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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1259

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 Anderbolt Extension 133 Township to be an approved township subject to the conditions set out in the Schedule hereto.

GO 15/3/2/8/106

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY MADE BY UNILEVER SOUTH AFRICA (PTY) LTD UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965 (ORDINANCE 25 OF 1965), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 1023 OF THE FARM KLIPFONTEIN NO. 83 IR, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Anderbolt Extension 133.

(2) DESIGN

The township shall consist of erven as indicated on plan General Plan S.G. No.1506/2009.

(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, sections 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 channelling of the streets therein together with the provision 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 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 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 the work at the cost of the township owner.

(4) DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, but excluding-

- (a) the following servitudes which do not affect the township area:
- (i) "Subject to a servitude 00/94 metre wide, the Centre Line whereof is indicated by the figure e f g h j on Diagram S.G. No. A 1011/56 annexed to Deed of Transfer T22616/1956, in favour of the TOWN COUNCIL OF BOKSBURG for the purposes of conveying electricity together with ancillary rights, will more fully appear from Notarial Deed No. 157/43S registered on the 23rd day of March 1943."
 - (ii) "Entitled to a servitude of right of way for Railway purposes over Erf 5 in the township of ANDERBOLT in extent 1,5282 hectares HELD under Deed of Transfer T34890/1958, as will more fully appear from Notarial Deed K202/1968S."
 - (iii) "ENTITLED to a servitude of right of way for Railway purposes over the Remaining Extent of Erf 3 in the township ANDERBOLT in extent 1, 8351 hectares HELD under Certificate of Registered Title T3990/1962 as will more fully appear from Notarial Deed K203/1968S."
- (b) The lease currently reflected in the title deed governing the Remaining Extent of Portion 250 of the farm Klipfontein 83 IR, which has been cancelled by Notarial Deed of Cancellation of Notarial Lease No. KS007897/2007 and accordingly does not affect any erven in the township:
- "The withinmentioned property is subject to Notarial Deed of Lease No. K710/2003L, leased to DUNROSE INVESTMENT HOLDINGS 3 (PROPRIETARY) LIMITED No 2002/014887/07, for a period of 9 year and 364 days as will more fully appear from the said notarial deed."
- (c) The following servitude which affects Erf 517 in the township only:
- "Subject to a right granted to the TOWN COUNCIL OF BOKSBURG to convey electricity over the property together with ancillary rights as will more fully appear from Notarial Deed K1225/1962S."

(5) ACCESS

No ingress from Provincial Road PWV15 to the township and no egress to Provincial Road PWV15 from the township shall be allowed.

(6) FILLING IN OF EXISTING CLAY QUARRY

The township owner shall at its own expense cause the existing clay quarry affecting erven to be rehabilitated to the satisfaction of the Director-General Department of Mineral and Energy Affairs.

(7) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its 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.

(8) 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.

3. CONDITIONS OF TITLE

(1) All 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.

- (a) The erf is subject to a servitude, 2 m 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, if and 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.

(2) ERF 516

The erf is subject to a 10m by 20m electrical substation servitude in favour of the local authority as indicated on the general plan.

(3) ERF 517

- (i) The erf is subject to a servitude over its entire extent for road purposes in favour of the local authority as indicated on the general plan.
- (ii) The erf is subject to a 3m wide electrical cable servitude in favour of the local authority as indicated on the general plan.

PLAASLIKE BESTUURSKENNISGEWING 1259**VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge artikel 69 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965 (Ordonnansie 25 van 1965), verklaar die Administrateur hierby die dorp Anderbolt Uitbreiding 133 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

GO 15/3/2/8/106

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR UNILEVER SOUTH AFRICA (PTY) LTD INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965, OM 'N DORP TE STIG OP GEDEELTE 1023 VAN DIE PLAAS KLIPFONTEIN NO. 83 IR, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES**(1) NAAM**

Die naam van die dorp is Anderbolt Uitbreiding 133.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No.1506/2009.

(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 keermure 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. van die grond nie.

