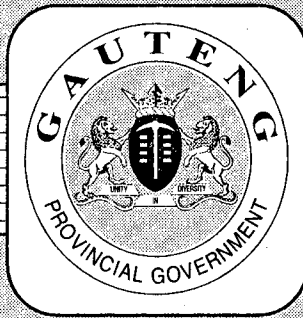


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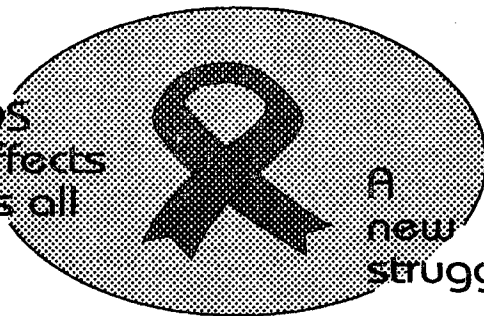
Vol. 11

**PRETORIA, 18 AUGUST
AUGUSTUS 2005**

No. 344

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1998

EKURHULENI METROPOLITAN MUNICIPALITY PROPOSED BOKSBURG WEST EXTENSION 5 TOWNSHIP DECLARATION AS AN 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 Boksburg West Extension 5 township, situate on Portion 381 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 Juanfany CC 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 381 of the farm Driefontein 85 IR, Gauteng has been approved.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Boksburg West Extension 5.

1.2 DESIGN

The township shall consist of the erven as indicated on General Plan S.G. No 10577/2004.

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 servitude which affects Erven 137, 138, 139 and 142 in the township only:-

A servitude for water pipeline purposes, 3 metres wide, as indicated by the figure ABCD on diagram S.G. No 4048/1999 in favour of the local authority, as will more fully appear from Notarial Deed of Servitude No. K5592/2000 S.

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 the provisions 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 R 67500,00 -which amount shall be used by the local authority for the provision of land for parks and/or open spaces 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.

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 to the satisfaction of the Director: Roads, Transport and Civil Works of the local authority.

1.9 RESTRICTION ON THE TRANSFER OF CERTAIN ERVEN

1.9.1 The township owner shall attend to the transfer of Erf 140 in the township to the Fairway Estate home owners' association prior to or simultaneous with the transfer of any of Erven 127 to 130 in the township which, are entitled to a right-of-way servitude over said Erf 140 in the township.

1.9.2 The township owner shall attend to the transfer of Erf 141 in the township to the Fairway View home owners' association prior to or simultaneous with the transfer of any of Erven 131 to 134 in the township which, are entitled to a right-of-way servitude over the said Erf 141 in the township.

1.9.3 The township owner shall attend to the transfer of Erf 142 in the township to the Fairway Terrace home owners' association prior to or simultaneous with the transfer of any of Erven 135 to 139 in the township which, are entitled to a right-of-way servitude over the said Erf 142 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 (EXCEPT ERVEN 140, 141 AND 142 - PRIVATE ROADS)

- (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, in its discretion, may deem necessary, and shall further be entitled to reasonable access to the said land for 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.

- (d) As the erf forms part of land which may be subjected to noise pollution and noise related of airport activities as well as aircraft related accidents, present or future, in the vicinity thereof, the local authority and ACSA are indemnified against any such claims and the owner thereof accepts all liability for any inconvenience which may be experienced as a result of such airport related activities and/or noise and/or accidents.
- (e) As the erf forms part of land which may be subject to dust pollution and noise due to mining recycling activities, past, present or future in the vicinity thereof, the owner thereof accepts any inconvenience which may be experienced as a result of such mining recycling activities.

2.2 ERVEN 138 AND 139

The erf is subject to a servitude 7,65m wide for stormwater drainage purposes and other municipal purposes, in favour of the local authority as indicated by the figure aDEca on the general plan of the township.

2.3 ERF 140 (PRIVATE ROAD)

- (a) The entire erf is subject to a right-of-way servitude in favour of Erven 127 up to and including 130 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.

