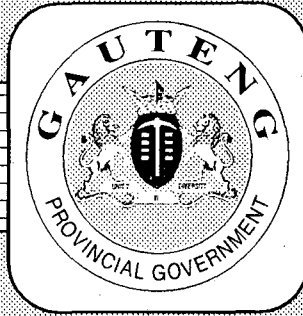


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**Provincial Gazette Extraordinary  
Buitengewone Provinsiale Koerant**

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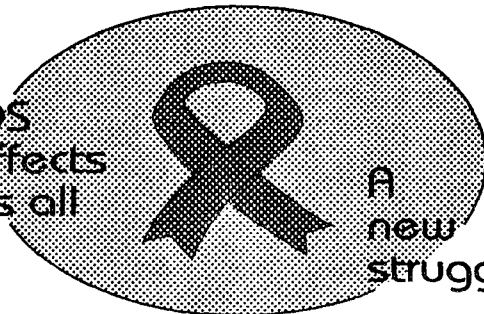
Vol. 11

PRETORIA, 22 JULY 2005  
JULIE 2005

No. 301

**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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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 1667

#### EKURHULENI METROPOLITAN MUNICIPALITY 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 Witfield Extension 35 township, situated on Portion 415 (a portion of Portion 348) of the farm Driefontein 85 IR, to be an approved township, subject to the conditions set out in the Schedule hereto.

#### SCHEDULE

Conditions under which the application made by RYCKLOF BELEGGINGS (PROPRIETARY) LIMITED 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 415 (a Portion of Portion 348) of the farm Driefontein 85 IR, has been granted.

#### 1. CONDITIONS OF ESTABLISHMENT

##### 1.1 NAME

The name of the township shall be Witfield Extension 35.

##### 1.2 DESIGN

The township shall consist of erven as indicated on General Plan SG No 10611/2004.

##### 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 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, when required by the local authority to do so.

##### 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 OBLIGATIONS IN REGARD TO ENGINEERING SERVICES

The township owner shall within such period as the local authority may determine, fulfill its 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 systems as previously agreed upon between the township owner and the local authority.

##### 1.7 ACCESS

No ingress from National Road N12 and Provincial Road K105 to the township and no egress to National Road N12 and Provincial Road K105 from the township shall be allowed.

##### 1.8 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of National Road N12 and Provincial Road K105 and for all stormwater running off or being diverted from the road to be received and disposed of.

##### 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 local authority, as and when required by the local authority to do so.

## 2. CONDITIONS OF TITLE

The erven mentioned hereunder 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

2.1.1 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.

2.1.2 No building or other structure may be erected within the aforesaid servitude area and no large-rooted trees may be planted within the area of such servitude or within 2m thereof.

2.1.3 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 718

Except for any essential stormwater drainage structure, no building, structure or other thing (including anything which is attached to the land on which it stands even though it does not form part of that land) shall be erected, laid or established on the erf or under or below the surface of the erf within a distance of 20m from the boundary of the erf abutting National Road N12, without the written approval of the South African Roads Agency Limited.

## **BOKSBURG TOWN PLANNING SCHEME, 1991: AMENDMENT SCHEME 1186**

The Ekurhuleni Metropolitan Municipality (Boksburg Customer Care Centre) hereby, in terms of the provisions of Section 125(1) of the Town-planning and Township Ordinance, 1986, declares that it has approved an amendment scheme being an amendment to the Boksburg Town Planning Scheme, 1991, comprising the same land included in Witfield Extension 35 Township.

A copy of the said town-planning scheme as approved, 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 1186**.

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## **LOCAL AUTHORITY NOTICE 1668**

### **EKURHULENI METROPOLITAN MUNICIPALITY CORRECTION NOTICE:**

#### **BOKSBURG AMENDMENT SCHEME 1187 PERTAINING TO WITFIELD EXTENSION 33**

Notice is hereby given in terms of Section 80 of the Town Planning and Townships Ordinance, 15 of 1986, read with Section 95 of the said ordinance that whereas an error occurred in the number of the amendment scheme as contained in Local Authority Notice 1563 in Provincial Gazette no 286, dated 8 July 2005, the said notice is hereby amended by substituting the wording, "Boksburg Amendment Scheme 1077" with "Boksburg Amendment Scheme 1187".

