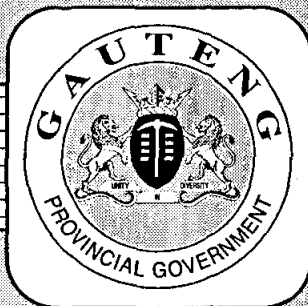


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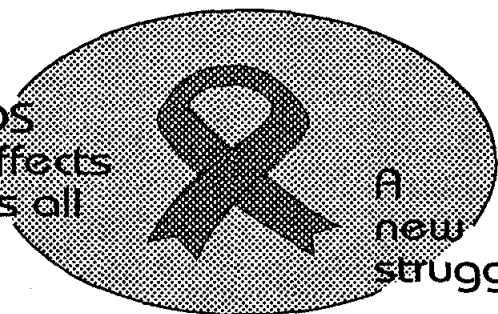
Vol. 11

PRETORIA, 27 SEPTEMBER 2005

No. 409

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2359

DECLARATION AS APPROVED TOWNSHIP

In terms of section 69 of the Town-planning and Townships Ordinance, 1965 (Ordinance 25 of 1965), the Administrator hereby declares Jet Park Extension 29 Township to be an approved township, subject to the conditions set out in the Schedule hereto.

GO 15/3/2/8/27

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY PANGBOURNE PROPERTIES LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965, (ORDINANCE 25 OF 1965), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 238 (A PORTION OF THE REMAINDER OF PORTION 92) OF THE FARM WITKOPPIE 64 I.R. HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Jet Park Extension 29.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. A7772/1992.

(3) STORMWATER DRAINAGE AND STREET CONSTRUCTION

(a) The township owner shall, on request by the local authority, submit to such authority for its approval a detailed scheme complete with plans, section and specifications, prepared by a civil engineer approved by the local authority, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, tarmacadamising, kerbing and channeling of the streets therein together with the provisions of such retaining walls as may be considered necessary by the local authority.

Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

(b) The township owner shall, when required by the local authority to do so, carry out the approved scheme at its own expense on behalf of and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.

(c) The township owner shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the streets have been constructed as set out in sub-clause (b).

(d) If the township owner fails to comply with the provisions of paragraphs (a), (b) and (c) hereof, the local authority shall be entitled to do work at the cost of the township owner.

(4) DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions of servitude, if any, including the reservation of rights to minerals, but excluding -

(a) The following rights which are not passed on to the erven in the township:

(i) "B The Remaining Extent of Portion 7 of Portion of the said farm, measuring as such 151,8067 hectares, (of which the aforementioned Portions 89 and 90, shown on the said Diagram S.G. No. A5500/51, annexed to the said Certificate of Consolidated Title No. 14492/1965 by the figure lettered ABdEFGHJKLMNOPQRS and aDb from part, is entitled to a Servitude of Roadway over:-

1. Portion of Portion 15 of Portion of the said farm WITKOPPIE.
2. Portion A of Portion 13 of Portion of the aforesaid farm, measuring 655 square metres,
3. Portion S1 of Portion 4 of Portion of the aforesaid farm, measuring 5004 square metres, and
4. Portion S1 of Portion 1 of Portion A of Portion 2 of Portion of the farm RIETFONTEIN No. I.R. district Germiston, measuring 2777 square metres;

held under Deeds of Transfer Nos. 9318/1939, 20665/38 and 7617/1934, as will more fully appear from Notarial Deed of Servitude No. 490/39S, registered on the 27th day of May, 1939."

(ii) "C The Remaining Extent of aforesaid Portion 7 of Portion of the said farm, measuring as such 184,7211 hectares (of which the aforementioned Portions 8, 9 and 90, shown on the said Diagram S.G. No. A5500/51, annexed to the said Certificate of Consolidated Title No. 14492/1956 by the figures ABdEFGHJ KLMNOQRS and aDb form part), is entitled to a right-of-way over portions "a" and "b" of the said Portion 7 held under Deed of Transfer No. 4990/1926, dated the 21st May, 1926, by the road shown on Diagram No. 340/26, by the figures D, e m C and K n o p H J and on Diagram No. 421/26, by the figures E a b D, which said Diagrams are annexed to the said Deed of Transfer No. 4990/1926.

The right-of-way shall allow the use of the said roadway by the Transferee and by all other persons resident on portion of the said farm WITKOPPIE, or any part or portion of the said Portion 7, who may be authorised by the said Transferee or by all subsequent owners of the remaining extent referred to in paragraph (4) of the undermentioned Notarial Deed No. 309/26S to use such roadway. Any persons lawfully desiring to visit either for business or private reasons a person having the right to use such roadway, shall also be entitled to use such roadway. The right of the use of the roadway by the persons entitled to such use shall extend to all manner of traffic whatsoever and shall allow the use of the roadway in any manner which a roadway may lawfully be used. The users of the said roadway shall contribute to the repair of same from time in proportion to their use thereof, as will more fully appear from Notarial Deed No. 309/26S."