2.4 ERVEN 127 TO 130

- (a) The erf is entitled to a right-of-way servitude over the entire Erf 140(private road).
- (b) The erf may not be transferred without the prior written consent of the Fairway Estate home owners' association.

2.5 ERF 141 (PRIVATE ROAD)

- (a) The entire erf is subject to a right-of-way servitude in favour of Erven 131 up to and including 134 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.

2.6 ERVEN 131 TO 134

- (a) The erf is entitled to a right-of-way servitude over the entire Erf 141 (private road).
- (b) The erf may not be transferred without the prior written consent of the Fairway View home owners' association.

2.7 ERF 142 (PRIVATE ROAD)

- (a) The entire erf is subject to a right-of-way servitude in favour of Erven 135 up to and including 139 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.

2.8 ERVEN 135 TO 139

- (a) The erf is entitled to a right-of-way servitude over the entire Erf 142 (private road).
- (b) The erf may not be transferred without the prior written consent of the Fairway Terrace home owners' association.

PAUL MAVI MASEKO
17 AUGUST 2005

CITY MANAGER

CIVIC CENTRE BOKSBURG

PLAASLIKE BESTUURSKENNISGEWING 1998

EKURHULENI METROPOLITAANSE MUNISIPALITEIT
VOORGESTELDE DORP BOKSBURG WES UITBREIDING 5
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 Boksburg Wes Uitbreiding 5 geleë op Gedeelte 381 van die plaas Driefontein 85 IR, tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

Voorwaardes waarop die aansoek gedoen deur Juanfany BK ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe 1986 (Ordonnansie no 15 van 1986) om toestemming om 'n dorp op Gedeelte 381 van die plaas Driefontein 85 IR Gauteng, te stig, toegestaan is.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Boksburg Wes Uitbreiding 5.

1.2 ONTWERP

Die dorp bestaan uit die erwe soos aangedui op Algemene Plan S G Nr 10577/2004.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe sal onderworpe gemaak word aan bestaande titelvoorwaardes en servitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd die volgende swituit wat slegs Erwe 137, 138, 139, en 142 in die dorp raak :-

'n Servituit vir waterpyplyn doeleindes, 3 meterwyd soos aangetoon deur die figuur ABCD op diagram S.G. No. 4048/1999 ten gunste van die plaaslike bestuur, soos meer volledig sal blyk uit Notariële Akte van Swituit No. K5592/2000S.

1.4 SLOPING VAN GEBOUE EN STRUKTURE

Die dorpsreënier moet op eie koste alle bestaande geboue en strukture wat binne boulyncserwes, kantruimtes of oor gemeenskaplike grense geleë is, tot bevrediging van die plaaslike bestuur, sloop, binne 'n tydperk van ses (6) maande vanaf datum van publikasie van hierdie kennisgewing.

1.5 BEGIFTIGING

Die dorpsreënier moet ingevolge die bepalings van artikel 98(2) en (3) van die Ordonnansie op Dorpsreëniering en Dorpe, 1986 as begiftiging aan die plaaslike bestuur die bedrag van R67 500,00 betaal, welke bedrag deur die plaaslike bestuur aangewend moet word vir die voorsiening van grond vir parke en/of oop-ruimtes in of vir die dorp.

Sodanige begiftiging is betaalbaar ooreenkomstig die bepalings van artikel 81 gelees met artikel 95 van die gemelde ordonansie.

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 dorpsreënier gedra word.

1.7 VERPLIGTING MET BETREKKING TOT INGENIEURSDIENSTE

Die dorpsreënier 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 dorpsreënier en die plaaslike bestuur, nakom.

1.8 TOEGANG

Ingang na en uitgang vanaf die dorp sal wees tot bevrediging van die Direkteur: Paaie, Vervoer en Siviele Werke van die plaaslike bestuur.

1.9 BEPERKING OP DIE TRANSPORT VAN SEKERE ERWE

1.9.1 Die dorpsreënier sal toesien tot die transport van Erf 140 in die dorp aan die Fairway Estate huiseienaarsvereniging voor of gelyktydig met die transport van Erwe 127 tot 130 wat geregtig is op 'n reg-van-weg serwituut oor gemelde Erf 140.

