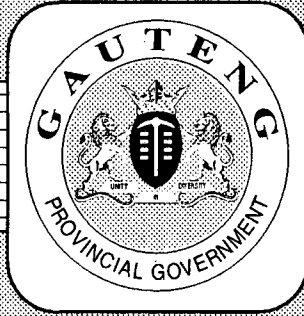


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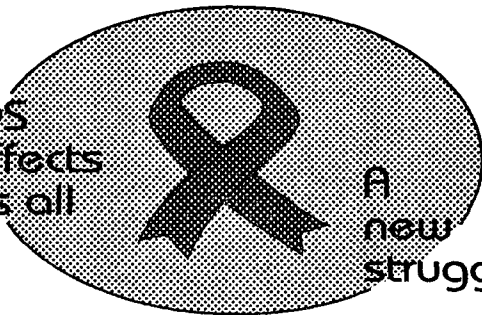
**Vol. 10**

**PRETORIA, 18 NOVEMBER 2004**

**No. 520**

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affects  
us all



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struggle

**Prevention is the cure**

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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 2651

#### EKURHULENI METROPOLITAN MUNICIPALITY PROPOSED JANSEN PARK EXTENSION 25 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 hereby declares Jansen Park Extension 25 township, situated on Portion 618 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 IMPERIAL GROUP (PTY) LTD 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 618 OF THE FARM KLIPFONTEIN 83 IR, GAUTENG, HAS BEEN APPROVED**

#### 1. CONDITIONS OF ESTABLISHMENT

##### 1.1. NAME

The name of the township shall be Jansen Park Extension 25.

##### 1.2. DESIGN

The township shall consist of the erven as indicated on General Plan S.G No 2628 / 2002.

##### 1.3. DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

##### 1.4. ENDOWMENT

The township owner shall, in terms 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 R217 798,59 - which amount shall be used by the local authority for the construction of roads and/or storm water drainage systems in or for the township.

Such endowment is payable in terms of the provisions of section 81 read with section 95 of the said ordinance.

##### 1.5. 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.

##### 1.6. OBLIGATIONS IN REGARD OF 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.

##### 1.7. ACCESS

No ingress from roads K90 and K94 to the township and no egress from the township to roads K90 and K94 shall be allowed.

##### 1.8. CONSOLIDATION AND/OR NOTARIAL TIE OF ERVEN

The township owner shall within 6 months from the date of publication of this notice cause Erven 292 and 293 in the township to be notorially tied with Erf 241 Jansen Park Extension 12 township or with any portion or portions of the said erf.

#### 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:-

- (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. 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 aforesaid purposes, 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.

PAUL MAVI MASEKO CITY MANAGER CIVIC CENTRE BOKSBURG

18 NOVEMBER 2004 14 / 19 / 3 / J1 / 25.

**PLAASLIKE BESTUURSKENNISGEWING 2651**  
**EKURHULENI METROPOLITAANSE MUNISIPALITEIT**  
**VOORGESTELDE DORP JANSEN PARK UITBREIDING 25**  
**VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge die bepalings van artikel 103 (1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, verklaar die Ekurhuleni Metropolitaanse Munisipaliteit, hierby die dorp Jansen Park Uitbreiding 25 gelee op Gedeelte 618 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 IMPERIAL GROEP (EDMS) BPK INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE 1986 (ORDONNANSIE NO. 15 VAN 1986) OM TOESTEMMING OM 'N DORP OP GEDEELTE 618 VAN DIE PLAAS KLIPFONTEIN 83 IR GAUTENG, TE STIG, TOEGESTAAN IS.**

**1. STIGINGVOORWAARDES**

**1.1. NAAM**

Die naam van die dorp is Jansen Park Uitbreiding 25.

**1.2. ONTWERP**

Die dorp bestaan uit die erwe soos aangedui op Algemene Plan S.G. Nr. 2628/2002.

**1.3. BESKIKKING OOR BESTAANDE TITELVOORWAARDES**

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

**1.4. BEGIFTIGING**

Die dorpseienaar moet ingevolge die bepalings van artikel 98(2) en (3) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 as begiftiging aan die plaaslike bestuur die bedrag van R217 798,59 betaal - welke bedrag deur die plaaslike bestuur aangewend moet word vir die bou van paaie en/of stormwaterdreineringsstelsels in of vir die dorp.

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

**1.5. VERWYDERING OF VERANGING 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.

**1.6. 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.

**1.7. TOEGANG**

Geen ingang van paaie K90 en K94 na die dorp en geen uitgang van die dorp na paaie K90 en K94 sal toegelaat word nie.

**1.8. KONSOLIDASIE EN/OF NOTARIELE VERBINDING VAN ERWE**

Die dorpseienaar moet binne 'n tydperk van ses (6) maande vanaf die datum van publikasie van hierdie kennisgewing, Erwe 292 en 293 in die dorp notarieel - verbind met Erf 241 Jansen Park Uitbreiding 12 dorpsgebied of met enige gedeelte of gedeeltes van die gemelde erf.

**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:-

- (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: 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 volgens goeie rede 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 rioolhoofpyleidings en ander werke veroorsaak word.

PAUL MAVI MASEKO    STADSBESTUURDER    BURGERSENTRUM BOKSBURG

18 NOVEMBER 2004    14 / 19 / 3 / J1 / 25.

**LOCAL AUTHORITY NOTICE 2652  
EKURHULENI METROPOLITAN MUNICIPALITY  
BOKSBURG AMENDMENT SCHEME 975**

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 of the Boksburg Town Planning Scheme, 1991 relating to the land included in Jansen Park Extension 25 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 975.

PAUL MAVI MASEKO    CITY MANAGER    CIVIC CENTRE BOKSBURG

18 NOVEMBER 2004    14/21/1/975.

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**PLAASLIKE BESTUURSKENNISGEWING 2652  
EKURHULENI METROPOLITAANSE MUNISIPALITEIT  
BOKSBURG-WYSIGINGSKEMA 975**

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 Dorpsbeplanning-skema, 1991 wat betrekking het op die grond ingesluit in die dorp Jansen Park Uitbreiding 25 aanvaar het. 'n Afskrif van die gemelde dorpsbeplanningskema soos aanvaar, lê te alle redelike tye ter insae in die kantoor van die Area Bestuurder Burgersentrum, Boksburg en die kantoor van die Hoof van Department, Department Ontwikkelingsbeplanning en Plaaslike Regering, Gauteng Provinsiale Regering, Johannesburg. Die gemelde wysigingskema staan bekend as Boksburg-wysigingskema 975.

PAUL MAVI MASEKO    STADSBESTUURDER    BURGERSENTRUM BOKSBURG

18 NOVEMBER 2004    KENNISGEWING NR. 14/21/1/975

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# IMPORTANT NOTICE

The  
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Mrs J. Wehmeyer Tel.: (012) 334-4753  
Fax.: (012) 323-9574

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*In future, adverts have to be paid in advance  
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**HENNIE MALAN**

Director: Financial Management  
Office of the Premier (Gauteng)

