

*THE PROVINCE OF  
GAUTENG*

*DIE PROVINSIE  
GAUTENG*

**Provincial Gazette Extraordinary  
Buitengewone Provinsiale Koerant**

**Vol. 14**

**PRETORIA, 25 JULY 2008  
JULIE**

**No. 198**

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## CONTENTS • INHOUD

| <i>No.</i>                     | <i>Page<br/>No.</i>  | <i>Gazette<br/>No.</i> |
|--------------------------------|--|------------------------|
| <b>LOCAL AUTHORITY NOTICES</b> |  |                        |
| 1703                           | Town-planning and Townships Ordinance (15/1986): Ekurhuleni Metropolitan Municipality: Declaration as an approved township: Beyers Park Extension 91 ..... | 2 198                  |
| 1704                           | do.: do.: Boksburg Amendment Scheme 1297 .....   | 4 198                  |

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## LOCAL AUTHORITY NOTICES

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### LOCAL AUTHORITY NOTICE 1703

#### 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 Beyers Park Extension 91 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 NK DEVELOPMENTS (PTY) LTD (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 844 (A PORTION OF PORTION 843) OF THE FARM KLIPFONTEIN 83, I.R. HAS BEEN GRANTED BY THE EKURHULENI METROPOLITAN MUNICIPALITY

#### 1. CONDITIONS OF ESTABLISHMENT

##### 1.1 NAME

The name of the township shall be Beyers Park Extension 91

##### 1.2 DESIGN

The township shall consist of erven and the street as indicated on the Surveyor General SG No. 5866/2005

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

#### 1.5 ENDOWMENT

- (a) The township owner shall, in terms 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 R169 556.35 (Vat inclusive) - which amount shall be used by the local authority for the construction of streets and/or storm water drainage systems in or for the township.
- (b) The Township owners 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 R60 000.00 to the Local authority which amount shall be used by the Local Authority for the provision of land for parks and open spaces in or for the township.
- (c) Such endowment is payable in terms of the provisions of Section 81 of the said ordinance read with Section 95 thereof.

#### 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 owners.

#### 1.7 OBLIGATIONS WITH REGARD TO ENGINEERING SERVICES

- (a) The township owners 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 Sectional 21 Company shall be responsible for maintenance of the internal roads (including storm-water) 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 to and from the township shall be fro the Private Road (Erf 1871), to the satisfaction of the Executive Director: Roads, Transport and Civil Works Department. A minimum of 12 meters between the road and the access gate is required for stacking of vehicles in front of the guard house.

### 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 ERF 1871 - PRIVATE ROAD)

- 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 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. The erf may not be transferred without the prior written consent of the Section 21 company, and / or the universitas personarum (Home Owner's Association).
  - e. The erf is entitled to a right-of-way servitude over the entire Erf 1871(Private Road) in the township.
- 2.2 ERF 1870
- a. The erf is subject to a 2 metre wide servitude for municipal purposes as indicated on the General Plan S.G. 5866/2005 of which the lines C 1869b and 1870a 1869b represents the southern and western boundaries.
- 2.3 ERF 1871 (PRIVATE ROAD)
- a. The erf is subject to a servitude of Right-of-Way for access and municipal services in favour of Erven 1854 up to and including Erf 1870 in the Township.

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### **LOCAL AUTHORITY NOTICE 1704**

#### **EKURHULENI METROPOLITAN MUNICIPALITY**

#### **BOKSBURG AMENDMENT SCHEME 1297**

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 Beyers Park Extension 91.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Area Manager: Boksburg Customer Care Centre, 3<sup>rd</sup> floor, Boksburg Civic Centre, c/o Trichardts and Commissioner Streets, Boksburg, and are open for inspection at all reasonable times.

This amendment is known as Boksburg Amendment Scheme 1297.

Patrick Flusk  
City Manager  
Civic Centre, Cross Street, Germiston  
7/2/08/91

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