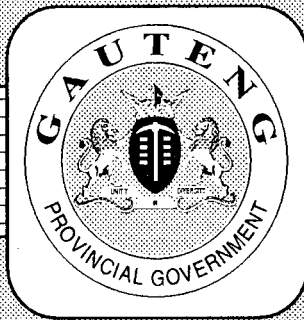


**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

**Provincial Gazette Extraordinary  
Buitengewone Provinsiale Koerant**

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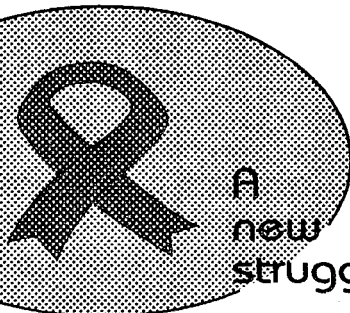
Vol. 11

PRETORIA, 18 APRIL 2005

No. 155

**We all have the power to prevent AIDS**

AIDS  
affects  
us all



A  
new  
struggle

**Prevention is the cure**

**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH



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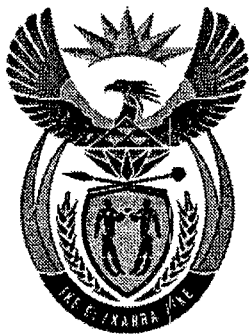


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## THE GOVERNMENT PRINTING WORKS

### PUBLICATIONS DIVISION

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**MASADA BUILDING at 196 PROES STREET, PRETORIA  
(i.e. CORNER OF PAUL KRUGER AND PROES STREETS)  
with effect from 3 May 2005.**

For enquiries and information:

**Mr M Z Montjane**  
**Tel: (012) 334-4653**  
**Cell: 083 640 6121**

## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 810

#### EKURHULENI METROPOLITAN MUNICIPALITY DECLARATION AS APPROVED TOWNSHIP

In terms of the provision of section 103(1) of the Town-planning and Townships Ordinance, 15 of 1986, the Ekurhuleni Metropolitan Municipality hereby declares **Libradene Extension 2 Township**, situated on Portion 137 of the Farm Leeuwpoort 113 IR, to be an approved township, subject to the conditions set out in the Schedule hereto:

#### SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY DEALMANIA (PROPRIETARY) LIMITED (HEREIN REFERRED TO AS THE TOWNSHIP OWNER) 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 137 OF THE FARM LEEUWPOORT 113 IR, GAUTENG, HAS BEEN APPROVED

#### 1. CONDITIONS OF ESTABLISHMENT

- 1.1 NAME  
The name of the township shall be "**Libradene Extension 2**".
- 1.2 DESIGN  
The township shall consist of erven and a street as indicated on General Plan S G No. 3667/2004.
- 1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE  
All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, but excluding:
- 1.3.1 The following servitudes which do not affect the Township:
- 1.3.1.1 Paragraphs 2 to 5, 7 and 8 in Deed of Transfer No. T 46373/1998 (see certificate by Land Surveyor J A Jansen Van Ryssen, dated 3<sup>rd</sup> August 2004);
- 1.3.1.2 Paragraphs 1 to 27 in Deed of Transfer No. T 82017/2001 (see certificate by Land Surveyor J A Jansen Van Ryssen, dated 3<sup>rd</sup> August 2004)
- 1.3.2 The following servitudes which affect an Erf in the Township only:
- 1.3.2.1 Part of a servitude, extending 11m on each side of the centre lines A B C D and E F G H, as shown on diagram S G No. 9757/1999, in favour of Eskom for electric power transmission purposes, as will more fully appear on reference to Notarial Deed of Route Description No K07158/2002s (replacing Notarial Deed No K3753/1987s, Paragraph 6 in Deed of Transfer No T46373/1998). Vide also the lines q r s and t u v on General Plan S.G. No. 3667/2004, which affects Erf 343 in the Township only.
- 1.3.2.2 Part of a servitude, 2m wide, in favour of the Transitional Local Council of Boksburg (the local authority) for municipal purposes, by virtue of Deed of Transfer No T 46373/1998 (Paragraph 9), the centre lines of which are depicted on Diagram S.G. No 3723/1998 by the lines F C G H J K and L D M N, the relevant part being depicted by the lines I h m and n j p on General Plan S.G. No 3667/2004, which affects Erf 343 in the township only.
- 1.4 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.

