

*THE PROVINCE OF
GAUTENG*

*DIE PROVINSIE
GAUTENG*

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

Vol. 14

PRETORIA, 22 OCTOBER 2008
OKTOBER

No. 287

CONTENTS • INHOUD

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES			
2307	Town-planning and Townships Ordinance (15/1986): Ekurhuleni Metropolitan Municipality: Declaration as approved township: Hughes Extension 65	3	287
2308	do.: do.: Boksburg Amendment Scheme 1509	5	287

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2307

EKURHULENI METROPOLITAN MUNICIPALITY DECLARATION AS APPROVED TOWNSHIP

In terms of the provisions of section 103 (1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) the Ekurhuleni Metropolitan Municipality hereby declares Hughes Extension 65 Township, situated on Portion 476 (a portion of Portion 171) of the farm Driefontein 85 IR 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 BLUE WAVES PROPERTIES 2 (PTY) LTD HEREAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 476 (A PORTION OF PORTION 171) OF THE FARM DRIEFONTEIN NO 85 REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG HAS BEEN GRANTED BY THE EKURHULENI METROPOLITAN MUNICIPALITY.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Hughes Extension 65.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No. 8656/2007.

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 conditions which do not affect the erven in the Township namely:

- e. Die hierby getransporteerde grond sal geregtige wees tot sodanige oorgangsregte soos op die Algemene Plan van die Hughes Nedersetting aangedui is, en die einaar sal gesamentlik met die huuders of eienaars van die hoewes wat aan sodanige oorgangsregte grens of le, verantwoordelik wees vir die onderhoud en instandhoud van soodanige oorgangsregte. Ingeval an enige geskil sal die beslissing van die Minister van Lande die aangaande finaal wees.
- f. 'n Oorgangsreg ten gunste van die huurders en/of eienaars van die ander persele van die Hughes Nedersetting in 'n gerieflike rigting oor die hierby getransporteerde grond na die naasteby publieke weg moet te alle tye toegestaan word deur die einaar, was 'n dergelike reg oor gemelde ander persele sal geniet, mits dat sodanige regtse volgens mening van die Minister van Lande, nodig is. Ingeval van 'n geskil aangaande die rigting van sodanige oorgangsregte, sal die beslissing van die Minister finaal en bindend op alle partye wees.
- g. Nie meer as een woonhuis met die nodige buitegeboue en toebehore mag sonder die skriftelike toestemming van die Minister van Landbou up die hierby getransporteerde grond opgering word nie.
- h. Geen kantien, bierhuis, restaurant, plek vir die verkoop van wyne en sterk drankte of besigheidspiek of winkel van watter aard ook, mag sonder die skriftelike toestemming van die Minister van Landbou of hierby getransporteerde grond geopen of gedryf word nie.

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, when required by the local authority to do so, 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 section 98(2) and (3) of the Town-planning and Townships Ordinance, 1986, pay a lump sum endowment of R868 928.82 (VAT Incl and Valid until June 2008, this figure will be escalated by the relevant authority) to the local authority for the construction of streets and / or storm-water drainage in or for the township.

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 WITH REGARD TO ESSENTIAL ENGINEERING SERVICES

The township owner 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.

1.8 ACCESS

Ingress to and egress from the township shall be from Oscar Street to the satisfaction of the Executive Director: roads Transport and Civil Works Department.

1.9 CONSOLIDATION

Erven 523 and 524 shall be consolidated to the satisfaction of the Local Authority within six months from the date of publication of the notice declaring the township an approved township.

1.10 NOTARIAL TIE

The consolidated erf of the township shall be notarially tied with the Erven in Hughes Extension 62.

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 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 2 m wide across the access portion of the erf when required by the local authority: 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 2 m 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 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) Both the local authority and ACSA are indemnified against any claims regarding aircraft noise/accidents.

2.2 Erf 524

The erf is subject to Electrical Substation servitude in favour of the local authority as indicated on the General Plan

LOCAL AUTHORITY NOTICE 2308

EKURHULENI METROPOLITAN MUNICIPALITY

BOKSBURG AMENDMENT SCHEME 1509

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 related to the land included in Hughes Extension 65 Township. A copy of the said town-planning scheme is open for inspection at all reasonable times at the office of the Area Manager, City Development, Civic Centre, c/o Trichardts Road and Commissioner Street, Boksburg.

The said amendment is known as Boksburg Amendment Scheme 1509.

PATRICK FLUSK
CITY MANAGER
CIVIC CENTRE, BOKSBURG
