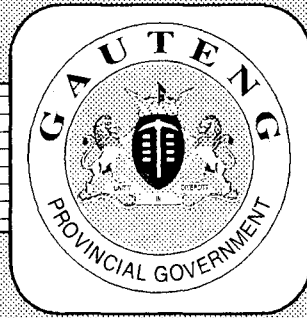


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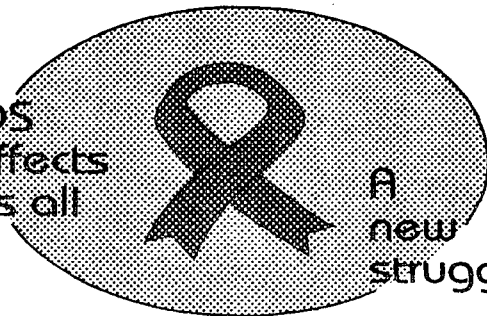
Vol. 11

PRETORIA, 15 JUNE 2005
JUNIE

No. 259

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THE GOVERNMENT PRINTING WORKS
PUBLICATIONS DIVISION

NB: The Publications Division of the Government Printing Works will be relocating to its new premises within the:

**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 1330

EKURHULENI METROPOLITAN MUNICIPALITY PROPOSED JANSEN PARK EXTENSION 22 TOWNSHIP DECLARATION AS APPROVED TOWNSHIP

In terms of the provisions of section 103 (1) of the Town-planning and Townships Ordinance 1986, the Ekurhuleni Metropolitan Municipality hereby declares Jansen Park Extension 22 township, situated on Portion 726 (a portion of Portion 58) 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 EDGE BEN PROPERTY INVESTMENTS (PTY) LTD IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO. 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 726 (A PORTION OF PORTION 58) OF THE FARM KLIPFONTEIN 83 IR, GAUTENG, HAS BEEN APPROVED

1. CONDITIONS OF ESTABLISHMENT

1.1. NAME

The name of the township shall be Jansen Park Extension 22.

1.2. DESIGN

The township shall consist of the erven and the street as indicated on General Plan S.G No 7819/2004.

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, but excluding the following servitudes which affect Erven 317 and 319 in the township only:-

- (a) A non-exclusive servitude, 756 square metres in extent, for parking purposes in favour of Portion 650 (a portion of Portion 471) of the farm Klipfontein 83 IR (now known as Erf 291 Jansen Park Extension 5 township) as depicted by the figure ABC on diagram S.G. No. 4395/2000 and registered by virtue of Notarial Deed of Servitude K6312/2001S as will more fully appear on reference to the mentioned notarial deed;
- (b) A right-of-way servitude, 789 square metres in extent, in favour of the general public, as depicted by the figure ABCDEFGH on diagram SG No. 7818/2004 and registered by virtue of Notarial Deed of Servitude No. K1103/2005S as will more fully appear on reference to the mentioned notarial deed.

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 a period of six (6) months from the date of publication of this notice.

1.5. ENDOWMENT

The township owner shall, in terms of section 98(2) and (3) of the Town-planning and Townships Ordinance, 1986, pay to the local authority as an endowment the amount of R582 792,03 - which amount shall be used by the local authority for the construction of roads and/or storm water drainage systems in or for the township.

Such endowment is payable in terms of the provisions of section 81 read with section 95 of the said ordinance: Provided that the compensation payable to the township owner in respect of the

land taken by the local authority for road purposes (K94 road), as indicated by the figure B1C D B5 B4 B3 B2 B1 B on the general plan of the township (excluding the portion of the said portion of land indicated on Road Proclamation Diagram SG No. 6405/2001 over which a road has been proclaimed and a nominal compensation has been received by the township owner), be based on the valuation done by CS Massel Valuation Services CC; and: Provided further that the endowment for roads and/or stormwater drainage systems as specified above be set-off against the said compensation and that provision for the payment of the balance of the compensation be made on the budget of the local authority.

