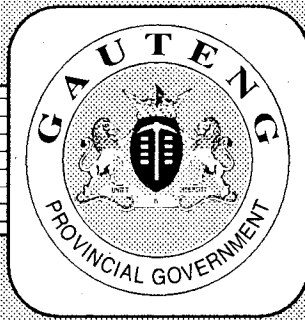


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GAUTENG**



**DIE PROVINSIE
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Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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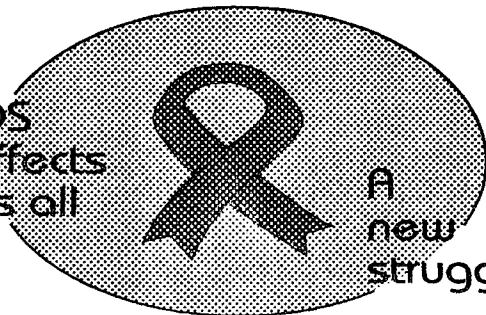
Vol. 11

PRETORIA, 26 JULY
JULIE 2005

No. 306

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

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DEPARTMENT OF HEALTH



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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1740

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 95 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 EDGARVALE 8 (PROPRIETARY) LIMITED (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 836 (A PORTION OF PORTION 834) 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 95.

1.2 DESIGN

The township shall consist of erven and the street as indicated on General Plan SG No. 12454/2004.

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 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 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 the provisions of Section 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay a lump sum endowment of R43 929.36 (VAT included and valid till 30 June 2006) to the local authority, which amount shall be used by the local authority for the construction of roads and stormwater drainage in or for the township.

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 R75 000.00 (VAT included), which amount shall be used by the local authority for the provision of parks and / or open spaces. Such endowment shall be payable in accordance with the provisions of Section 81 read with Section 95 of the aforesaid ordinance.

Such endowment shall be payable in accordance with the provisions of Section 81 read with Section 95 of the aforesaid ordinance.

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

1.7 OBLIGATIONS WITH REGARD TO ESSENTIAL ENGINEERING SERVICES

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

- (b) Once water, sewer and electrical networks have been installed, the same will be transferred to the local authority, free of cost, which shall maintain these networks (except internal streetlights) subject to (a) above.
- (c) The Section 21 Company will be responsible for the maintenance of the internal roads (including stormwater) and the internal street lights (including electrical power usage).
- (d) The owner / developer is liable for the erection and maintenance of street name signs on the private road.

1.8 ACCESS

Ingress to and egress from the township shall be from thirteenth Avenue via Erf 1851 (Private Road) and be to the satisfaction of the Roads, Transport and Civil Works Department.

Unhindered access must be given to emergency vehicles and all service authorities (water, electricity, Telkom, etc.) at all times.

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

- (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) Every owner of the erf, or of any subdivided portion thereof, or any person who has an interest therein shall become and shall remain a member of the Home Owners' Association and be subject to its constitution until he / she ceases to be an owner of the aforesaid.
- (e) The erf may not be transferred without the prior written consent of the Section 21 Company, or the universitas personarum (Home Owners' Association).
- (f) The term "Home Owners' Association" in the aforesaid conditions of Title shall mean the home owners association of an Association incorporated in terms of Section 21 of the Companies Act, 1973 (Act 61 of 1973) as amended.
- (g) The erf is entitled to a right-of-way servitude over Erf 1851 (Private Road) in the township.

2.2 ERF 1851 – (PRIVATE ROAD)

- (a) The erf is subject to a right-of-way servitude in favour of Erven 1832 up to and including Erf 1850 in the township.
- (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 1740

EKURHULENI METROPOLITAANSE MUNISIPALITEIT

VERKLARING 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 95 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes soos in die bygaande Bylae uiteengesit.

BYLAE

VERKLARING VAN DIE VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR EDGARVALE 8 (PROPRIETARY) LIMITED (HIERNA DIE AANSOEKDOENERS) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 15 VAN 1986, OM TOESTEMMING OM 'N DORP OP GEDEELTE 836 ('N GEDEELTE VAN GEDEELTE 834) VAN DIE PLAAS KLIPFONTEIN 83 IR TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Beyerspark Uitbreiding 95

1.2 ONTWERP

Die dorp bestaan uit erwe en die straat soos aangedui op Algemene Plan SG No. 12454/2004.

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 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, laat sloop tot die brevediging van die plaaslike bestuur binne ses (6) maande van die datum van publikasie van hierdie kennisgewing.