1.9.2 Die dorpsreënier sal toesien tot die transport van Erf 141 in die dorp aan die Fairway View huiseienaarsvereniging voor of gelyktydig met die transport van Erwe 131 tot 134 wat geregtig is op 'n reg-van-weg serwituut oor gemelde Erf 141.

1.9.3 Die dorpsreënier sal toesien tot die transport van Erf 142 in die dorp aan die Fairway Terrace huiseienaarsvereniging voor of gelyktydig met die transport van Erwe 135 tot 139 wat geregtig is op 'n reg-van-weg serwituut oor gemelde Erf 142.

2. TITELVOORWAARDES

Die erwe is onderworpe aan die volgende voorwaardes opgelê deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsreëniering en Dorpe, 1986:-

2.1 ALLE ERWE (UITGESONDERD ERWE 140, 141 EN 142 - PRIVAAT PAAIE)

- (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, uitsonderd 'n straatgrens: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (b) Geen geboue of ander struktuur mag binne die voormelde serwituutgebied opgerig word nie, en geen grootwortelboom 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 deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke wat hy volgens goeie doeleinde 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 rioolhoofpyleidings en ander werke veroorsaak word.
- (d) Aangesien die erf deel vorm van grond wat onderhewig mag wees aan geraas, besoedeling, en geraas wat verband hou met lughawe aktiwiteite, sowel as vliegtuig verwante ongelukke huidiglik of in die toekoms, in die omgewing daarvan word die plaaslike bestuur en Lughawemaatskappy van Suid Afrika Bpk (ACSA) gevrywaar teen enige sodanige eis en die eienaar van die Erf aanvaar volle verantwoordelikheid vir enige ongerief wat ondervind mag word as gevolg van sodanige Lughawe verwante aktiwiteite en/of geraas en/of ongelukke.
- (e) Aangesien die erf deel vorm van grond wat onderhewig mag wees aan stof besoedeling en geraas as gevolg van mynherwinnings aktiwiteite in die verlede, hede of in die toekoms in die omgewing daarvan, aanvaar die eienaar daarvan enige ongerief wat ondervind mag word as gevolg van sodanige mynherwinnings aktiwiteite.

2.2 ERWE 138 EN 139

Die erf is onderhewig aan 'n serwituut 7,65 m wyd vir stormwater dreineringsdoeleindes en ander munisipale doeleindes ten gunste van die plaaslike bestuur soos aangetoon deur die figuur aDEca op die algemene plan van die dorp.

2.3 ERF 140 (PRIVAAT PAD)

- (a) Die hele erf is onderhewig aan 'n reg-van-weg serwituut ten gunste van Erwe 127 tot en insluitend 130 in die dorp.
- (b) Die hele erf is onderhewig aan 'n serwituut vir riolering, waterverspreiding, elektriese doeleindes (uitsluitend straat ligte) en ander munisipale doeleindes ten gunste van die plaaslike bestuur.

2.4 ERWE 127 TOT 130

- (a) Die hele erf is geregtig op 'n reg-van-weg serwituut oor die hele Erf 140 (privaat pad).
- (b) Die erf mag nie getransporeer word nie sonder die vooraf vekreë toestemming van die Fairway Estate huiseienersvereniging.

2.5 ERF 141 (PRIVAAT PAD)

- (a) Die hele erf is onderhewig aan 'n reg-van-weg serwituut ten gunste van Erwe 131 tot en insluitend 134 in die dorp.

- (b) Die hele erf is onderhewig aan 'n serwituu vir riolering waterverspreiding elektriese doeleindes (uitsluitend straat ligte) en ander munisipale doeleindes ten gunste van die plaaslike bestuur.

2.6 ERWE 131 TOT 134

- (a) Die erf is geregtig op 'n reg-van-weg serwituu oor die hele Erf 141 (privaat pad).
- (b) Die erf mag nie getransporteer word nie sonder die vooraf verkree toestemming van die Fairway View - huiseienaarsvereniging.