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. OBLIGATIONS IN REGARD OF ENGINEERING SERVICES

The township owner shall within such period as the local authority may determine, fulfil its obligations in respect of the provision and the installation of engineering services, as previously agreed upon, between the township owner and the local authority.

1.8. ACCESS

Ingress to and egress from the township shall be restricted to the alignment of the right-of-way Servitudes, from Bentel Avenue North, as indicated on the General Plan of the township. The aforementioned access must be built prior to any development taking place within the township.

No direct access will be allowed to roads K94 and Bentel Avenue South.

1.9. ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall, at its own expense, erect a fence or other physical barrier to the satisfaction of the Head of Department: Gauteng Department of Transport and Public Works, as and when required by him to do so and the township owner shall maintain such fence or physical barrier in good order and repair until such time as this responsibility is taken over by the local authority: Provided that the township owner's responsibility for the maintenance thereof shall cease when the local authority takes over the responsibility for the maintenance of the street in the township.

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: 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, at its discretion, may deem necessary, and shall further be entitled to reasonable access to the said land, for 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.

2.2. ERF 319

The erf is subject to a servitude for electrical substation purposes in favour of the local authority as shown by the figure efuh on the general plan of the township.

PLAASLIKE BESTUURSKENNISGEWING 1330**EKURHULENI METROPOLITAANSE MUNISIPALITEIT
VOORGESTELDE DORP JANSEN PARK UITBREIDING 22
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 die dorp Jansen Park Uitbreiding 22, geleë op Gedeelte 726 ('n gedeelte van Gedeelte 58) 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 EDGE BEN PROPERTY INVESTMENTS (EDMS) BPK, INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE 1986 (ORDONNANSIE NR 15 VAN 1986) OM TOESTEMMING OM 'N DORP OP GEDEELTE 726 ('N GEDEELTE VAN GEDEELTE 58) VAN DIE PLAAS KLIPFONTEIN 83 IR GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGINGVOORWAARDES**1.1. NAAM**

Die naam van die dorp is Jansen Park Uitbreiding 22.

1.2. ONTWERP

Die dorp bestaan uit die erwe en die straat soos aangedui op Algemene Plan S.G. Nr. 7819/2004.

1.3. BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe sal onderworpe gemaak word aan titelvoorwaardes en serwitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale, uitsluitend die volgende serwitute wat slegs Erwe 317 en 319 in die dorp raak:-

- (a) 'n Nie-eksklusiewe serwituut, 756 vierkante meter groot, vir parkering doeleindes ten gunste van Gedeelte 650 ('n gedeelte van Gedeelte 471) van die plaas Klipfontein 83 IR (nou bekend as Erf 291 Jansen Park Uitbreiding 5 dorpsgebied) soos aangetoon deur die figuur ABC op diagram S.G. No. 4395/2000 en geregistreer kragtens Notariele Akte van Serwituut No.K6312/2001S, soos meer volledig sal blyk op verwysing na die gemelde notariele akte.
- (b) 'n Reg-van-weg serwituut, 789 vierkante meter groot, ten gunste van die algemene publiek, soos aangetoon deur die figuur ABCDEFGH op diagram S.G. No. 7818/2004 en geregistreer kragtens Notariele Akte van Serwituut No. K1103/2005S, soos meer volledig sal blyk op verwysing na die gemelde notariele akte.

1.4. SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet, op eie koste, alle bestaande geboue en strukture wat binne 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.

1.5. BEGIFTIGING

Die dorpseienaar moet ingevolge die bepalings van artikel 98(2) en (3) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 as begiftiging aan die plaaslike bestuur die bedrag van R582 792,03 betaal - welke bedrag deur die plaaslike bestuur aangewend moet word vir die bou van paaie en/of stormwater-dreineringsstelsels in of vir die dorp.

