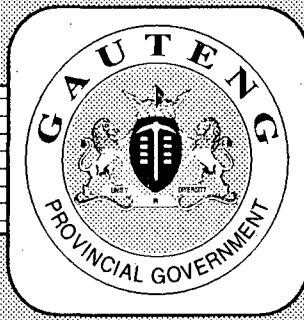


*THE PROVINCE OF
GAUTENG*



*DIE PROVINSIE
GAUTENG*

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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Other countries • Buitelands: **R3,25**

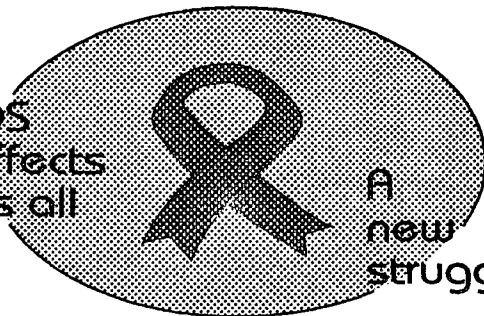
Vol. 11

PRETORIA, 5 MAY
MEI 2005

No. 189

We all have the power to prevent AIDS

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affects
us all



A
new
struggle

Prevention is the cure

**AIDS
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DEPARTMENT OF HEALTH

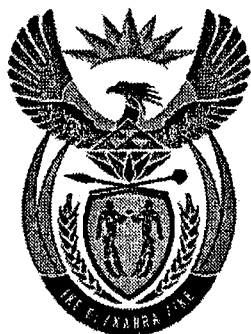


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PUBLICATIONS DIVISION

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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 922

PROPOSED VREDEBOS EXTENSION 1 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 Vredebos Extension 1 township, situated on Portion 170 (a portion of portion 117) of the Farm Vlakplaats 138 I.R., to be an approved township, subject to the conditions set out in the schedule hereto.

SCHEDULE

Conditions under which the application made by the trustees for the time being of the ANDRIES TSHABALALA FAMILY TRUST 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 170 (a portion of portion 117) of the Farm Vlakplaats 138 I.R., has been approved.

1. CONDITIONS OF ESTABLISHMENT:

1.1 NAME:

The name of the township shall be Vredebos Extension 1.

1.2 DESIGN:

The township shall consist of erven and street as indicated on the General Plan SG No 95/2002.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE:

All erven shall be subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, but excluding:

1.3.1 title conditions A(a), (b) and (c) in Deed of Transfer T52625/2000, as they do not affect the Township of Vredebos Extension 1.

1.3.2 excluding condition C in Deed of Transfer T52625/2000 in respect of Right of Way Servitude for public purposes, as is indicated on diagrams S.G. A2220/1952 and S. G. A211 0/1952 read with attached Notarial Deed of Servitude 218/1953S and Certificate of Registered Title 5318/1953, which only affects a road in the Township.

1.4 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 six months from the *date* of publication of this notice.

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 ACCESS:

No ingress to the township or egress from the township shall be permitted from Barry Marais Road.

1.7 ENDOWMENT:

The township owner shall, in terms of section 98(2) and (3) of the Town-planning and

Townships Ordinance, 1986 pay a lump sum endowment of R83 870,00 VAT Incl (Valid until 30 June 2005) to the local authority which amount shall be used by the local authority for the construction of streets and/or stormwater drainage in or for the township.

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

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, 2m 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 2m 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 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 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 ERF 4

This Erf shall be subject to an Electrical Power Line Servitude as described in Notarial Deed of Servitude 1260/1961 s, registered in favour of the electricity provider, and depicted on diagram S.G. No. A 2346/1976.

