

***THE PROVINCE OF
GAUTENG***

***DIE PROVINSIE
GAUTENG***

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

Vol. 14

**PRETORIA, 27 AUGUST
AUGUSTUS 2008**

No. 235

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1954

EKURHULENI METROPOLITAN MUNICIPALITY PROPOSED COMET EXTENSION 6 TOWNSHIP

DECLARATION AS 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 Comet Extension 6 Township situated on Portion 482 of the Farm Driefontein No 85 I.R to be an approved township subject to the conditions set out in the schedule hereto:

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY COCO HAVEN 1185 (PTY) LTD (HEREAFTER REFERRED TO AS THE APPLICANT) IN TERMS OF THE PROVISIONS OF CHAPTER III PART C OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 482 OF THE FARM DRIEFONTEIN NO. 85, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG HAS BEEN APPROVED

1 CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Comet Extension 6.

1.2 DESIGN

The township shall consist of erven as indicated on SG plan no. 11232/2007 for Comet Extension 6

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions of title, ROW servitudes, surface right permits and servitudes in respect of Eskom, Telkom, Rand Water, Sasol, etc, if any, but-

A. excluding the following conditions that do not affect the township.

- 1 A portion of the above mentioned property, measuring 2637 square metres is subject to a Lease in favour of East Rand Proprietary Mines Golf Club from 25 July 1931 until liquidation of the Witwatersrand Gold Mining Company Limited, as will more fully appear from Notarial Deeds K586/1931S and K587/1931S.
2. The abovementioned property is subject to a servitude of pipeline in favour of Rand Mines Limited as will more fully appear from Notarial Deed K596/1931S with diagram SG No. A1780/1931 annexed thereto.
3. The abovementioned property is subject to an expropriation in terms of Section 11(1)(B) of Act 37/1955 of a portion measuring approximately 3073 square metres by the South African Railways and Harbour Administration, as will more fully appear from Notice of Expropriation filed in the Deeds Office in Pretoria.
4. The abovementioned property is subject to an expropriation in terms of Section 11(1)(B) of Act 37/1955 of a portion measuring approximately 758 square metres by the South African Railways and Harbour Administration, as will more fully appear from the Notice of Expropriation filed in the Deeds Office in Pretoria
5. The abovementioned property is subject to an expropriation in terms of Section 11(1)(B) of Act 37/1955 of a portion measuring approximately 2,1420 hectares by the South African Railways and Harbour Administration, as will more fully appear from Notice of Expropriation filed in the Deeds Office in Pretoria under number EX 46/1967
6. The abovementioned property is subject to an expropriation in terms of Section 11(1)(B) of Act 37/1955 of a portion measuring approximately 64 square metres by the South African Railways and Harbour Administration, as will more fully appear from Notice of Expropriation filed in the Deeds Office in Pretoria under number EX 547/1970
- 7 The former Remaining Extent of the farm Driefontein 85, Registration Division I.R., Province of Gauteng, measuring 1335,5802 hectares is subject to the cession of Servitude of Pipeline in favour of the Republic of South Africa as will more fully appear from Deed of Cession No. K3335/1967 S.