(b) The following servitudes which do not affect the township area:

(i) "D The Remaining Extent of Portion 8 of Portion of the said farm, measuring as such 3,2206 hectares (of which the former Portion 91, shown on the said Diagram S.G. No. A5500/51, annexed to the said Certificate of Consolidated Title No. 14492/1956, by the figure lettered Cabd forms part), is subject to a right-of-way in favour of Portion of Portion 7 held under Deed of Transfer No. 968/1932, registered on the 12th day of February, 1932."

(ii) "F By Notarial Deed No. K325/1966S dated 4 March 1966 the within-mentioned property is subject to a stormwater drain servitude together with the right to enter upon the said land for the purpose of carrying out, maintaining, altering, repairing and superintending works within the servitude area in favour of the Republic of South Africa as will more fully appear from the said Notarial Deed."

(5) **DEMOLITION OF BUILDINGS AND STRUCTURES**

The township owner shall at its expense cause all existing buildings and structures situated within the building line reserves, side space or over common boundaries to be demolished to the satisfaction of the local authority, when required by the local authority to do so.

(6) **OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES**

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

2. CONDITIONS OF TITLE

The erven shall be subject to the following conditions imposed by the Administrator in terms of the provisions of the Town-Planning and Townships Ordinance, 1965.

(1) **ALL ERVEN**

(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, if and when required by the local authority: Provided that the local authority may dispense with any servitude.

(2) No buildings or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area servitude or within 2m thereof.

(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) **ERF 500 TO 503**

The erf is subject to a servitude for municipal purposes in favour of the local authority as indicated on the General Plan.

LOCAL AUTHORITY NOTICE 2360

BOKSBURG AMENDMENT SCHEME 16

The Administrator hereby, in terms of the provisions of Section 89(1) of the Town-planning and Townships Ordinance, 1965, declares that he approved an amendment scheme, being an amendment of Boksburg Town-planning Scheme 1991, comprising the same land as included in the township of Jet Park Extension 29.

Map 3 and the scheme clauses of the amendment scheme are filed with the Gauteng Provincial Government, (Department of Development Planning and Local Government), Johannesburg, and the Town Clerk Boksburg, and are open for inspection at all reasonable times

The amendment is known as Boksburg Amendment Scheme 16.

GO 15/3/2/8/27

PLAASLIKE BESTUURSKENNISGEWING 2359**VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge artikel 69 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965 (Ordinnansie 25 van 1965), verklaar die Administrateur hierby die dorp Jet Park Uitbreiding 29 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

GO 15/3/2/8/27

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR PANGBOURNE PROPERTIES LIMITED INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 238 ('N GEDEELTE VAN DIE RESTANT VAN GEDEELTE 92) VAN DIE PLAAS WITKOPPIE NO. 64-I.R., PROVINSIE GAUTENG, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES**(1) NAAM**

Die naam van die dorp is Jet Park Uitbreiding 29.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. A7772/1992.

(3) STORMWATERDREINERING EN STRAATBOU

(a) Die dorpseienaar moet, op versoek van die plaaslike bestuur aan sodanige bestuur 'n gedetailleerde skema, volledig met planne, deursnee en spesifikasies, opgestel deur 'n siviele ingenieur wat deur die plaaslike bestuur goedgekeur is, vir die opgaar en afvoer van stormwater deur die hele dorp deur middel van behoorlike aangelegde werke en vir die aanlê, teermacadamisering, beranding en kanalisering van die strate daarin, tesame met die verskaffing van sodanige keurmure as wat die plaaslike bestuur nodig ag, vir goedkeuring voorlê.

Verder moet die skema die roete en helling aandui deur middel waarvan elke erf toegang tot die aangrensende straat verkry.

(b) Die dorpseienaar moet, wanneer die plaaslike bestuur dit vereis, die goedgekeurde skema op eie koste namens en tot bevrediging van die plaaslike bestuur, onder toesig van 'n siviele ingenieur deur die plaaslike bestuur goedgekeur, uitvoer.

(c) Die dorpseienaar is verantwoordelik vir die instandhouding van die strate tot bevrediging van die plaaslike bestuur totdat die strate ooreenkomstig subklousule (b) gebou is.

(d) Indien die dorpseienaar versuim om aan die bepalings van paragrawe (a), (b) en (c) hiervan te voldoen, is die plaaslike bestuur geregtig om die werk op koste van die dorpseienaar te doen.

