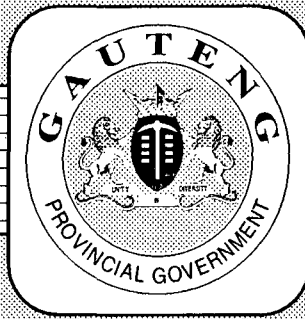


**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

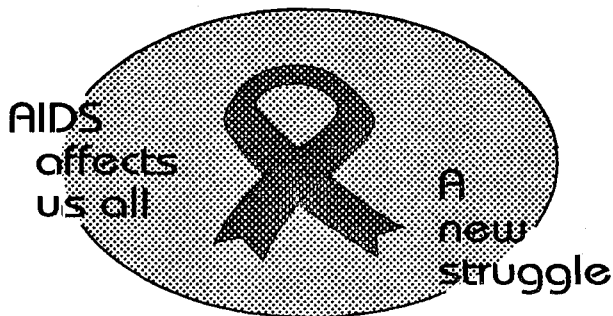
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PRETORIA, 3 MAY 2005  
MEI

No. 184

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



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DEPARTMENT OF HEALTH



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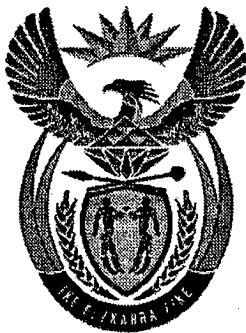


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## THE GOVERNMENT PRINTING WORKS

### 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 914

#### EKURHULENI METROPOLITAN MUNICIPALITY

#### DECLARATION AS APPROVED TOWNSHIP

In terms of the provisions of Section 103 (1) of the Town Planning and Townships Ordinance, 15 of 1986, the Ekurhuleni Metropolitan Municipality hereby declares **Jansen Park Extension 8 Township**, situated on Portion 491 (a portion of Portion 481) 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 YUNG-HWA CHEN AND MAXTEAM 288 (PTY) LTD (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 491 (A PORTION OF PORTION 481) OF THE FARM KLIPFONTEIN 83 IR, GAUTENG, HAS BEEN APPROVED

#### 1. CONDITIONS OF ESTABLISHMENT

##### 1.1 NAME

The name of the township be "**Jansen Park Extension 8**".

##### 1.2 DESIGN

The township shall consist of erven and a street as indicated on General Plan SG No. 10174/1992.

##### 1.3 ENDOWMENT

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 as endowment R1 305 977,47 (VAT included and valid until the 30th June 2005) which amount shall be used by the local authority for the provision of parks and 1 or open spaces. Such endowment shall be payable in terms of the provisions of section 81 of the said Ordinance read with Section 95 thereof.

##### 1.4 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 the following servitudes which effect the Township:

- 1.4.1 A perpetual servitude for roadway purposes in favour of the Republic of South Africa as will more fully appear from Notarial Deed No. 5/44S.
- 1.4.2 A Notarial Deed in favour of the Town Council of Boksburg to convey electricity over the property and ancillary rights as will more fully appear from Notarial Deed No. 380/1949S.
- 1.4.3 A Notarial Deed in favour of the Town Council of Boksburg for a transformer site (as indicated in Diagram S. G. No. A6096/58) as will more fully appear from Notarial Deed No. 396/59S.
- 1.4.4 A pipeline servitude in favour of the Republic of South Africa as will more fully appear from Deed of Cession No. K3531/1975S.

##### 1.5 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own expense cause all existing buildings and structures to be demolished to the satisfaction of the local authority, when required by the local authority to do so.

##### 1.6 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipality services, the cost thereof shall be borne by the township owner.

##### 1.7 OBLIGATIONS WITH REGARD TO ESSENTIAL ENGINEERING SERVICES

The township owner shall within such period as the local authority may determine, fulfill his obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, as well as the construction of the roads and stormwater drainage system as previously agreed upon between the Township owner and the local authority.