#### 2. CONDITIONS OF TITLE

- 2.1 CONDITIONS IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986.
- 2.1.1 All erven shall be subject to the following conditions:

- 2.1.1.1. As this Erf forms part of land which is or may be undermined and liable to subsidence, settlement, shock and cracking due to mining operations past, present or future, the owner thereof accepts all liability for any damage thereto and to any structure thereon which may result from such subsidence, settlement, shock or cracking.
- 2.1.1.2. 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 when required by the local authority: Provided that the local authority may dispense with any such servitude.
- 2.1.1.3. 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.
- 2.1.1.4. 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.
- 2.1.1.5. The erf is subject to a servitude, 2m wide, in favour of the local authority for municipal purposes, by virtue of Deed of Transfer No T46373/1998, the centre line of which is indicated by the line f g h j k on the general plan of the township.
- 2.1.2 Erf 342
- 2.1.2.1. The erf is subject to a servitude, 2m wide, in favour of the local authority for water pipe line and other municipal purposes, by virtue of Notarial Deed of Servitude No K1612/2005S as depicted by the line A B, on Diagram S.G. No 7407/2002, annexed to Certificate of Consolidated Title No T32603/2005 and further extended to B, as shown on the general plan of the township.
- 2.1.2.2. The erf is subject to a servitude, 2m wide, in favour of the local authority for sewer pipe line and other municipal purposes, by Virtue of Notarial Deed of Servitude No K1612/2005S, the centre line of which is indicated by the line c d e f as shown on the general plan of the township.
- 2.1.2.3. The erf is subject to a servitude, 2m wide, in favour of the local authority for sewer pipe line and other municipal purposes, by virtue of Notarial Deed of Servitude No K , the centre line of which is indicated by the line E F, as shown on diagram S.G. No. 8873/2004. (This servitude to be registered simultaneously with any dealings in regard to Erf 342: Alternatively, within six months of declaration of the township as an approved township).
- 2.1.3 Erf 343
- 2.1.3.1 The Erf is subject to a servitude, 2m wide, in favour of the local authority for municipal purposes, by virtue of Deed of Transfer No T46373/1998, the centre lines of which are indicated by the lines l h m and n j p, as shown on the general plan of the township.
- 2.1.3.2. The Erf is subject to a servitude, in favour of ESKOM, by Virtue of Notarial Deed of Route Description No K 07158/2002s, extending 11 m on each side of the lines q r s and t u v as shown on the general plan of the township.

## LOCAL AUTHORITY NOTICE 811

### NOTICE OF APPROVAL

#### EKURHULENI METROPOLITAN MUNICIPALITY

#### BOKSBURG AMENDMENT SCHEME

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 **Libradene Extension 2 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 Development Planning and Local Government, Gauteng Provincial Government, Johannesburg.

The said amendment scheme is known as Boksburg Amendment Scheme.

**PAUL MAVI MASEKO**, City Manager

Civic Centre, Boksburg

**PLAASLIKE BESTUURSKENNISGEWING 810**  
**VOORGESTELDE DORP LIBRADENE UITBREIDING 2**

**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 dat die **Dorp Libradene Uitbreiding 2**, gelee op Gedeelte 137 van die Plaas Leeuwpoort 113 IR, tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

**BYLAE**

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR DEALMANIA (PROPRIETARY LIMITED) (HIERNA DIE DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 137 VAN DIE PLAAS LEEUWPOORT 113 IR, GAUTENG, TE STIG, TOEGESTAAN IS.

**1. STIGTINGSVOORWAARDE**

1.1 NAAM

Die naam van die dorp is "**Libradene Uitbreiding 2**".

1.2 ONTWERP

Die dorp bestaan uit die erwe en die straat soos aangedui op Algemene Plan SG Nr. 3667/2004.

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, maar uitgesonderd:

1.3.1 Die volgende serwitute wat nie die dorp affekteer nie:

1.3.1.1 Paragrafe 2 tot 5, 7 en 8 in Akte van Transport T 46373/1998 ( sien sertifikaat deur Landmeter J A Jansen Van Ryssen, gedateer 3 Augustus 2004);

1.3.1.2 Paragrafe 1 tot 27 in Akte van Transport No. T 82017/2001 (sien sertifikaat deur Landmeter J A Van Ryssen gedateer 3 Augustus 2004)

1.3.2 Die volgende serwitute wat slegs 'n erf in die dorp affekteer:

1.3.2.1 Gedeelte van 'n serwituut, 11m wyd weerskante van die middellyne A B C D en E F G H, soos getoon op kaart S G Nr. 9757/1999, ten gunste van Eskom vir elektriese krag transmissie doeleindes, soos meer volledig sal blyk uit Notariele Akte van Roete beskrywing Nr. KO7158/2002S ( wat Notariele Akte Nr. K3753/1987S vervang, paragraaf 6 in Akte van Transport Nr. T 46373/1998). Vide ook die lyne q r s en t u v op algemene plan S G Nr. 3667/2004, wat slegs erf 343 in die dorp affekteer.

1.3.2.2 Gedeelte van 'n serwituut, 2m wyd, in gunste van die Plaaslike Oorgansraad van Boksburg (die plaaslike bestuur) vir munisipale doeleindes, kragtens Akte van Transport Nr. T 46373/1998 (paragraaf 9), die middellyne waarvan op kaart S.G. Nr. 3723/1998, deur die lyne F C G H J K en L D M N , op gemelde kaart aangetoon word, die relevante gedeelte aangetoon deur die lyne l h m en n j p op algemene plan S.G. Nr. 3667/2004, wat slegs erf 343 in die dorp affekteer.