8. The abovementioned property is subject to an expropriation of a portion measuring approximately 600 square metres by the South African Railways and Harbour Administration, as will more fully appear from Notice of Expropriation filed in the Deeds Office in Pretoria under number EX 518/1976.
9. The abovementioned property is subject to an expropriation of a servitude approximately 1 metre wide by the South African Railways and Harbour Administration, as will more fully appear from Notice of Expropriation filed in the Deeds Office in Pretoria under number EX 133/1976.
10. The above mentioned property is subject to an expropriation of a portion measuring approximately 5680 square metres by the South African Railways and Harbour Administration, as will more fully appear from Notice of Expropriation filed in the Deeds Office in Pretoria under number EX 434/1983.
11. The above mentioned property is subject to an expropriation of a portion measuring approximately 26,3600 hectares by the South African Transport Services, as will more fully appear from Notice of Expropriation filed in the Deeds Office in Pretoria under number EX 345/1985.
12. The abovementioned property is subject to an expropriation in terms of Act 65/1981 of a portion by Transnet Limited, as will more fully appear from the Notice of Expropriation filed in the Deeds Office in Pretoria under number EX 6/1991
13. The abovementioned property is subject to an expropriation in terms of Section 18(1)(a) of Act 3/1987 of a portion measuring 10,0782 hectares by the Development Board, as will more fully appear from Notice of Expropriation filed in the Deeds Office in Pretoria under number EX 331/1989.
14. The abovementioned property is subject to a personal servitude of usufruct in favour of the Church of the Emmanuel Gospel as will more fully appear from Notarial Deed K933/2000 S.
16. The abovementioned property is subject to a servitude for municipal purposes as will more fully appear from Notarial Deed K 5590/2000 S.
17. The abovementioned property is subject to a servitude to convey and transmit water by means of pipelines as will more fully appear from Notarial Deed K 886/2001 S.
18. The abovementioned property is subject to a pipeline servitude as will more fully appear from Notarial Deed K 4744/2001 S.
19. The abovementioned property is subject to a servitude to convey and transmit water, sewerage, mining by products etc. in favour of Cape Morgan (Pty) Ltd as will more fully appear from Notarial Deed K 6078/2002 S.
20. The abovementioned property is subject to a servitude for garden and recreational purposes as will more fully appear from Notarial Deed K 243/2003 S.
21. The abovementioned property is subject to a servitude for garden and recreational purposes as will more fully appear from Notarial Deed K 7770/2004 S.
22. The abovementioned property is subject to the following servitudes which do not affect the township:
 - a) K1555/1977 S – Servitude of Cancellation in respect of servitude in favour of Rand Water Board
 - b) K 2477/2007 S – Servitude of Usufruct in favour of Business Venture
 - c) K 2669/2007 S – Servitude of Usufruct in favour of Echo Lake Investments
 - d) K 3272/2002 S – Servitude of Right of Way in favour of Portion 33 of the farm Driefontein 85 – vide Diagram 2303/2001
 - e) K 3273/2002 S – Servitude of Right of Way in favour of Ekurhuleni Municipality for municipal purposes
 - f) K 3335/1976 S – Servitude in favour of Republic of South Africa (Railway and Harbour Administration)
 - g) K 3808/2002 S – Servitude of Usufruct in favour of Cloete Lodge CC
 - h) K 4398/2007 S – Servitude of Usufruct in favour of Nekiap Property No. 4 CC
 - i) K 6692/2001 S – Servitude of Usufruct in favour of Alstom (Pty) Ltd
 - j) K 6693/2001 S – Servitude of Right of Way in favour of General Public
 - k) K 705/2007 S – Servitude of Usufruct in favour of East Rand Property Mines Limited
 - l) K 7293/2002 S – Servitude in favour of Cape Morgan (Pty) Ltd for ingress and egress purposes
 - m) K 7646/2003 S – Servitude of Usufruct in favour of Alstom (Pty) Ltd
 - n) K 8190/2004 S – Servitude for garden and recreation purposes
 - o) K 8515/2004 S – Servitude for garden and recreation purposes in favour of Portions 20 and 23 of Erf 83 Delmore
 - p) K 8576/2006 S – Servitude of Usufruct in favour of Business Venture

- q) K 9026/2006 S – Servitude of Usufruct in favour of Northrand Properties CC
- r) K 9286/2006 S – Servitude of Usufruct in favour of Northrand Properties CC
- s) K 9478/2006 S – Servitude of Usufruct in favour of Allied Cores (Pty) Ltd

1.4 ENDOWMENT

The township owner shall, in terms of section 98(2) and (3) of the Town- planning and Townships Ordinance, 1986 pay a lump sum endowment of R972.000,00 to the local authority which amount shall be used by the local authority for the provision and maintenance of parks in or for the township.

Such endowment is payable in terms of the provisions of section 81 of the said ordinance read with section 95 thereof.

