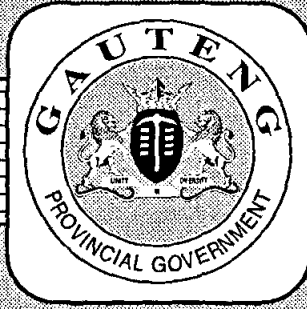


**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

Selling price • Verkoopprys: R2,50  
Other countries • Buitelands: R3,25

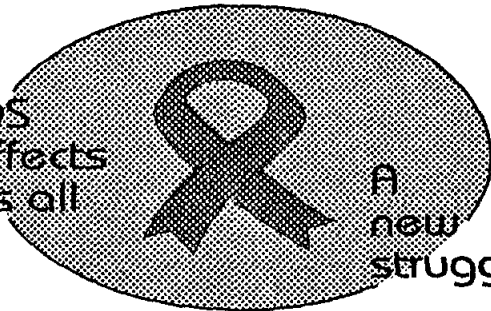
Vol. 11

PRETORIA, 2 DECEMBER 2005  
DESEMBER

No. 512

**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



9771682452005

05512

---

**CONTENTS • INHOUD**

No.		Page No.	Gazette No.
<b>LOCAL AUTHORITY NOTICES</b>			
3087	Town-planning and Townships Ordinance (15/1986): Kungwini Local Municipality: Peri-Urban Areas Amendment Scheme 472.....	3	512
3088	do.: do.: Declaration as an approved township: Broadwalk Extension 12.....	3	512

---

## **IMPORTANT NOTICE!!!**

It is announced to the general public that all offices of the **Government Printing Works** will be closed at **12:00** on **2 December 2005** for an official function.

Any inconvenience caused is deeply regretted.

*Chief Executive Officer*

## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 3087

#### PERI-URBAN AREAS AMENDMENT SCHEME 472

The Kungwini Local Municipality hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), declares that it has approved an amendment scheme being an amendment of the Peri-Urban Areas Town Planning Scheme 1975, comprising the same land as included in the township Boardwalk Extension 12.

Map 3 and the scheme clauses of the amendment scheme are filed at the offices of Kungwini Local Municipality.

The amendment is known as Peri-Urban Areas Amendment Scheme 472.

Municipal Manager  
Kungwini Local Municipality  
P. O. Box 40, Bronkhorstspuit, 1020

### PLAASLIKE BESTUURSKENNISGEWING 3087

#### BUITESTEDELIKE GEBIEDE WYSIGINGSKEMA 472

Die Kungwini Plaaslike Munisipaliteit verklaar hiermee, ingevolge die bepalings van Artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), dat dit 'n wysigingskema synde 'n wysiging van die Buitestedelike Gebiede Dorpsbeplanningskema 1975, wat uit dieselfde grond as die dorp Boardwalk Uitbreiding 12 bestaan, goedgekeur het.

Kaart 3 en skemakousules van die wysigingskema word in bewaring gehou by die kantore van die Kungwini Plaaslike Munisipaliteit.

Hierdie wysiging staan bekend as Buitestedelike Gebiede Wysigingskema 472.

Munisipale Bestuurder  
Kungwini Plaaslike Munisipaliteit  
Posbus 40, Bronkhorstspuit, 1020

### LOCAL AUTHORITY NOTICE 3088

#### KUNGWINI LOCAL MUNICIPALITY

#### DECLARATION OF BOARDWALK EXTENSION 12 AS AN APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986), the Kungwini Local Municipality hereby declares the Township of Boardwalk Extension 12 to be an approved township, subject to the conditions as set out in the Schedule hereto.

REFERENCE: 15/4/157/3

#### SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION IS MADE BY SERISO 505 (PTY) LTD (HEREAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISION OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO

**ESTABLISH A TOWNSHIP ON PORTION 152, (A PORTION OF PORTION 144) OF THE FARM TWEEFONTEIN 372-JR HAS BEEN GRANTED.**

**1. CONDITIONS OF ESTABLISHMENT**

**(1) NAME**

The name of the township shall be Boardwalk Extension 12.

**(2) DESIGN**

The township shall consist of erven and streets as indicated on the General Plan L.G. No. 8324/2005.

**(3) DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals.

**(4) REMOVAL AND/OR REPLACEMENT OF MUNICIPAL SERVICES**

Should it become necessary to move or replace any existing municipal services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

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

When required by the Kungwini Local Municipality to do so, the township owner shall at his own expense cause to be demolished to the satisfaction of the Kungwini Local Municipality all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures.

**(6) REMOVAL OF LITTER**

The township owner shall at his own expense have litter within the township area removed to the satisfaction of the Kungwini Local Municipality, when required to do so by the Kungwini Local Municipality.

**(7) REMOVAL AND/OR REPLACEMENT OF ESKOM POWER LINES**

Should it become necessary to remove and/or replace any existing power lines of Eskom as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

**(8) REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES**

Should it become necessary to remove and/or replace any existing power lines of TELKOM services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

**(9) COMPLIANCE WITH CONDITIONS IMPOSED BY GDACE**

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Agriculture, Conservation and Environment has granted the applicant exemption from compliance with regulations number 1182 and 1183, promulgated in terms of Sections 21, 22 and 26 of the Environmental Conservation Act, for the development of this township.