1.4 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 dorpsseienaar gedra word.

**2. TITELVOORWAARDES**

2.1 Voorwaardes, opgelê deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986:

2.1.1 *Alle erwe sal onder worpe wees aan die volgende voorwaardes:*

2.1.1.1 Aangesien die Erf deel vorm van grond wat ondermyn is of ondermyn mag word en onderhewig mag wees aan versakking, vassakking, skok en krake as gevolg van mynbewerking in die

- verlede, hede en in die toekoms, aanvaar die eienaar daarvan alle verantwoordlikheid vir enige skade daaraan of aan enige struktuur daarop, as gevolg van sodanige versakking, vassakking, skok of krake.
- 2.1.1.2 Die erf is onderworpe aan 'n serwituut, 2 meter breed, vir rioolerings - en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, langs enige twee grense; uitgesonderd 'n straatgrens, indien en wanneer verlang deur die plaaslike bestuur. Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- 2.1.1.3 Geen geboue of ander strukture mag binne die voorgemelde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 meter daarvan geplant word nie.
- 2.1.1.4 Die plaaslike bestuur is geregtig om enige materiaal wat deur horn uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke wat hy volgens goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voormelde serwituut grens; en voorts is die plaaslike bestuur geregtig tot redilike toegang tot genoemde 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 mag word.
- 2.1.1.5 Die erf is onderworpe aan 'n serwituut, 2m wyd ten gunste van die plaaslike bestuur vir munisipale doeleindes, kragtens Akte van Transport Nr. T 46373/1998, die middellyn daarvan aangedui is deur die lyn f g h j k op die algemene plan van die dorp.
- 2.1.2 Erf 342
- 2.1.2.1 Die erf is onderworpe aan 'n serwituut, 2m wyd, ten gunste van die plaaslike bestuur vir waterpyplyn en ander munisipale doeleindes, kragtens met Notariele Akte van Serwituut Akte Nr. K1612/2005S, soos aangedui deur die lyn A B, op kaart S.G Nr. 7407/2002, wat by Sertifikaat van Gekonsolideerde Titel T32603/2005, aangeheg is en verder verleng tot B, soos aangedui op die algemene plan van die dorp.
- 2.1.2.2 Die erf is onderhewig aan 'n serwituut, 2m wyd, ten gunste van die plaaslike bestuur vir rioolpyplyn en ander munisipale doeleindes, kragtens met Notariele Akte van serwituut Nr. K1612/2005S, die middel lyn waarvan aangedui word deur die lyn c d e f soos aangedui op die algemene plan van die dorp.
- 2.1.2.3 Die erf is onderworpe aan 'n serwituut, 2m wyd ten gunste van die plaaslike bestuur vir rioolpyplyn en ander munisipale doeleindes, kragtens Notariele Akte van Serwituut Nr. K die middellyn E F soos aangedui op kaart S.G. Nr. 8873/2004. (Hierdie serwituut moet geregistreer word gelyktydig met enige handeling met erf 342: alternatiewelik binne ses maande vanaf verklaring van die dorp as 'n goedgekeurde dorpsgebied).
- 2.1.3 Erf 343.
- 2.1.3.1 Die erf is onderworpe aan 'n serwituut, 2m wyd ten gunste van die plaaslike bestuur vir munisipale doeleindes, kragtens Akte van Transport Nr. T 46373/1998, in middellyne waarvan aangedui word deur die lyne l h m en n j p, soos aangedui op die algemene plan van die dorp.
- 2.1.3.2 Die erf is onderworpe aan 'n serwituut, ten gunste van Eskom, kragtens Notariele Akte van Roete beskrywing Nr. K O 7158/2002s, 11m breed weerskante van die lyne q r s en t u v soos aangedui op die algemene plan van die dorp.

## PLAASLIKE BESTUURSKENNISGEWING 811

### KENNISGEWING VAN GOEDKEURING.

#### EKURHULENI METROPOLITAANSE MUNISIPALITEIT

#### BOKSBURG-WYSIGINGSKEMA

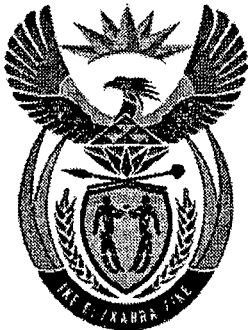
Die Ekurhuleni Metropolitaanse Munisipaliteit verklaar hiermee, ingevolge die bepalings van artikel 125 (1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat dit 'n wysigingskema van die Boksburg Dorpsbeplanningskema 1991, wat betrekking het op die grond ingesluit in die **dorp Libradene Uitbreiding 2** aanvaar het.

'n Afskrif van die gemelde dorpsbeplanningskema soos aanvaar, le te alle redelike tye ter insae in die kantoor van die Area Bestuurder: Ontwikkelingsbeplanning, 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

**PAUL MAVI MASEKO, Stadsbestuurder**

Burgersentrum, Boksburg



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