 'n straat soos aangedui op Algemene Plan L.G. NR. 3908/2003.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

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

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 betaal 'n globale bedrag van R35 000,00 in kontant 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 R30 000,00 in kontant betaal welke bedrag deur die plaaslike bestuur aangewend moet word vir die voorsiening van grond vir 'n park en/of publieke oopruimte in of vir die dorp.

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

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 SLOPING VAN GEBOUE OF STRUKTURE

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne die boulynreserwes, kantruintes, 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.

1.7 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 TOEGANG

Toegang na die dorp en uitgang vanaf die dorp sal beperk word tot daardie gedeelte van Erf 1544 (private pad) wat grens aan Kirschnerweg in die dorp.

1.9 ONTVANGS EN VERSORGING VAN STORMWATER

Die dorpseienaars moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die voorgestelde pad PWV-15 en moet die stormwater wat van die gemelde pad afloop of afgelei word, ontvang en daarvoor beskik, tot bevrediging van die Hoof van Departement: Gauteng Departement van Vervoer en Openbare Werke.

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

- (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 volgens goedgekeurde 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.

2.2 ERWE 1522 TOT 1543

- (a) Die erf mag nie sonder die voorafverkreë geskrewe toestemming van die Honeyvale Huiseienaarsvereniging (universitas personarum) getranspoteer word nie.
- (b) Die erf is geregtig op 'n reg-van-weg serwituut oor Erf 1544 (private pad) in die dorp.

2.3 ERF 1544 (PRIVATE PAD)

- (a) Die erf is onderworpe aan 'n reg-van-weg serwituut ten gunste van Erwe 1522 tot en met 1543 in die dorp.
- (b) Die erf is onderworpe aan 'n serwituut vir riolering, waterretikulering, elektriese dienste (behalwe straatligte) en ander munisipale doeleindes ten gunste van die plaaslike bestuur.

Die Ekurhuleni Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepalinge 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 Beyers Park Uitbreiding 83 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 1065.

PAUL MAVI MASEKO, Stadsbestuurder

Burgersentrum, Boksburg

11 Februarie 2004

(Kennisgewing Nr. 172/2003)

14/19/3/B3/83 (TN)

14/21/1/1065 (TN)

IMPORTANT NOTICE

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HENNIE MALAN

Director: Financial Management
 Office of the Premier (Gauteng)