2.7 ERF 142 (PRIVAAT PAD)

- (a) Die hele erf is onderhewig aan 'n reg-van-weg serwituu ten gunste van Erwe 135 tot en insluitend Erf 139 in die dorp.
- (b) Die hele erf is onderhewig aan 'n serwituu vir riolering, waterverspreiding, elektriese doeleindes (uitsluitend straat ligte) en ander munisipale doeleindes ten gunste van die plaaslike bestuur.

2.8 ERWE 135 TOT 139

- (a) Die erf is geregtig op 'n reg-van-weg serwituu oor die hele Erf 142 (privaat pad).
- (b) Die erf mag nie getransporteer word nie sonder die vooraf verkree toestemming van die Fairway Terrace-huiseenaarvereniging.

PAUL MAVI MASEKO
17 AUGUSTUS 2005

STADSBESTUURDER

BURGERSENTRUM BOKSBURG

LOCAL AUTHORITY NOTICE 1999**EKURHULENI METROPOLITAN MUNICIPALITY
BOKSBURG AMENDMENT SCHEME 1177**

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 Boksburg West Extension 5 township

A copy of the said town-planning scheme 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 scheme is known as Boksburg Amendment Scheme 1177.

PAUL MAVI MASEKO CITY MANAGER CIVIC CENTRE BOKSBURG
17 AUGUST 2005

PLAASLIKE BESTUURSKENNISGEWING 1999**EKURHULENI METROPOLITAANSE MUNISIPALITEIT
BOKSBURG WYSIGINGSKEMA 1177**

Die Ekurhuleni Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepalings van artikel 125 (1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 dat dit 'n wysigings van die Boksburg Dorpsbeplanning-skema 1991 wat betrekking het op die grond ingesluit in die dorp Boksburg Wes Uitbreiding 5 aanvaar het.

'n Afskrif van die gemelde dorpsbeplanningskema soos aanvaar lê te alle redelike tye ter insae in die kantoor van die Area Bestuurder, Ontwikkelingsbeplanning, Burgersentrum, Boksburg en die kantoor van die Hoof van Departement Ontwikkelingsbeplanning en Plaaslike Regering, Gauteng Provinsiale Regering, Johannesburg.