## 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:

### 2.1 *All erven*

- (a) The erf is subject to a servitude, 2 metres 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 metres 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 shall be erected within the aforesaid servitude area, and no large-rooted trees shall be planted within the area of such servitude, or within 2 metres 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 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.

## LOCAL AUTHORITY NOTICE 915

### NOTICE OF APPROVAL

#### EKURHULENI METROPOLITAN MUNICIPALITY

#### BOKSBURG AMENDMENT SCHEME 1072

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 8 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.

The said amendment scheme is known as Boksburg Amendment Scheme 1072.

**PAUL MAVI MASEKO, City Manager**

Civic Centre, Boksburg

7/2139/8

## PLAASLIKE BESTUURSKENNISGEWING 914

### EKURHULENI METROPOLITAANSE MUNISIPALITEIT

#### 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 **Jansen Park Dorp Uitbreiding 8**, geleë op Gedeelte 491 ('n gedeelte van Gedeelte 481) 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 YUNG-HWA CHEN EN MAXTEAM 288 PROPRIETARY LTD (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 491 ('N GEDEELTE VAN GEDEELTE 481) VAN DIE PLAAS KLIPFONTEIN 83 IR, GAUTENG, TE, STIG, TOEGESTAAN IS.

### 1. STIGTINGSVOORWAARDES

#### 1.1 NAAM

Die naam van die dorp is "**Jansen Park Uitbreiding 8**".

1.2 ONTWERP

Die dorp bestaan uit die erwe en die straat soos aangedui op Algemene Plan SG Nr 10174/1992.

1.3 BEGIFTIGING

Die dorpseienaar moet in terme van Artikel 98 (2) en (3) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, R1 305 977,47 (BTW ingesluit en geldig tot 30 Junie 2005) synde begiftiging aan die plaaslike bestuur betaal wat deur die plaaslike bestuur aangewend sal word vir die bou van paaie en stormwater dreinerings in of vir die dorp. Die begiftiging is betaalbaar in terme van artikel 81 van die genoemde Ordonnansie gelees met artikel 95 daarvan.

1.4 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 die volgende serwitute wat die dorp affekteer:

- 1.4.1 'n Ewigdurende serwituut vir pad doeleindes ten gunste van die Republiek van Suid-Afrika soos meer volledig sal blyk uit Notariële Akte Nr. 5/44S.
- 1.4.2 'n Notariële Akte ten gunste van die Stadsraad van Boksburg om elektrisiteit oor die eiendom te begelei met bykomende regte soos meer volledig sal blyk uit Notariële Akte Nr 380/1949S.
- 1.4.3 'n Notariële Akte ten gunste van die Stadsraad van Boksburg vir 'n transformator perseel (soos aangedui op Kaart SG Nr. A6096/58) soos meer volledig sal blyk uit Notariële Akte 396/59S.
- 1.4.4 'n Pyplyn serwituut ten gunste van die Republiek van Suid Afrika soos meer volledig sal blyk uit Akte van Sessie Nr K 3531/1975S.

1.5 SLOPING VAN GEBOUE OF STUKTURE

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

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 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 van water, elektrisiteit en sanitêre dienste en die installasie van stelsels daarvoor, sowel as die konstruksie van paaie en stormwaterdreineringsstelsel soos voorheen ooreengekom tussen die Dorpseienaar en die plaaslike bestuur, nakom.

**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 meter breed, vir riolerings- 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 meter wyd 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 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.
- (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 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.

**PLAASLIKE BESTUURSKENNISGEWING 915**

**KENNISGEWING VAN GOEDKEURING**

**EKURHULENI METROPOLITAANSE MUNISIPALITEIT**

**BOKSBURG-WYSIGINGSKEMA 1072**

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 **Jansen Park Dorp Uitbreiding 8** aanvaar het.

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

Die gemelde wysigingskema staan bekend as Boksburg-wysigingskema 1072.

**PAUL MAVI MASEKO, Stadsbestuurder**

Burgersentrum, Boksburg

7/2139/8

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