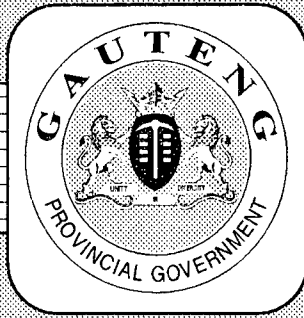


**THE PROVINCE OF
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**Provincial Gazette Extraordinary
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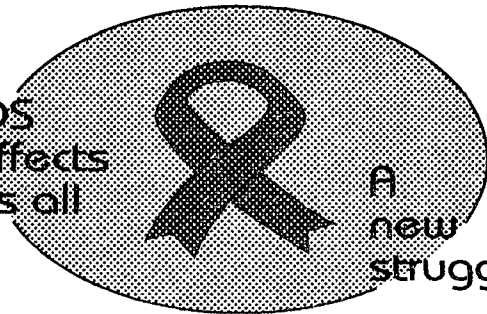
Vol. 10

PRETORIA, 3 NOVEMBER 2004

No. 487

We all have the power to prevent AIDS

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2421

EKURHULENI METROPOLITAN MUNICIPALITY PROPOSED EVELEIGH EXTENSION 9 TOWNSHIP;

DECLARATION AS AN APPROVED TOWNSHIP

In terms of the provisions of section 103(1) of the Town-planning and Townships Ordinance, 1986, the Ekurhuleni Metropolitan Municipality, Boksburg Customer Care Centre, hereby declares Eveleigh Extension 9 township to be an approved township, subject to the conditions set out in the schedule hereto.

SCHEDULE

Conditions under which the application made by Stuart Investments CC in terms of the provisions of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) for permission to establish a township on Portion 809 (a portion of Portion 767) of the farm Klipfontein 83 I.R., The Province of Gauteng, has been approved.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Eveleigh Extension 9.

1.2 DESIGN

The township shall consist of the erven and streets as indicated on General Plan S.G. No. 2855/2004.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

1.4 ENDOWMENT

The township owners shall, in terms of the provisions of section 98(2) and (3) of the Town-planning and Townships Ordinance, 1986, pay lump sum endowment of R 192 888.00 (VAT inclusive and valid until 30 June 2005) to the local authority which amount shall be used by the local authority for the provision of roads and or/ stormwater drainage in or for the township, and a lump sum endowment of R 72 500, 00 (VAT inclusive) to the local authority which amount shall be used by the local authority for the provisions of parks and / or open spaces.

Such endowments shall be payable in terms of the provisions of section 81 of the said Ordinance read with section 95 thereof.

1.5 OBLIGATIONS IN REGARD TO ENGINEERING SERVICES

The township owner shall within such period as the local authority may determine, fulfill his obligations in respect of the provision and the installation of systems therefore, as well as the construction of the roads and storm water drainage system as previously agreed upon between the township owner and the local authority.

1.6 ACCESS

Ingress to and egress from the township shall be restricted to a single access point along Olivia Road via Erf 172 (internal private road).

A line of no access shall be applicable along the southern boundary of Erven 138 to 141 abutting onto Ravenswood Road and along the northern boundary of Erven 151 to 154 abutting onto Olivia Road.

1.7 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own expense cause all existing buildings and structures to be demolished to the satisfaction of the local authority, if and when required by the local authority to do so.

1.8 SERVITUDES

Erf 138 is subject to a 2m wide storm water servitude along the entire length of its eastern boundary, as indicated on the general plan of 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 EXCEPT ERF 172 (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. 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, as 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 erf may not be transferred without the prior written consent of the section 21 company, or the universitas personarum (Home Owner's Association).

(e) The erf is entitled to a right-of-way servitude over Erf 172 (private road) in the township.

2.2 ERF 172 (PRIVATE ROAD)

(a) The erf is subject to a right-of-way servitude in favour of Erven 138 up to and including Erf 171 in the township.

(b) The entire erf is subject to a servitude for sewerage, water reticulation, electrical purposes (excluding street lights) and other municipal purposes in favour of the local authority.

2.3 ERF 138

(a) Erf 138 is subject to a 2m wide storm water servitude along the entire length of its eastern boundary, as indicated on the general plan of the township.

PAUL MAVI MASEKO
CITY MANAGER
Civic Centre: BOKSBURG
November 2, 2004
7/2/31/9

**PLAASLIKE BESTUURSKENNISGEWING 2421
EKURHULENI METROPOLITAANSE MUNISIPALITEIT
VOORGESTELDE DORP EVELEIGH UITBREIDING 9**

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge die bepalings van artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, verklaar die Ekurhuleni Metropolitaanse Munisipaliteit, Boksburg Kliëntedienssentrum, hierby die dorp Eveleigh Uitbreiding 9 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

Voorwaardes waarop die aansoek gedoen deur Stuart Investments CC ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) om toestemming om 'n dorp op Gedeelte 809 ('n gedeelte van Gedeelte 767) van die plaas Klipfontein 83 I.R., Provinsie Gauteng, te stig, toegestaan is.

3. STIGTINGSVOORWAARDES

3.1 NAAM

Die naam van die dorp is Eveleigh Uitbreiding 9.

3.2 ONTWERP

Die dorp bestaan uit die erwe en strate soos aangedui op Algemene Plan S.G. Nr. 2855/2004.