Sodanige begiftiging is betaalbaar ooreenkomstig die bepalings van artikel 81 gelees met artikel 95 van die gemelde ordonnansie: Met dien verstande dat die vergoeding betaalbaar aan die dorpseienaar ten opsigte van die grond geneem deur die plaaslike bestuur vir paddoeleindes (K94 pad) soos aangetoon deur die figuur B C D B5 B4 B3 B2 B1 B op die algemene plan van die dorp (uitsluitend die gedeelte van die gemelde gedeelte van grond aangetoon op Pad Proklamasie Diagram SG. No. 6405/2001 waarvoor 'n pad reeds geproklameer is en 'n nominale vergoeding

deur die dorpsenaar ontvang is), gebaseer word op die waardasie gedoen deur CS Massel Valuation Services BK; en, Met dien verstande, verder, dat die begiftiging vir paaie en/of stormwaterdreineringsstelsels soos hierbo gespesifiseer teen die gemelde vergoeding afgeset word en voorsiening vir die betaling van die balans van die vergoeding gemaak word op die begroting van die plaaslike bestuur.

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 dorpsenaar gedra word.

1.7. VERPLIGTING MET BETREKKING TOT INGENIEURSDIENSTE

Die dorpsenaar 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 dorpsenaar en die plaaslike bestuur, nakom.

1.8. TOEGANG

Ingang na en uitgang van die dorp sal beperk word tot die belyning van die reg-van-weg serwitute van Bentellaan Noord, soos aangetoon op die Algemene Plan van die dorp. Die voorgemelde toegang moet gebou word voor enige ontwikkeling mag plaasvind in die dorp.

Geen direkte toegang sal toegelaat word na paaie K94 en Bentellaan Suid.

1.9. OPRIGTING VAN HEINING OF ANDER FISIESE VERSPERRING

Die dorpsenaar moet op eie koste 'n heining of ander fisiese versperring oprig tot bevrediging van die Hoof van Departement: Gauteng Departement van Vervoer en Openbare Werke soos en wanneer deur hom verlang en die dorpsenaar moet die heining of versperring in 'n goeie toestand hou tot tyd en wyl hierdie verantwoordelikheid deur die plaaslike bestuur oorgeneem word: Met dien verstande dat die dorpsenaar se verantwoordelikeheid vir die instandhouding daarvan sal verval wanneer die plaaslike bestuur die instandhouding van die straat in die dorp, oorneem.

2. TITELVOORWAARDES

Die erwe is onderworpe aan die volgende voorwaardes opgelê deur die plaaslike bestuur ingevolge die bepalinge 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: 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 rioolhoofpypleidings en ander werke wat hy volgens goëddunke 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 rioolhoofpypleidings en ander werke veroorsaak word.

2.2. ERF 319

Die erf is onderworpe aan 'n serwituut vir elektriese-substasie doeleindes ten gunste van die plaaslike bestuur, soos aangedui deur die figuur efuh op die Algemene Plan van die dorp.

LOCAL AUTHORITY NOTICE 1331**EKURHULENI METROPOLITAN MUNICIPALITY**
BOKSBURG AMENDMENT SCHEME 1227

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 22 township. A copy of the said town-planning scheme as adopted is open for inspection at all reasonable times at the office of the Executive Director: 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 scheme is known as Boksburg Amendment Scheme 1227.

PAUL MAVI MASEKO CITY MANAGER CIVIC CENTRE BOKSBURG

15 JUNE 2005

PLAASLIKE BESTUURSKENNISGEWING 1331**EKURHULENI METROPOLITAANSE MUNISIPALITEIT**
BOKSBURG-WYSIGINGSKEMA 1227

Die Ekurhuleni Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepalings van artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Drope, 1986, dat dit 'n wysiging van die Boksburg Dorpsbeplanningskema, 1991 wat betrekking het op die grond ingesluit in die dorp Jansen Park Uitbreiding 22 aanvaar het. 'n Afskrif van die gemelde dorpsbeplanningskema soos aanvaar, lê te alle redelike tye ter insae in die kantoor van die Uitvoerende Direkteur: 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 1227.

PAUL MAVI MASEKO STADSBESTUURDER BURGERSENTRUM BOKSBURG

15 JUNIE 2005
