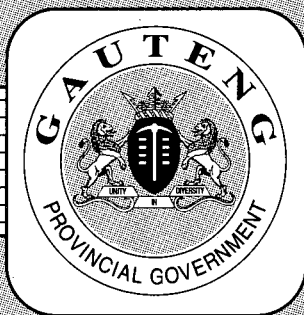


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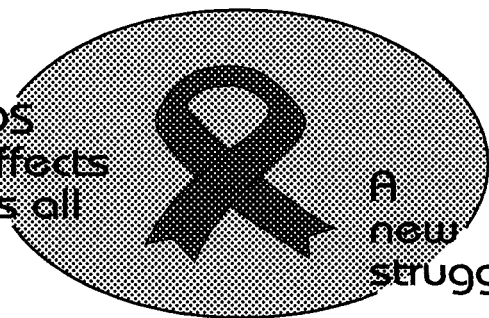
Vol. 11

PRETORIA, 21 JANUARY 2005
JANUARIE

No. 21

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 85

EKURHULENI METROPOLITAN MUNICIPALITY

DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 15 of 1986, the Ekurhuleni Metropolitan Municipality hereby declares Beyerspark Extension 84 Township to be an approved township subject to the conditions set out in the schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY SHADES OF SUMMER INVESTMENT 112 CC (HEREINAFTER REFERRED TO AS THE OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 810 (A PORTION OF PORTION 346) OF THE FARM KLIPFONTEIN 83 IR HAS BEEN GRANTED:

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Beyerspark Extension 84.

1.2 DESIGN

The township shall consist of erven and the street as indicated on the Surveyor General SG No. 3142/2004.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made 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 the provisions of Section 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay a lump sum endowment of R131 000.00 (VAT included) to the local authority, which amount shall be used by the local authority for the provision of parks and / or open spaces.

1.5 ACCESS

Access to and from the township shall be restricted to a single access point along Circuit Road via Erf 1823 (Private Road).

Access to the Remainder of Portion 346 shall be via Bartlett Road to the satisfaction of the Department Roads, Transport and Civil Works for the existing house only. In the event of the rights on the said portion being amended the access will be closed and will have to be obtained via Erf 1823 (internal private road).

1.6 OBLIGATIONS WITH REGARD TO ESSENTIAL ENGINEERING SERVICES

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

1.7 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 municipal services, the cost thereof shall be borne by the township owner.

1.8 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at his 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, when required by the local authority to do so.

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 EXCEPT ERF 1823 (PRIVATE ROAD)

- 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 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.
- d. The erf may not be transferred without the prior written consent of the Section 21 company, or the universitas personarum (Home Owner's Association).
- e. The erf is entitled to a right-of-way servitude over Erf 1823 (Private Road) in the township.

2.2 ERF 1823 (PRIVATE ROAD)

- a. The erf is subject to a right-of-way servitude in favour of Erven 1796 up to and including 1822 in the township, as well as the Remainder of Portion 346 of the farm Klipfontein 83 IR.
- b. The entire erf is subject to a servitude for sewerage, water reticulation, electrical purposes (excluding street lights) and other municipal purposes in favour of the local authority.

PLAASLIKE BESTUURSKENNISGEWING 85

EKURHULENI METROPOLITAANSE MUNISIPALITEIT

VERKLAARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 15 van 1986, verklaar die Ekurhuleni Metropolitaanse Munisipaliteit dat Beyerspark Dorp Uitbreiding 84 tot 'n goedgekeurde dorp verklaar onderworpe aan die voorwaardes soos in die bygaande Bylae uiteengesit.

BYLAE

VERKLARING VAN DIE VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR SHADES OF SUMMER INVESTMENT 112 CC (HIERNA DIE AANSOEKDOENERS) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 15 VAN 1986, OM TOESTEMMING OM 'N DORP OP GEDEELTE 810 ('N GEDEELTE VAN GEDEELTE 346) VAN DIE PLAAS KLIPFONTEIN 83 IR TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Beyerspark Uitbreiding 84.