Die gemelde wysigingskema staan bekend as Boksburg-wysigingskema 1177

PAUL MAVI MASEKO STADSBESTURDER BURGERSENTRUM BOKSBURG
17 AUGUSTUS 2005

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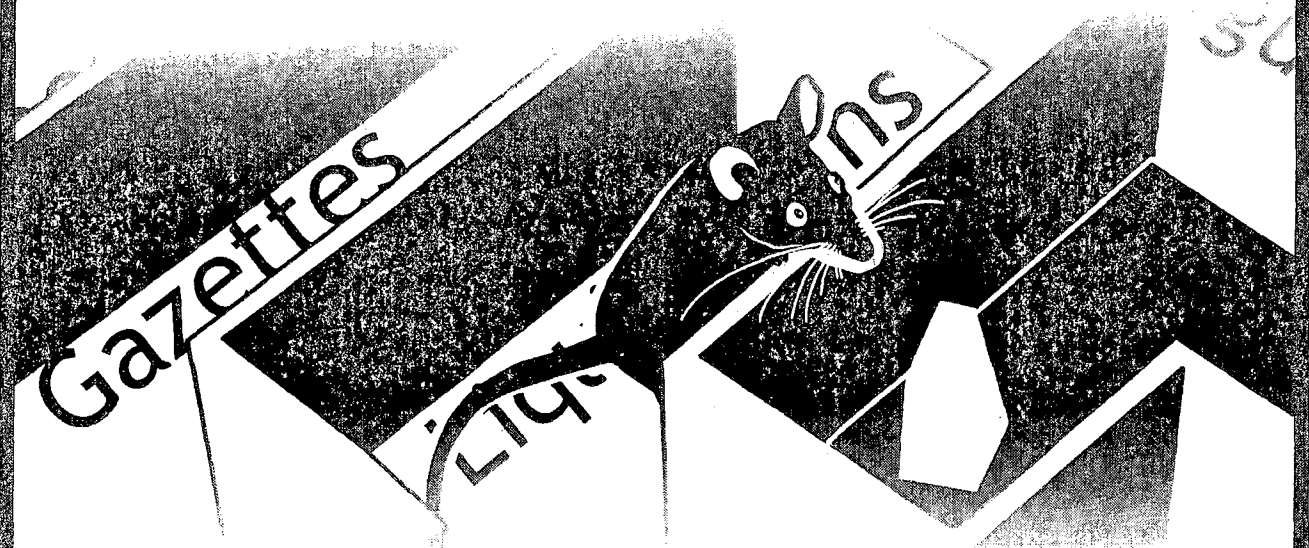
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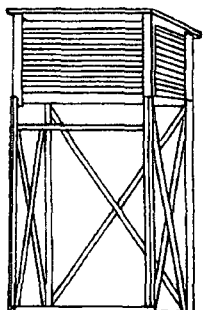
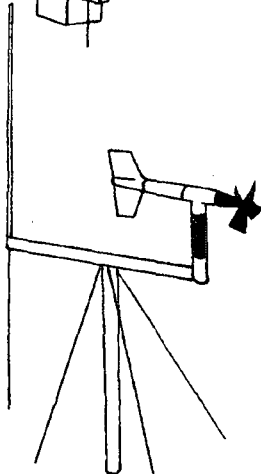
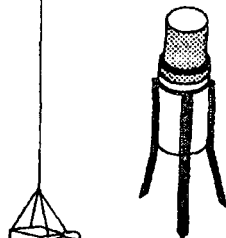
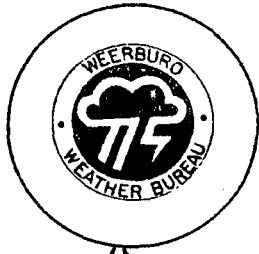