**PAUL MAVI MASEKO, CITY MANAGER, EKURHULENI METROPOLITAN MUNICIPALITY, CIVIC CENTRE, BOKSBURG**

**PLAASLIKE BESTUURSKENNISGEWING 1667****EKURHULENI METROPOLITAANSE MUNISIPALITEIT  
VERKLARING TOT GOEDGEKEURDE DORP EN WYSIGING VAN DIE BOKSBURG  
DORPSBEPLANNINGSKEMA, 1991**

Die Ekurhuleni Metropolitaanse Munisipaliteit verklaar hiermee, ingevolge die bepalings van Artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, die dorp Witfield Uitbreiding 35, geleë op Gedeelte 415 ('n gedeelte van Gedeelte 348) van die plaas Driefontein 85 IR, tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

**BYLAE**

Voorwaardes waaronder die aansoek gedoen deur RYCKLOF BELEGGINGS (EIENDOMS) BEPERK ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) om toestemming om 'n dorp op Gedeelte 415 ('n gedeelte van Gedeelte 348) van die plaas Driefontein 85 IR, te stig, toegestaan is.

**1. STIGTINGSVOORWAARDES****1.1 NAAM**

Die naam van die dorp is Witfield Uitbreiding 35.

**1.2 ONTWERP**

Die dorp bestaan uit die erwe soos aangedui op Algemene Plan SG No 10611/2004.

**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.

**1.4 SLOPING VAN GEBOUE EN STRUKTURE**

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

**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 te vervang, moet die koste daarvan deur die dorpseienaar gedra word.

**1.6 VERPLIGTINGE 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 sanitêrdienste en die installing van stelsels daarvoor, met inbegrip van die konstruksie van paaie en stormwater dreineringsstelsels, soos voorheen ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom.

**1.7 TOEGANG**

Geen ingang van Nasionale Pad N12 en Provinsiale Pad K105 tot die dorp en geen uitgang van die dorp tot Nasionale Pad N12 en Provinsiale Pad K105 sal toegelaat word nie.

**1.8 ONTVANGS EN VERSORGING VAN STORMWATER**

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by dié van Nasionale Pad N12 en Provinsiale Pad K105 en moet die stormwater wat van die pad afloop of afgelei word, ontvang en versorg.

**1.9 OPRIGTING VAN HEINING OF ANDER FISIESE VERSPERRING**

Die dorpseienaar moet op eie koste, 'n heining of ander fisiese versperring tot bevrediging van die plaaslike bestuur oprig soos en wanneer deur die plaaslike bestuur vereis word.

**2. TITELVOORWAARDES**

Die erwe hieronder genoem 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**

- 2.1.1 Die erf is onderworpe aan 'n serwituut 2m 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 2m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met indien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- 2.1.2 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.
- 2.1.3 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 na goeddunke 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 718**

Uitgesonderd enige noodsaaklike stormwaterdreineringsstruktuur, moet geen gebou, struktuur of enigiets wat aan die grond verbonde is (al maak dit nie deel van daardie grond uit nie) opgerig word of enigiets onder of benede die oppervlakte van die erf binne 'n afstand van 20m van die grens van die erf aangrensend aan Nasionale Pad N12, sonder die skriftelike toestemming van die Suid-Afrikaanse Padagentskap Beperk aangebly word nie.

**BOKSBURG DORPSBEPLANNINGSKEMA: WYSIGINGSKEMA 1186**

Die Ekurhuleni Metropolitaanse Munisipaliteit (Boksburg Kliëntedienssentrum) 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 Witfield Uitbreiding 35, goedgekeur het.

'n Afskrif van die gemelde dorpsbeplanningskema soos goedgekeur, lê te alle redelike tye ter insae in die kantoor van die Areabestuurder: 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 1186**.

**PLAASLIKE BESTUURSKENNISGEWING 1668****EKURHULENI METROPOLITAANSE MUNISIPALITEIT****REGSTELLINGSKENNISGEWING:****BOKSBURG WYSIGINGSKEMA 1187 WAT BETREKKING HET OP WITFIELD UITBREIDING 33**

Hiermee word ooreengekomstig die bepalings van Artikel 80 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ord 15 van 1986), gelees met Artikel 95 van die gemelde ordonnansie bekend gemaak dat nademaal 'n fout voorkom in die nommer vir die wysigingskema soos vervat in Plaaslike Bestuurskennisgewing 1563 in Provinsiale Koerant nr 286, gedateer 8 Julie 2005, die bogemelde kennisgewing hierby gewysig word deur die vervanging van die bewoording "Boksburg Wysigingskema 1077" met "Boksburg Wysigingskema 1187".

**PAUL MAVI MASEKO, STADSBESTUURDER, EKURHULENI METROPOLITAANSE MUNISIPALITEIT  
BURGERSENTRUM, BOKSBURG**



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with effect from 3 May 2005.**

For enquiries and information:

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