1.5 CONSOLIDATION OF ERVEN

The township owner shall at his own expense cause Erven 469 and 470 in the township to be consolidated.

1.6 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owners shall at their 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 the Gazette notice.

1.7 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 owners.

1.8 OBLIGATIONS IN 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) The Body Corporate will be responsible for the maintenance of the internal roads [including storm water] and the internal street lights [including electrical power usage]

1.9 ACCESS

- a) Access to the township shall be provided at the south western corner of the property, between points M and N indicated on the layout plan, to the satisfaction of the Executive Director: Roads, Transport and Civil Works Department as well as the Gauteng Department of Public Transport, Roads and Works at the cost of the applicant
- b) A physical barrier, which is in compliance with the requirements of the Executive Resolution 1112 of 26 June 1978 of the Gauteng Department of Public Transport, Roads and Works shall be erected on the lines of no access as indicated on Plan 16923/1 and accompanying documentation dated 16/3/2006

1.10 STORMWATER

The township owner shall be responsible for accepting, handling and disposal of stormwater. No alteration to the existing catchments will be allowed without prior approval of the EMM RTCW department and Gauteng Department of Public Transport, Roads and Works, if necessary.

1.11 COMMUNAL SUBSTATION

The developer shall build a communal substation building in a position as determined by Municipal Infrastructure Electricity. The size of the servitude required in favour of the Council for the substation building, allowing for the building line of 3m, is 20 m along the road boundary and 10 m in depth.

1.12 FLOODLINES

Attenuation up to the 1 25 year flood must be provided on site.

1.13 CAVEAT· SERVITUDE· SECTIONAL TITLE SERVITUDE

The township owner shall, prior to the opening of a sectional title register relating to any erf or consolidated erf in the township, grant and register at its entire cost and in favour of the Ekurhuleni Metropolitan Municipality, a servitude, 3 m wide, for sewerage and other municipal purposes over either Erf 470 or the proposed consolidated erf in the township, along the route of the existing municipal sewer line 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

- (a) The erven are 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 on 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) The township is subject to aircraft noise and neither Ekurhuleni Metropolitan Municipality nor ACSA can be held responsible for the negative impact of aircraft noise that could jeopardise the township.

2.2 EVEN 469 AND 470

The abovementioned property is subject to a servitude as indicated on Diagram SG No. 5345/2001, as well as SG plan no. 11232/2007 for Comet Extension 6.

2.3 ERF 470

The erf is subject to a servitude for an electrical substation in favour of the local authority as indicated on SG plan no. 11232/2007 for Comet Extension 6.

LOCAL AUTHORITY NOTICE 1955

EKURHULENI METROPOLITAN MUNICIPALITY

BOKSBURG TOWN PLANNING SCHEMME 1991, AMENDMENT SCHEME 1382

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 to the Boksburg Town Planning Scheme, 1991 relating to the land included in Comet Extension 6 Township. A copy of the said town-planning scheme as adopted is open for inspection at all reasonable times at the office of the Area Manager: Development Planning, Civic Centre, Boksburg and at the office of the Head of Department, Department Development Planning and Local Government, Gauteng Provincial Government, Johannesburg.

The said amendment scheme is known as Boksburg Amendment Scheme 1382.

**BOKSBURG
CIVIC CENTRE**

**PATRICK FLUSK
MANAGER**

PLAASLIKE BESTUURSKENNISGEWING 1955

EKURHULENI METROPOLITAANSE MUNISIPALITEIT
VOORGESTELDE DORP COMET UITBREIDING 6

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 Comet Uitbreiding 6, geleë op Gedeelte 482 van die plaas Driefontein 85 IR, tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

VOORWAARDES WAARONDER DIE AANSOEK, GEDOEN DEUR COCO HAVEN 1185 (EDMS) BPK, INGEVOLGE DIE BEPALINGS VAN DIE ORDONANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONANSIE 15 VAN 1986) OM TOESTEMMING OM 'N DORP OP GEDEELTE 482 VAN DIE PLAAS DRIEFONTEIN 85 IR, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Comet Uitbreiding 6.