LOCAL AUTHORITY NOTICE 923

NOTICE OF APPROVAL EKURHULENI METROPOLITAN MUNICIPALITY BOKSBURG AMENDMENT SCHEME 952

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 Vredebos Extension 1 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 952

PAUL MAVI MASEKO
CITY MANAGER

CIVIC CENTRE BOKSBURG
Notice No. ##/2005

##April 2005
7/2/75/1

PLAASLIKE BESTUURSKENNISGEWING 922

**EKURHULENI METROPOLITAANSE MUNISIPALITEIT
VOORGESTELDE DORP VREDEBOS UITBREIDING 1: VERKLARING TOT GOEDGEKEURDE DORP
EN WYSIGING VAND 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 Vredebos Uitbreiding 1 gelee op Gedeelte 170 ('n gedeelte van Gedeelte 117) van die plaas Vlakplaats 138 I. R. Gauteng, tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

Voorwaardes waarop die aansoek gedoen deur die trustees innertyd van die ANDRIES TSHABALALA FAMILY TRUST ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) om toestemming om 'n dorp op Gedeelte 170 ('n gedeelte van Gedeelte 117) van die plaas Vlakplaats 138 I. R. te stig, toegestaan is.

1. STIGTINGSVOORWAARDES

1.1 NAAM:

Die naam van die dorp is Vredebos Uitbreiding 1

1.2 ONTWERP:

Die dorp bestaan uit die erwe en 'n straat soos aangedui op Aigemene Plan S.G. nr 95/2002.

1.3 BESKIKKING OOR BESTAANDE TITLEVOORWAARDES:

Aile erwe moet onderworpe gemaak word aan bestaande titlevoorwaardes en serwitute, indien enige, met inbegrip van die regte op minerale, maar uitgesonderd:

1.3.1 titlevoorwaardes A(a), (b) en (c) van Transportakte T52625/2000, aangesien die bogenoemde titlevoorwaardes raak nie die dorp Vredebos Uitbreiding 1 nie;

1.3.2 titlevoorwaarde C van Transportakte T52625/2000 ten opsigte van 'n Reg van Weg ten gunste van die algemene Publiek soos aangetoon op diagram S.G. nr. A2220/1952 en S.G. nr. A211 0/1952 gelees met Notariële Akte van Serwitut K218/1953S en Sertifikaat van Geregistreeerde Titlike nr. T5318/1953 wat slegs die pad in die dorp raak.

1.4 SLOPING VAN GEBOUE EN STRUCTURE:

Die dorpseienaar moet op eie koste aile bestaande geboue en structure wat binne boulyreserwes, kant ruimtes en oor gemeenskaplike grense gelee is, laat sloop tot bevrediging van die plaaslike bestuur, binne 6 maande van verskyningsdag.

1.5 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 vervang, moet die koste daarvan deur die dorpseienaar gedra word.

1.6 TOEGANG:

Geen toegang vanaf pad Barry Marais na die dorp en geen uitgang na pad Barry Marais vanaf die dorp sal toegelaat word nie.

1.7 BEGIFTING:

Die dorpseienaar moet ingevolge die bepalings van artikel 98(2) en (3) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 aan die plaaslike bestuur as

begiftiging 'n globale bedrag van R83 870,00 in kontant betaal welke bedrag deur die plaaslike bestuur aangewend moet word vir bou van strate en 1 of stormwaterdreineringsstelsels in of vir die dorp.

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

2. TITLEVOORWAARDES:

Die erwe is onderworpe aan die volgende voorwaardes opgele 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, 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 material wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sondanige rioofofpypleidings en ander werke wat hy volgens goeëdunke 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 verged wat gedurende die aanleg, onderhoud of verwydering van sondanige rioofofpypleidings en ander werke veroorsaak.

2.2 ERF 4

Die erf is onderworpe aan 'n serwituut ten gunste van die elektriese verskaffer kragtens Notariele Akte van Serwituut K1260/1961S soos aangetoon op diagram S.G. nr. A2346/1976.

PLAASLIKE BESTUURSKENNISGEWING 923

GOEDKEURING EKURHULENI METROPOLITAANSE MUNISIPALITEIT BOKSBURG - WYSIGINGSKEMA 952

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 Dorpsbeplanningskema 1991, wat betrekking het op die grond ingesluit in die dorp Vredobos Uitbreiding 1 aanvaar het. 'n Afskrif van die gemelde dorpsbeplanningskema soos aanvaar, lê te aile redelike tye ter insae in die kantoor van die Aereabestuurder: 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 952.

PAUL MAVI MASEKO BURGERSENTRUM BOKSBURG
STADSBESTUURDER KENNISGEWING NR. # 2005

DATUM: ## April 2005
7/2/75/1



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