3.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe sal onderworpe gemaak word aan bestaande titelvoorwaardes en serwitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale

3.4 BEGIFTIGING

Die dorpseienaar moet ingevolge die bepalings van artikel 98(2) en (3) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 aan die plaaslike bestuur as begiftiging 'n globale bedrag van R192 888,00 (BTW inklusief en geldig tot 30 Junie 2005) in kontant betaal welke bedrag deur die plaaslike bestuur aangewend moet word vir die bou van paaie en/of stormwaterdreineringsstelsels in of vir die dorp, en 'n globale bedrag van R72 500,00 (BTW inklusief) welke bedrag deur die plaaslike bestuur aangewend moet word vir voorsiening van parke en / of oopruimte.

Sodanige begiftiging is betaalbaar ooreenkomstig die bepalings van artikel 81 gelees met artikel 95 van die gemelde ordonnansie.

3.5 VERPLIGTINGE MET BETREKKING TOT INGENIEURSDIENSTE

Die dorpseienaar moet, binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening en installering van ingenieursdienste, sowel as die bou van paaie en stormwaterstelsels, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom.

3.6 TOEGANG

Ingang na en uitgang van die dorp is beperk tot 'n enkele posisie in Olivieweg via Erf 172 (interne privaatpad)

'n Lyn van geen toegang geld langs die suidelike grens van Erwe 138 tot 141 aangrensend aan Ravenswoodweg en ook langs die noordelike grens van Erwe 151 tot 154 aangrensend aan Olivieweg.

3.7 SLOPING VAN GEBOUE OF STRUKTURE

Die dorpseienaar moet eie koste alle bestaande geboue en strukture tot bevrediging van die plaaslike bestuur sloop, indien en wanneer deur die plaaslike bestuur aldus versoek.

3.8 SERWITUTE

Erf 138 is onderhewig aan 'n 2m stormwaterserwituut langs die volle lengte van die oostegrens daarvan soos op die algemene plan van die dorp aangetoon.

4. TITELVOORWARRDES

Die erwe in die dorp is onderworpe aan die volgende voorwaardes deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 opgelê:

4.1 ALLE ERWE BEHALWE ERF 172 (PRIVAATPAD)

- (1) Die erf is onderworpe aan 'n serwituut, 2m breed, ten gunste van die plaaslike bestuur vir riolering en ander munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 2m breed, oor die teogangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien,
- (2) Geen gebou of ander struktuur mag binne die voormelde serwituutgebied opgerig word nie, en geen grootwortelbome mag binne die gebied van sodanige serwituut, of binne 'n afstand van 2m daarvan, geplant word nie,
- (3) 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 dunske 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 vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke veroorsaak word.
- (4) Die erf mag nie sonder die vooraf verkreeë skriftelike toestemming van die artikel 21 maatskappy of universitas personarum (huiseienaarsvereniging) getransporteer word nie.
- (5) Die erf is geregtig op 'n reg-van- weg serwituut oor Erf 172 (privaatpad) in die dorp.

4.2 ERF 172 (PRIVAATPAD)

- (a) Die erf is onderworpe aan 'n reg-van- weg serwituut ten gunste van Erf 138 tot 171 in die dorp.
- (b) Die hele erf is onderhewig aan 'n serwituut ten gunste van die plaaslike bestuur vir riolerings-, water- en elektriese retikulasie (uitgesluit straatligte) en ander munisipale doeleindes.

4.3 ERF 138

Erf 138 is onderhewig aan 'n 2m stormwaterserwituut langs die volle lengte van die oostegrens daarvan soos op die algemene plan van die dorp aangetoon.

PAUL MAVI MASEKO
STADSBESTUURDER
 Burgersentrum : BOKSBURG
 November 2, 2004
 7/2/31/9

LOCAL AUTHORITY NOTICE 2422**APPROVAL NOTICE****AMENDMENT OF THE BOKSBURG TOWN PLANNING SCHEME, 1991**

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 Eveleigh Extension 9 township. A copy of the said town-planning scheme as adopted is open for inspection at all reasonable times at the office of the Executive Director: Development Planning, Civic Centre, Boksburg at the office of the Head of Department, Department Development Planning and Local Government, Gauteng Provincial Government, Johannesburg. The said amendment is known as Boksburg Amendment Scheme 1137.

PAUL MAVI MASEKO
CITY MANAGER

Civic Centre : BOKSBURG
November 2, 2004
Notice No. ??/2004

PLAASLIKE BESTUURSKENNISGEWING 2422**GOEDKEURINGSKENNISGEWING****WYSIGING VAN DIE BOKSBURG DORPSBEPLANNINGSKEMA, 1991**

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 ingesluit in die dorp Eveleigh Uitbreiding 9, aanvaar het. 'n Afskrif van die gemelde dorpsbeplanningskema soos aanvaar, lê te alle redelike tye ter insae in die kantoor van die Uitvoerende Direkteur; Stedelike Beplanning, Burgersentrum, Boksburg en die kantoor van die Hoof van Departement, Departement Ontwikkelingsbeplanning en Plaaslike Regering, Gauteng Provinsiale Regering, Johannesburg. Die gemelde wysigingskema staan bekend as Boksburg Wysigingskema 1137.

PAUL MAVI MASEKO
STADSBESTUURDER

Burgersentrum
BOKSBURG
November 2, 2004
Kennisgewing Nr. 57/2004