1.2 ONTWERP

Die dorp bestaan uit die erwe en die straat soos aangedui op Algemene Plan S.G. Nr 11232/2004.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe sal onderworpe wees aan bestaande titelvoorwaardes, RVW serwitute, oppervlakreg permitte en serwitute ten gunste van Eskom, Telkom, Rand Water, Sasol ens, indien enige, **maar**:

A. uitgesonderd die volgende serwitute wat nie die dorpsgebied raak nie:

- 1 A portion of the above mentioned property, measuring 2637 square metres is subject to a Lease in favour of East Rand Proprietary Mines Golf Club from 25 July 1931 until liquidation of the Witwatersrand Gold Mining Company Limited, as will more fully appear from Notarial Deeds K566/1931S and K587/1931S.
2. The abovementioned property is subject to a servitude of pipeline in favour of Rand Mines Limited as will more fully appear from Notarial Deed K596/1931S with diagram SG No. A1780/1931 annexed thereto.
3. The abovementioned property is subject to an expropriation in terms of Section 11(1)(B) of Act 37/1955 of a portion measuring approximately 3073 square metres by the South African Railways and Harbour Administration, as will more fully appear from Notice of Expropriation filed in the Deeds Office in Pretoria.
- 4 The abovementioned property is subject to an expropriation in terms of Section 11(1)(B) of Act 37/1955 of a portion measuring approximately 758 square metres by the South African Railways and Harbour Administration, as will more fully appear from the Notice of Expropriation filed in the Deeds Office in Pretoria.
- 5 The abovementioned property is subject to an expropriation in terms of Section 11(1)(B) of Act 37/1955 of a portion measuring approximately 2,1420 hectares by the South African Railways and Harbour Administration, as will more fully appear from Notice of Expropriation filed in the Deeds Office in Pretoria under number EX 46/1967
6. The abovementioned property is subject to an expropriation in terms of Section 11(1)(B) of Act 37/1955 of a portion measuring approximately 64 square metres by the South African Railways and Harbour Administration, as will more fully appear from Notice of Expropriation filed in the Deeds Office in Pretoria under number EX 547/1970.
- 9 The former Remaining Extent of the farm Driefontein 85, Registration Division I.R., Province of Gauteng, measuring 1335,5802 hectares is subject to the cession of Servitude of Pipeline in favour of the Republic of South Africa as will more fully appear from Deed of Cession No. K3335/1967 S.