1.5 BEGIFIGING

Die dorpseienaar moet kragtens die bepalings van Artikel 98(2) en (3) van die Ordonnansie op Dorpspeplanning en Dorpe, 1986, as begiffiging aan die plaaslike bestuur die ronde som van R43 929.36 (BTW ingesluit en geldig tot 30 Junie 2006) betaal, welke bedrag deur die plaaslike bestuur aangewend moet word vir die bou van paaie en stormwaterdreineringsstelsels in of vir die dorp.

Die dorpseienaar moet kragtens die bepalings van Artikel 98(2) en (3) van die Ordonnansie op Dorpspeplanning en Dorpe, 1986, die ronde som van R75 000.00 betaal, welke bedrag deur die plaaslike bestuur aangewend moet word vir die voorsiening van parke en / of openbare oopruimte.

Sodanige begiffigings is betaalbaar ingevolge Artikel 81 van die gemelde Ordonnansie, gelees met Artikel 95 daarvan.

1.6 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.

1.7 VERPLIGTING MET BETREKKING TOT INGENIEURSDIENSTE

(a) Die dorpseienaar moet, binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening en die installering van stelsels, soos voorheen ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom.

- (b) Nadat die water, riool en elektriese netwerke geïnstalleer is, sal dit gratis aan die plaaslike bestuur oorgedra word en deur die plaaslike bestuur onderhou word (interne straatligte uitgesluit), onderworpe aan (a) hierbo.
- (c) Die Artikel 21 maatskappy is verantwoordelik vir die instandhouding van al die interne paaie (insluitend stormwater) en die interne straatligte (insluitend elektriesekraggebruik)
- (d) Die eienaar / ontwikkelaar is aanspreeklik vir die oprigting en instandhouding van straatnaam tekenings op die privaatpad.

1.8 TOEGANG

Toegang tot en uitgang van die dorp moet van Dertiendelaan gekry word via Erf 1851 (Privaatpad) en moet tot die bevrediging van die Direkteur: Paaie, Vervoer en Sivielewerke Department.

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

- (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 goeie doel 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) Elke eienaar van die erf, of van enige onderverdeelde gedeelte daarvan, of enige persoon wat 'n belang daarin het moet 'n lid wees en 'n lid bly van die Huiseienaars Vereniging en moet onderworpe wees aan sy konstitusie tot dat hy / sy ophou om 'n eienaar te wees daarvan.
- (e) Die erf mag nie oorgedra word sonder die voorafgaande skriftelike toestemming van die Artikel 21 maatskappy of die universitas personarum (Huiseienaars Vereniging).
- (f) Die term "huiseienaar Vereniging" in die voornoemde voorwaardes van Titel sal beteken die huiseienaarsvereniging van 'n vereniging ingelyf in terme van Artikel 21 van die Maatskappy Wet, 1973 (Wet 61 van 1973) soos gewys.
- (g) Die erf is onderworpe aan a reg-van-weg surwituut oor Erf 1851 (Privaatpad) in die dorp.

2.2 ERF 1851 (Privaatpad)

- (a) Die erf is onderworpe aan 'n reg-van-weg serwituut ten gunste van Erf 1832 tot en met Erf 1850 in die dorp.
- (b) Die volkome erf is onderworpe aan 'n serwituut vir riool, water retikulasie, elektriese doeleindes (uitsluitend straatligte) en ander munisipale doeleindes, ten gunste van die plaaslike bestuur.

LOCAL AUTHORITY NOTICE 1741

EKURHULENI METROPOLITAN MUNICIPALITY

BOKSBURG AMENDMENT SCHEME 1200

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 95.

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 Road and Commissioner Street, Boksburg, and are open for inspection at all reasonable times.

This amendment is known as Boksburg Amendment Scheme 1200.

Paul Maseko
City Manager
Civic Centre, Cross Street, Germiston
Reference Number: 7/2/08/95

PLAASLIKE BESTUURSKENNISGEWING 1741

EKURHULENI METROPOLITAANSE MUNISIPALITEIT

BOKSBURG WYSIGINGSKEMA 1200

Die Ekurhuleni Metropolitaanse Munisipaliteit verklaar hierby, ingevolge die bepalings van artikel 125(1) van die Ordonnansie 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 95 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 Trichardtsweg en Commissionerstraat, Boksburg, en is te alle redelike tye ter insae beskikbaar.

Hierdie wysiging staan bekend as Boksburg Wysigingskema 1200.

Paul Maseko
Stadsbestuurder
Burgersentrum, Crossstraat, Germiston
Verwysings Nommer: 7/2/08/95