1.2 ONTWERP

Die dorp bestaan uit erwe en die straat soos aangedui op Algemene Plan SG No. 3142/2004.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

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

1.4 BEGIFTIGING

Die dorpseienaar moet kragtens die bepalings van Artikel 98(2) en (3) van die Ordonnansie op Dorpspeplanning en Dorpe, 1986, as begiftiging aan die plaaslike bestuur die ronde som van R131 000.00 (BTW ingesluit), welke bedrag deur die plaaslike bestuur aangewend moet word vir die voorsiening van parke en / of openbare oopruimte.

**1.5 TOEGANG

Toegang tot en uitgang vanaf die dorp sal beperk word tot 'n enkele toegangs punt langs Circuitweg oor Erf 1823 (Privaatpad)
Toegang tot die Restant van Gedeelte 346 moet oor Bartlettweg tot die bevrediging van die Department Paaie, Transport en Sivielewerke wees vir die bestaande huis. Indien die regte op die gedeelte gewysig word sal die toegang gesluit word en toegang deur Erf 1823 (Privaatpad) gekry word.

1.6 VERPLIGTING MET BETREKKING TOT ENGINIEURSDIENSTE

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 VERSKUIWING OF DIE 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 gadra word.

1.8 SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet op eie koste alle bestaande geboue en structure wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot die bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

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 m 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 m 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 geboue of ander struktuur mag binne die voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 m daarvan geplant word nie.
- c. Die plaaslike bestuur is geregtig om enige materiaal wat duer hom 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 voornoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade verged wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpypleidings en ander werke veroorsaak word.
- d. Die erf mag nie getranspoteer word sonder die voorafverkree skriftelike toestemming van die huiseienaarsvereniging (artikel 21 maatskappy of universitas personarum).
- e. Die erf is onderworpe aan 'n reg-van-weg servituut oor Erf 1823 (Privaatpad) in die dorp.

2.2 ERF 1823 (PRIVAATPAD)

- a. Die erf is onderworpe aan 'n reg-van-weg servituut ten gunste van Erwe 1796 tot en insluitend Erf 1822 in die dorp, as ook die Restant van Gedeelte 346 van die plaas Klipfontein 83 IR.
- b. Die hele erf is onderworpe aan 'n servituut ten gunste van die plaaslike bestuur vir riolerings-, waterretikulasie- en elektriese doeleindes (uitgesluit straatbeligting) en ander munisipale doeleindes.

LOCAL AUTHORITY NOTICE 86**EKURHULENI METROPOLITAN MUNICIPALITY****BOKSBURG AMENDMENT SCHEME 1138**

The Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 15 of 1986, declares that it has approved an Amendment Scheme being an amendment of the Boksburg Town Planning Scheme, 1991, comprising the same land as included in the township of Beyerspark Extension 84.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Area Manager: Boksburg Customer Care Centre, 5th floor, Boksburg Civic Centre, c/o Trichardts and Commissioner Streets, Boksburg, and are open for inspection at all reasonable times.

This amendment is known as Boksburg Amendment Scheme 1138.

Paul Maseko
City Manager
Civic Centre, Cross Street, Germiston
7/2/08/84

PLAASLIKE BESTUURSKENNISGEWING 86**EKURHULENI METROPOLITAANSE MUNISIPALITEIT****BOKSBURG WYSIGINGSKEMA 1138**

Die Ekurhuleni Metropolitaanse Munisipaliteit verklaar hierby, ingevolge die bepalings van artikel 125(1) van die Ordinnansie op Dorpsbeplanning en Dorpe, 15 van 1986, dat dit 'n wysigingskema synde 'n wysiging van die Boksburg Dorpsbeplanningskema, 1991, wat uit dieselfde grond as die dorp Beyerspark Uitbreiding 84 bestaan, goedgekeur het.

Kaart 3 en die Skemaklousules van die Wysigingskema word vir bewaring gehou by die Area Bestuurder: Boksburg Dienssentrum, Vyfde vloer, h/v Trichardtstraat en Commissionerstraat, Boksburg, en is te alle redelike tye ter insae beskikbaar.

Hierdie wysiging staan bekend as Boksburg Wysigingskema 1138.

Paul Maseko
Stadsbestuurder
Burgersentrum, Crossstraat, Germiston
7/2/08/84

IMPORTANT NOTICE

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*In future, adverts have to be paid in advance
 before being published in the Gazette.*

HENNIE MALAN

Director: Financial Management
 Office of the Premier (Gauteng)