10. The abovementioned property is subject to an expropriation of a portion measuring approximately 600 square metres by the South African Railways and Harbour Administration, as will more fully appear from Notice of Expropriation filed in the Deeds Office in Pretoria under number EX 518/1976.
9. The abovementioned property is subject to an expropriation of a servitude approximately 1 metre wide by the South African Railways and Harbour Administration, as will more fully appear from Notice of Expropriation filed in the Deeds Office in Pretoria under number EX 133/1976.
10. The above mentioned property is subject to an expropriation of a portion measuring approximately 5680 square metres by the South African Railways and Harbour Administration, as will more fully appear from Notice of Expropriation filed in the Deeds Office in Pretoria under number EX 434/1983.
11. The above mentioned property is subject to an expropriation of a portion measuring approximately 26,3600 hectares by the South African Transport Services, as will more fully appear from Notice of Expropriation filed in the Deeds Office in Pretoria under number EX 345/1985.
12. The abovementioned property is subject to an expropriation in terms of Act 65/1981 of a portion by Transnet Limited, as will more fully appear from the Notice of Expropriation filed in the Deeds Office in Pretoria under number EX 6/1991.
13. The abovementioned property is subject to an expropriation in terms of Section 18(1)(a) of Act 3/1987 of a portion measuring 10,0782 hectares by the Development Board, as will more fully appear from Notice of Expropriation filed in the Deeds Office in Pretoria under number EX 331/1989.
15. The abovementioned property is subject to a personal servitude of usufruct in favour of the Church of the Emmanuel Gospel as will more fully appear from Notarial Deed K933/2000 S.
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24. The abovementioned property is subject to a servitude to convey and transmit water by means of pipelines as will more fully appear from Notarial Deed K 886/2001 S.
25. The abovementioned property is subject to a pipeline servitude as will more fully appear from Notarial Deed K 4744/2001 S.
26. The abovementioned property is subject to a servitude to convey and transmit water, sewerage, mining by products etc. in favour of Cape Morgan (Pty) Ltd as will more fully appear from Notarial Deed K 6078/2002 S.
27. The abovementioned property is subject to a servitude for garden and recreational purposes as will more fully appear from Notarial Deed K 243/2003 S.
28. The abovementioned property is subject to a servitude for garden and recreational purposes as will more fully appear from Notarial Deed K 7770/2004 S.
29. The abovementioned property is subject to the following servitudes which do not affect the township:
 - t) K1555/1977 S – Servitude of Cancellation in respect of servitude in favour of Rand Water Board
 - u) K 2477/2007 S – Servitude of Usufruct in favour of Business Venture
 - v) K 2669/2007 S – Servitude of Usufruct in favour of Echo Lake Investments
 - w) K 3272/2002 S – Servitude of Right of Way in favour of Portion 33 of the farm Driefontein 85 – vide Diagram 2303/2001
 - x) K 3273/2002 S – Servitude of Right of Way in favour of Ekurhuleni Municipality for municipal purposes
 - y) K 3335/1976 S – Servitude in favour of Republic of South Africa (Railway and Harbour Administration)
 - z) K 3808/2002 S – Servitude of Usufruct in favour of Cloete Lodge CC
 - aa) K 4398/2007 S – Servitude of Usufruct in favour of Nekiap Property No. 4 CC
 - bb) K 6692/2001 S – Servitude of Usufruct in favour of Alstom (Pty) Ltd
 - cc) K 6693/2001 S – Servitude of Right of Way in favour of General Public
 - dd) K 705/2007 S – Servitude of Usufruct in favour of East Rand Property Mines Limited
 - ee) K 7293/2002 S – Servitude in favour of Cape Morgan (Pty) Ltd for ingress and egress purposes
 - ff) K 7646/2003 S – Servitude of Usufruct in favour of Alstom (Pty) Ltd
 - gg) K 8190/2004 S – Servitude for garden and recreation purposes
 - hh) K 8515/2004 S – Servitude for garden and recreation purposes in favour of Portions 20 and 23 of Erf 83 Delmore
 - ii) K 8576/2006 S – Servitude of Usufruct in favour of Business Venture

- jj) K 9026/2006 S – Servitude of Usufruct in favour of Northrand Properties CC
- kk) K 9286/2006 S – Servitude of Usufruct in favour of Northrand Properties CC
- ll) K 9478/2006 S – Servitude of Usufruct in favour of Allied Cores (Pty) Ltd

1.4 BEGIFTIGING

Die Dorpseienaar moet in terme van Artikel 98(2) en (3) van die Ordonansie op Dorpsbeplanning en Dorpe, 1986, 'n enkel bedrag van R972 000 00 synde begiftiging aan die plaaslike bestuur betaal, wat deur die plaaslike bestuur aangewend sal word vir die voorsiening en instandhouding van parke in of vir die dorp.

Die begiftiging is betaalbaar in terme van die Artikel 81 van die genoemde Ordonansie gelees tesame met Artikel 95 daarvan

1.5 KONSOLIDASIE VAN ERWE

Die dorpseienaar sal op sy eie koste toesien dat erwe 469 en 470 in die dorp gekonsolideer word.

1.6 SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserves, kantruimtes of oor gemeenskaplike grense geleë is, tot bevrediging van die plaaslike bestuur sloop, binne 6 maande vanaf datum van kennisgewing in die Provinsiale Koerant.

1.7 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 dorpseienaar gedra word.

