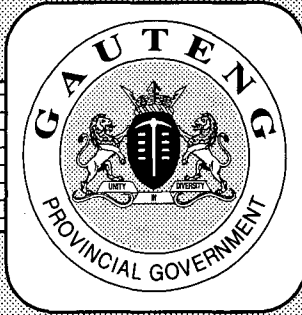


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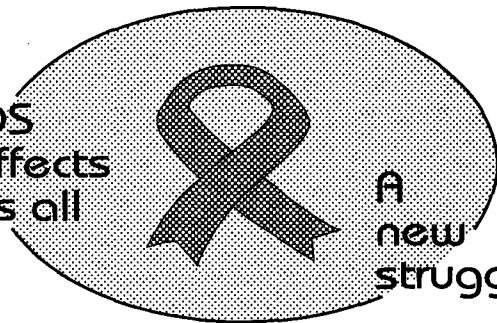
Vol. 10

**PRETORIA, 10 MARCH
MAART 2004**

No. 95

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LOCAL AUTHORITY NOTICES PLAASLIKE BESTUURSKENNISGEWINGS

LOCAL AUTHORITY NOTICE 398 EKURHULENI METROPOLITAN MUNICIPALITY

PROPOSED RAVENSWOOD EXTENSION 36 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 **Ravenswood Extension 36 Township**, situated on Portion 734 (a portion of Portion 733) of the farm Klipfontein 83 IR, to be an approved township, subject to the conditions as set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY OLD TOWN INVESTMENTS 724 CC 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 734 (A PORTION OF PORTION 733) OF THE FARM KLIPFONTEIN 83 IR, HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be **Ravenswood Extension 36**.

1.2 DESIGN

The township shall consist of the erven and a street as indicated on General Plan S.G. No. 2697/2002.

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 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 R110 897,92 (VAT inclusive) 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 parks and/or public open spaces in or for the township.

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

1.5 ACCESS

Ingress to the township and egress from the township shall be restricted to a single ingress and egress point along Second Avenue via Erf 626 (private road) in the township.

No ingress from Second Avenue to Erven 616 and 617 in the township and no egress to Second Avenue from Erven 616 and 617 in the township shall be allowed.

No ingress from Road K90 to Erven 606 and 607 in the township and no egress from Erven 606 and 607 to Road K90 shall be allowed.

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 STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of Road K90 and for stormwater running off or being diverted from the said road to be received and disposed of to the satisfaction of 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 EXCEPT ERF 626 (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 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.
- (d) The erf may not be transferred without the prior written consent of Villino Berto Homeowners Association (universitas personarum).
- (e) The erf is entitled to a right-of-way servitude over Erf 626 (private road) in the township.

2.2 ERF 626 (PRIVATE ROAD)

- (a) The erf is subject to a right-of-way servitude in favour of Erven 606 up to and including 625 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.

LOCAL AUTHORITY NOTICE 399

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 Ravenswood Extension 36 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 965.

PAUL MAVI MASEKO, City Manager

Civic Centre, Boksburg

4 March 2004

Notice No. 16/2004

14/19/3/R2/36 (TN)

14/21/1/965 (TN)

PLAASLIKE BESTUURSKENNISGEWING 398**EKURHULENI METROPOLITAANSE MUNISIPALITEIT****VOORGESTELDE DORP RAVENSWOOD UITBREIDING 36: 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 Ravenswood Uitbreiding 36, geleë op Gedeelte 734 ('n gedeelte van Gedeelte 733) 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 OLD TOWN INVESTMENTS 724 CC INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) OM TOESTEMMING OM 'N DORP OP GEDEELTE 734 ('N GEDEELTE VAN GEDEELTE 733) VAN DIE PLAAS KLIPFONTEIN 83 IR, TE STIG, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES**1.1 NAAM**

Die naam van die dorp is **Ravenswood Uitbreiding 36**.

1.2 ONTWERP

Die dorp bestaan uit die erwe en 'n straat soos aangedui op Algemene Plan L.G. Nr. 2697/2002.

1.3 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.

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 'n globale bedrag van R110 897,72 (BTW ingeslote) in kontant betaal 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 parke en/of publieke oopruimte in of vir die dorp.

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

1.5 TOEGANG

Toegang na die dorp en uitgang vanaf die dorp sal beperk word na 'n enkele toegangspunt langs Tweedelaan via Erf 626 (private pad) in die dorp.

Geen toegang vanaf Tweedelaan na Erwe 616 en 617 in die dorp en geen uitgang vanaf Erwe 616 en 617 na Tweedelaan in die dorp word toegelaat nie.

Geen toegang vanaf Pad K90 na Erwe 606 en 607 in die dorp en geen uitgang vanaf Erf 606 en 607 in die dorp na Pad K90 word toegelaat nie.

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 OF 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 Pad K90 en moet die stormwater wat van die gemelde pad afloop of afgelei word, ontvang en versorg, tot die bevrediging van die plaaslike bestuur.

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 BEHALWE ERF 626 (PRIVATE PAD)

- (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 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 doedunke 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.
- (d) Die erf mag nie sonder die voorafverkreë geskrewe toestemming van die Villino Berto huiseienaarsvereniging (universitas personarum) getranspoteer word nie.
- (e) Die erf is geregtig op 'n reg-van-weg serwituut oor Erf 626 (private pad) in die dorp.

2.2 ERF 626 (PRIVATE PAD)

- (a) Die erf is onderworpe aan 'n reg-van-weg serwituit ten gunste van Erwe 606 tot en met 625 in die dorp.
- (b) Die erf is onderworpe aan 'n serwituit vir riolering, waterretikulasie, elektriese dienste (uitgesonderd straatligte) en ander munisipale doeleindes ten gunste van die plaaslike bestuur.

PLAASLIKE BESTUURSKENNISGEWING 399

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 Ravenswood Uitbreiding 36 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 965.

PAUL MAVI MASEKO, Stadsbestuurder

Burgersentrum, Boksburg

4 Maart 2004

Kennisgewing No. 16/2004

14/19/3/R2/36 (TN)

14/21/1/965 (TN)

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