(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 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, maar uitgesonderd -

- (a) Die volgende servitute wat nie die dorp raak nie:
- (i) "Subject to a servitude 00/94 metre wide, the Centre Line whereof is indicated by the figure e f g h j on Diagram S.G. No. A 1011/56 annexed to Deed of Transfer T22616/1956, in favour of the TOWN COUNCIL OF BOKSBURG for the purposes of conveying electricity together with ancillary rights, will more fully appear from Notarial Deed No. 157/43S registered on the 23rd day of March 1943."
 - (ii) "Entitled to a servitude of right of way for Railway purposes over Erf 5 in the township of ANDERBOLT in extent 1,5282 hectares HELD under Deed of Transfer T34890/1958, as will more fully appear from Notarial Deed K202/1968S."
 - (iii) "ENTITLED to a servitude of right of way for Railway purposes over the Remaining Extent of Erf 3 in the township ANDERBOLT in extent 1, 8351 hectares HELD under Certificate of Registered Title T3990/1962 as will more fully appear from Notarial Deed K203/1968S."
- (b) Die huurooreenkoms huidiglik gereflekteer in die titelakte behorend oor die Resterende Gedeelte van Gedeelte 250 van die plaas Klipfontein 83 IR, wat gekanselleer is deur Notariële Akte van Kansellering van Notariële Huurooreenkoms No. KS007897/2007 en sodoende nie enige erwe in die dorp raak nie:
- "The withinmentioned property is subject to Notarial Deed of Lease No. K710/2003L, leased to DUNROSE INVESTMENT HOLDINGS 3 (PROPRIETARY) LIMITED No 2002/014887/07, for a period of 9 year and 364 days as will more fully appear from the said notarial deed."
- (c) Die volgende servituut wat slegs Erf 517 in die dorp raak:
- "Subject to a right granted to the TOWN COUNCIL OF BOKSBURG to convey electricity over the property together with ancillary rights as will more fully appear from Notarial Deed K1225/1962S."

(5) TOEGANG

Geen ingang van Provinsiale Pad PWV15 tot die dorp en geen uitgang tot Provinsiale Pad PWV15 word toegelaat nie.

(6) OPVUL VAN BESTAANDE KLEIGROEF

Die dorpseienaar moet op eie koste die bestaande kleigroef wat erwe raak, laat opvul en kompakteer tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis tot die bevrediging van die Direkteur-Generaal, Departement van Mineraal en Energiesake.

(7) SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture geleë binne boulynreserwes, kantruimtes of oor gemeenskaplike grense

geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

(8) 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 instalering van stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom.

3. TITELVOORWAARDES

(1) Alle erwe is onderworpe aan die voorwaardes soos aangedui, opgelê deur die Administrateur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965.

- (a) 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 geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 m breed oor die toegansgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur. Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (c) 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.
- (c) Die plaaslike bestuur is geregtig om enige material wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke wat hy volgens goeddunke 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 rioolhoofpyleidings en ander werke veroorsaak word.

(2) ERF 516

Die erf is onderworpe aan 'n 10m by 20m elektriese substasie serwituut ten gunste van die plaaslike bestuur soos aangedui op die algemene plan.

(3) ERF 517

- (i) Die erf in geheel is onderworpe 'n serwituut vir paddoeleindes ten gunste van die plaaslike bestuur, soos aangedui op die algemene plan.
- (ii) Die erf is onderworpe aan 'n 3m breed elektriese kabelserwituut ten gunste van die plaaslike bestuur soos aangedui op die algemene plan.

LOCAL AUTHORITY NOTICE 1260**BOKSBURG AMENDMENT SCHEME 1596**

The Administrator hereby, in terms of the provisions of Section 89 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 Anderbolt Extension 133.

Map 3 and the scheme clauses of the amendment scheme are filed with the Gauteng Provincial Government, (Department of Finance and Economic Affairs), Johannesburg, and the Town Clerk Ekurhuleni Metropolitan Municipality, Boksburg Customer Care Centre, and are open for inspection at all reasonable times.

The amendment is known as Boksburg Amendment Scheme 1596.

GO 15/3/2/8/108

PLAASLIKE BESTUURSKENNISGEWING 1260**BOKSBURG WYSIGINGSKEMA 1596**

Die Administrateur verklaar hierby, ingevolge die bepalings van Artikel 89 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 Anderbolt Uitbreiding 133 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Gauteng Provinsiale Regering, (Departement van Finansies en Ekonomiese Sake), Johannesburg, en die Stadsklerk Ekurhuleni Metropolitaanse Munisipaliteit, Boksburg Diensleweringssentrum, en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Boksburg Wysigingskema 1596.

GO 15/3/2/8/108