**2. CONDITIONS OF TITLE****(1) ALL ERVEN**

- (i) The erf shall be subject to a servitude, 2 meters wide, for municipal services (water, sewer, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the local authority, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 2 meters wide, over the entrance portion of the erf, if and when required by the local authority: Provided that the local authority may waive any such servitude.
- (ii) No building or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2 meters from it.
- (iii) The Kungwini Local Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary, and furthermore the Kungwini Local Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Kungwini Local Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

**(2) ERF 168**

- (i) The erf shall be subject to a right of way servitude.
- (ii) The erf shall be subject to a servitude for municipal services.

**(3) SECTION 21 COMPANY**

A Section 21 Company must be registered. The owners must on transfer automatically become members of the Section 21 Company.

---

**PLAASLIKE BESTUURSKENNISGEWING 3088****KUNGWINI PLAASLIKE MUNISIPALITEIT****VERKLARING VAN BOARDWALK UITBREIDING 12 TOT Æ GOEDGEKEURDE DORP**

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Kungwini Plaaslike Munisipaliteit hiermee die dorp Boardwalk Uitbreiding 12 tot Æ goedgekeurde dorp, onderworpe aan die volgende voorwaardes uiteengesit in die bygaande Bylae.

VERWYSING: 15/4/157/3

**BYLAE**

**STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR SERISO 505 (PTY) LTD (HIERNA DIE AANSOEKER/DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM Æ DORP OP**

**GEDEELTE 152, ('N GEDEELTE VAN GEDEELTE 144) VAN DIE PLAAS TWEEFONTEIN 372-JR TE STIG, TOEGESTAAN IS.****1. STIGTINGSVOORWAARDES****(1) NAAM**

Die naam van die dorp is Boardwalk Uibreiding 12.

**(2) ONTWERP**

Die dorp bestaan uit erwe en strate soos aangedul op die Algemene Plan L.G. No. 8324/2005.

**(3) 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.

**(4) VERSKUIWING EN/OF VERWYDERING VAN MUNISIPALE DIENSTE**

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale dienste te verskuif of te vervang, moet die koste daarvan deur die dorpselenaar gedra word.

**(5) SLOPING VAN GEBOUE EN STRUKTURE**

Die dorpselenaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes aan kantruimtes of oor gemeenskaplike grense gelê is, of bouvallige strukture laat sloop tot tevredenheid van die Kungwini Plaaslike Munisipaliteit wanneer die Kungwini Plaaslike Munisipaliteit dit vereis.

**(6) VERWYDERING VAN ROMMEL**

Die dorpselenaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot tevredenheid van die Kungwini Plaaslike Munisipaliteit wanneer die Kungwini Plaaslike Munisipaliteit dit vereis.

**(7) VERSKUIWING EN/OF VERWYDERING VAN ESKOM KRAGLYNE**

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande dienste van Eskom te verskuif en/of te verwyder, moet die koste daarvan deur die dorpselenaar gedra word.

**(8) VERSKUIWING EN/OF VERWYDERING VAN TELKOM DIENSTE**

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande dienste van Telkom te verskuif en/of te verwyder, moet die koste daarvan deur die dorpselenaar gedra word.

**(9) VOLDOENING AAN VOORWAARDES OPGELEË DEUR GDLBO**

Die dorpselenaar sal op sy eie kostes voldoen aan al die voorwaardes opgelê deur of waarby die Gauteng Departement van Landbou, Bewaring en Omgewing vrystelling aan die dorpselenaar verleen het ter voldoening aan Regulاسie nommers 1182 en 1183, afgekondig ingevolge Artikels 21, 22 en 26 van die Wet op Omgewingsbewaring, ten opsigte van die ontwikkeling van hierdie dorp.

**2. TITELVOORWAARDES****(1) ALLE ERWE**

- (i) Die erwe is onderworpe aan 'n serwituut, 2 meter breed, vir munisipale dienste (water, riool, elektrisiteit en stormwater) (hierna "die dienste" genoem), ten gunste van die Plaaslike Munisipaliteit, langs enige twee grense uitgesonderd 'n straatgrens en in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 2 meter breed, oor die toegangsgedeelte van die erf, indien en wanneer die Plaaslike Munisipaliteit dit verlang, met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (ii) Geen geboue of ander strukture mag binne die voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 meter daarvan geplant word nie.
- (iii) Die Kungwini Plaaslike Munisipaliteit is daarop geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige dienste en ander werke wat hy na goeë dunnke noodsaaklik ag, tydelik te plaas op grond wat an die voornoemde serwituut grens, en voorts is die Plaaslike Munisipaliteit geregtig op redelike toegang tot genoemde grond vir die voorgenoemde doel, onderworpe daaraan dat die Plaaslike Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige en ander werke veroorsaak word.

**(2) ERF 168**

- (i) Die erf sal onderhewig wees aan 'n reg van weg serwituut.
- (ii) Die erf sal onderhewig wees aan 'n serwituut vir munisipale dienste.

**(4) ARTIKEL 21 MAATSKAPPY**

'n Artikel 21 Maatskappy moet geregistreer word. Die elenaars moet met oordrag outomaties lede van die Artikel 21 Maatskappy word.