1.8 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 installering van ingenieursdienste soos voorheen ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom.
- b Die Beheerliggaam sal verantwoordelik wees vir die instandhouding van interne strate (stormwater ingesluit) en die interne straatigte (ingesluit elektrisiteits gebruik).

1.9 TOEGANG

- a Ingang na die dorp sal by die suid-westelike hoek van die dorp, tussen punte M en N aangetoon op die uitlegplan, tot bevrediging van die Uitvoerende Direkteur: Paaie, Vervoer en Siviele Werke Departement sowel as tot bevrediging van die Gauteng Departement van Openbare Vervoer, Paaie en Werke op koste van die applikant voorsien word.
- b 'n Fisiese versperring in ooreenstemming met die vereistes van die Uitvoerende Besluit 1112 van 26 Junie 1978 van die Gauteng Departement van Openbare Vervoer, Paaie en Werke sal langs die lyne van geen toegang soos aangetoon op Plan 16923/1 en gepaargaande korrespondensie gedateer 16/3/2006, opgerig word.

1.10 STORMWATER

Die dorpseienaar sal verantwoordelik wees vir die ontvangs, hantering en uitlaat van stormwater. Geen wysiging van die bestaande opvangsgebiede sal toegelaat word sonder die vooraf goedkeuring van die Uitvoerende Direkteur: Paaie, Vervoer en Siviele Werke Departement sowel as die Gauteng Departement van Openbare Vervoer, Paaie en Werke, indien nodig.

1.11 GESAMENTLIKE SUBSTASIE

1.11 GESAMENTLIKE SUBSTASIE

Die dorpseienaar sal verantwoordelik wees vir die bou van 'n gesamentlike substasie op 'n plek bepaal deur Munisipale Infrastruktuur: Elektrisiteit. Die omvang van die serwituut ten gunste van die Munisipaliteit benodig vir die substasie is 20 m langs die straatgrens en 10 m diep.

1.12 VLOEDLYNE

Vloedwater beheer tot die 1:25 jaar vloed moet op die terrein voorsien word.

1.13 CAVEAT: SERWITUUT: DEELTITEL REGISTER

Die dorpseienaar sal voor die registrasie van 'n deeltitel register op enige erf of gekonsolideerde erf in die dorp, op sy koste, 'n serwituut, 3 m wyd, vir riool en ander munisipale dienste oor Erf 470 of die voorgesteide gekonsolideerde erf in die dorp ten gunste van die Ekurhuleni Metropolitaanse Munisipaliteit, langs die roete van die bestaande munisipale rioollyn in die dorp voorsien.

2. TITELVOORWAARDES

Alle erwe 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, 2m breed, vir riolering en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, langs enige twee grense, uitgesonderd '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 bome met groot wortelstelsels mag binne die gebied van sodanige serwituut, of binne 'n afstand van 2m 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 rioolhoofpypleidings en ander werke wat hy volgens goeë dunde 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 sal vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke veroorsaak mag word.
- (d) Die dorp word geraak deur vliegtuig geraas en nie die Ekurhuleni Metropolitaanse Munisipaliteit of ACSA sal verantwoordelik wees vir die negatiewe impak van die vliegtuig geraas wat die dorp mag benadeel wees.

PLAASLIKE BESTUURSKENNISGEWING 1955**EKURHULENI METROPOLITAANSE MUNICIPALITEIT****BOKSBURG DORPSBEPLANNINGSKEMA 1991, WYSIGINGSKEMA 1382**

Die Ekurhuleni Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepalings van artikel 125(1) van die **Ordonnansie** op Dorpsbeplanning en Dorpe, 1986, dat dit 'n wysiging van die Boksburg Dorpsbeplanningskema, 1991 wat betrekking het op die grond **wat ingesluit is** in die dorp Comet Uitbreiding 6, 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 die Departement, Department Ontwikkelingsbeplanning en Plaaslike Regering, Gauteng Provinsiale Regering, Johannesburg.

Die gemelde wysigingskema staan bekend as Boksburg wysigingskema 1382