(4) BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd -

(a) Die volgende regte wat nie aan die erwe in die dorp oorgedra moet word nie:

(i) "B The Remaining Extent of Portion 7 of Portion of the said farm, measuring as such 151,8067 hectares, (of which the aforementioned Portions 89 and 90,

shown on the said Diagram S.G. No. A5500/51, annexed to the said Certificate of Consolidated Title No. 14492/1965 by the figure lettered ABdEFGHJKLMNOPQRS and aDb from part, is entitled to a Servitude of Roadway over:-

1. Portion of Portion 15 of Portion of the said farm WITKOPPIE.
2. Portion A of Portion 13 of Portion of the aforesaid farm, measuring 655 square metres,
3. Portion S1 of Portion 4 of Portion of the aforesaid farm, measuring 5004 square metres, and
4. Portion S1 of Portion 1 of Portion A of Portion 2 of Portion of the farm RIETFONTEIN No. I.R. district Germiston, measuring 2777 square metres;

held under Deeds of Transfer Nos. 9318/1939, 20665/38 and 7617/1934, as will more fully appear from Notarial Deed of Servitude No. 490/39S, registered on the 27th day of May, 1939."

- (ii) "C The Remaining Extent of aforesaid Portion 7 of Portion of the said farm, measuring as such 184,7211 hectares (of which the aforementioned Portions 8, 9 and 90, shown on the said Diagram S.G. No. A5500/51, annexed to the said Certificate of Consolidated Title No. 14492/1956 by the figures ABdEFGHJKLMNOPQRS and aDb form part), is entitled to a right-of-way over portions "a" and "b" of the said Portion 7 held under Deed of Transfer No. 4990/1926, dated the 21st May, 1926, by the road shown on Diagram No. 340/26, by the figures D, e m C and K n o p H J and on Diagram No. 421/26, by the figures E a b D, which said Diagrams are annexed to the said Deed of Transfer No. 4990/1926.

The right-of-way shall allow the use of the said roadway by the Transferee and by all other persons resident on portion of the said farm WITKOPPIE, or any part or portion of the said Portion 7, who may be authorized by the said Transferee or by all subsequent owners of the remaining extent referred to in paragraph (4) of the undermentioned Notarial Deed No. 309/26S to use such roadway. Any persons lawfully desiring to visit either for business or private reasons a person having the right to use such roadway, shall also be entitled to use such roadway. The right of the use of the roadway by the persons entitled to such use shall extend to all manner of traffic whatsoever and shall allow the use of the roadway in any manner which a roadway may lawfully be used. The users of the said roadway shall contribute to the repair of same from time in proportion to their use thereof, as will more fully appear from Notarial Deed No. 309/26S."

(b) Die volgende serwitute wat nie die dorp raak nie:

- (i) "D The Remaining Extent of Portion 8 of Portion of the said farm, measuring as such 3,2206 hectares (of which the former Portion 91, shown on the said Diagram S.G. No. A5500/51, annexed to the said Certificate of Consolidated Title No. 14492/1956, by the figure lettered Cabd forms part), is subject to a right-of-way in favour of Portion of Portion 7 held under Deed of Transfer No. 968/1932, registered on the 12th day of February, 1932."
- (ii) "F By Notarial Deed No. K325/1966S dated 4 March 1966 the within-mentioned property is subject to a stormwater drain servitude together with the right to enter upon the said land for the purpose of carrying out, maintaining, altering, repairing and superintending works within the servitude area in favour of the Republic of South Africa as will more fully appear from the said Notarial Deed."

(5) 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 bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

(6) VERPLIGTINGE TEN OPSIGTE VAN NOODSAAKLIKE DIENSTE

Die dorpseienaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water, elektrisiteit en sanitêre dienste en die installering van stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom.

2. TITELVOORWAARDES

Die erwe is onderworpe aan die volgende voorwaardes opgelê deur die Administrateur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965.

(1) ALLE ERWE

(1) 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.

(2) Geen gebou of ander struktuur mag binne die voornoemde 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.

(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 volgens goeëdunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

(2) ERF 500 TOT 503

Die erf is onderworpe aan 'n serwituut vir munisipale doeleindes soos aangedui op die Algemene Plan.

PLAASLIKE BESTUURSKENNISGEWING 2360**BOKSBURG WYSIGINGSKEMA 16**

Die Administrateur verklaar hierby, ingevolge die bepalings van Artikel 89(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, dat hy 'n wysigingskema, synde 'n wysiging van Boksburg Dorpsbeplanningskema 1991, wat uit dieselfde grond as die dorp Jet Park Uitbreiding 29 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Gauteng Provinsiale Regering, (Departement van Ontwikkelingsbeplanning en Plaaslike Regering), Johannesburg, en die Stadsklerk Boksburg, en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Boksburg Wysigingskema 16.

GO 15/3/2/8/27