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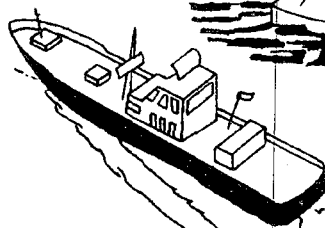
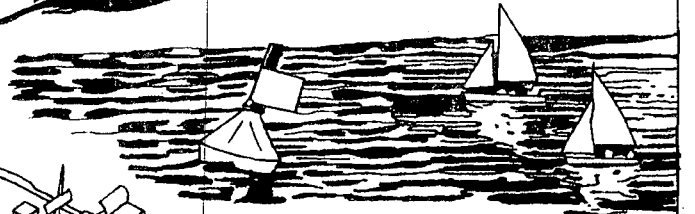
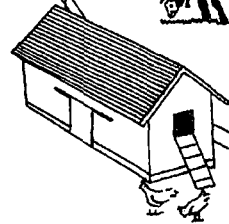
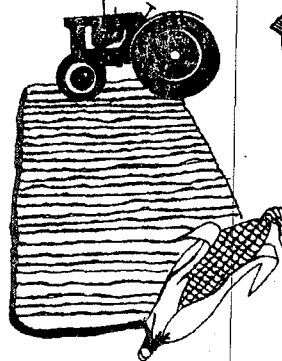
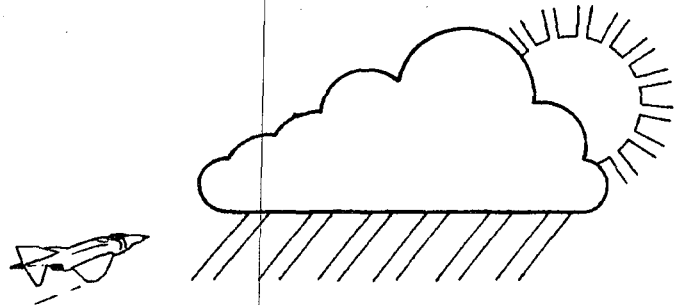
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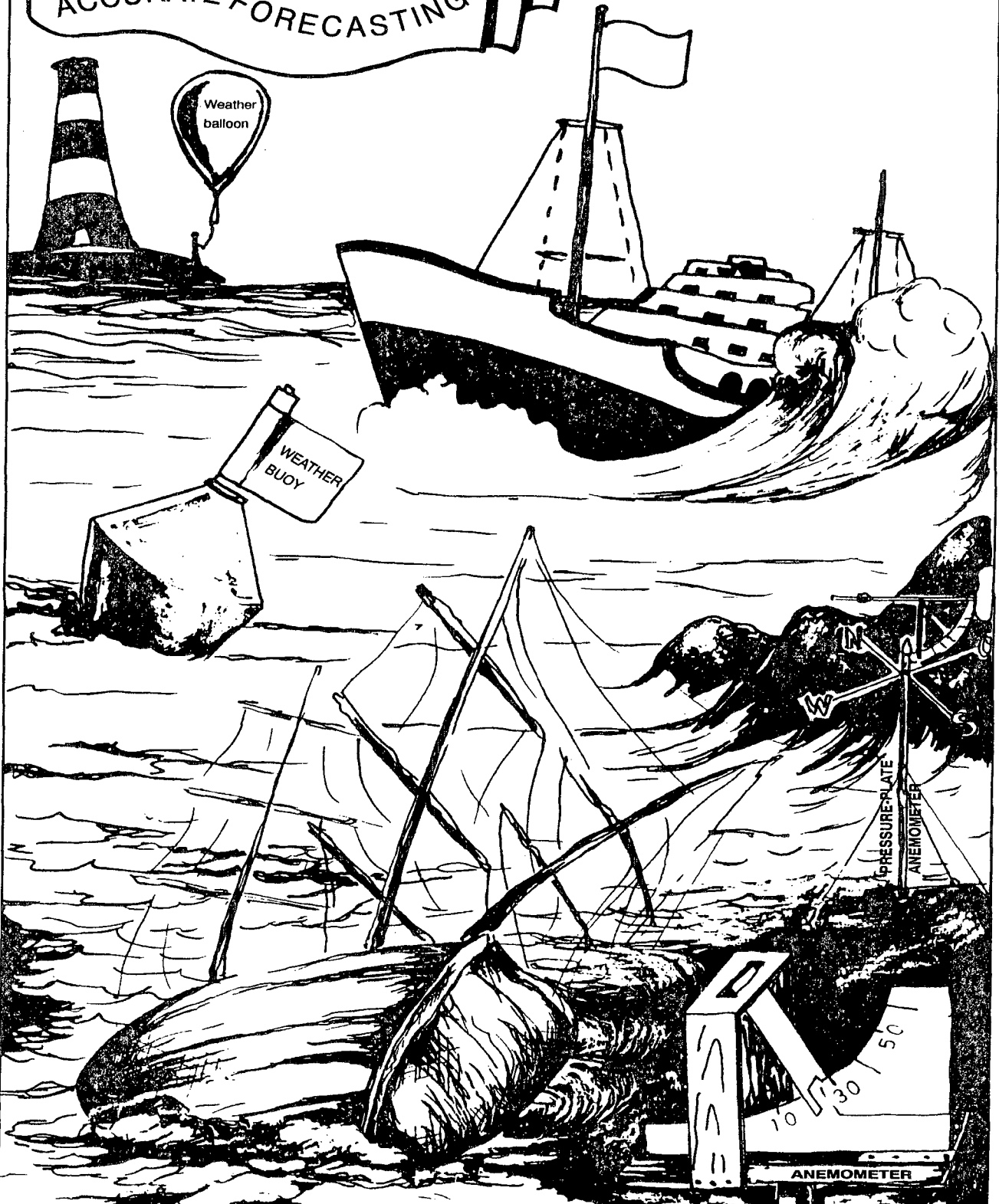
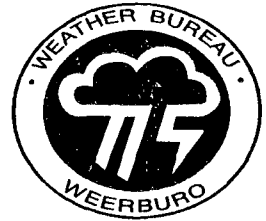
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