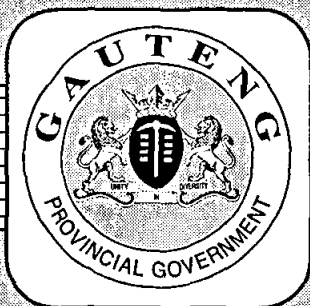


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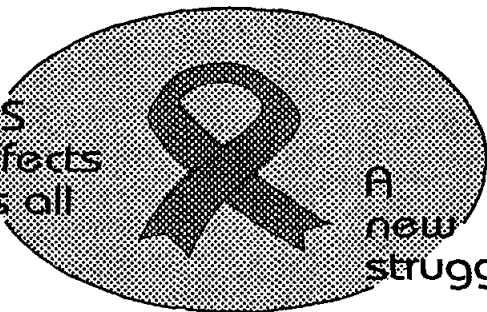
Vol. 11

PRETORIA, 3 OCTOBER 2005
OKTOBER

No. 417

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**THE GOVERNMENT PRINTING WORKS****PUBLICATIONS DIVISION**

NB: The Publications Division of the Government Printing Works will be relocating to its new premises within the:

MASADA BUILDING at 196 PROES STREET, PRETORIA
(i.e. CORNER OF PAUL KRUGER AND PROES STREETS)
with effect from **3 May 2005**.

For enquiries and information:

Mr M Z Montjane
Tel: (012) 334-4653
Cell: 083 640 6121

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2375

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 Eveleigh Extension 22 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 HIEMSTRA BENTEL DEVELOPMENTS (PROPRIETARY) LIMITED (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 831 (A PORTION OF PORTION 75) OF THE FARM KLIPFONTEIN 83 IR HAS BEEN GRANTED:

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Eveleigh Extension 22.

1.2 DESIGN

The township shall consist of erven and the street as indicated on General Plan S.G. No. 1636/205.

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 which affect only Erf 297 in the township:

- a. A pipeline servitude three (3) metres on either side, the centre line of which is represented by the line bc on the servitude diagram S.G. No. A 2516/1975 annexed to Deed of Cession K1229/1976-S registered on the 24th April 1976, in favour of the Republic of South Africa, as will more fully appear from the said Deed of Cession K 1229/1976-S, on and over Holding 7 Ravenswood Agricultural Holdings.
- b. The property hereby transferred is subject to a perpetual servitude for roadway purposes in favour of the Republic of South Africa S. G. No. A2737/1942, as will more fully appear from Notarial Deed No. K 7/1944 S.
- c. The property hereby transferred is subject to a pipeline servitude in favour of the Republic of South Africa, as will more fully appear from Deed of Cession No. K. 3497/1975 S vide diagram A2515/1975.
- d. Portion marked FL, HI, JI, GI, of the property held hereunder (Holding 8 Ravenswood Agricultural Holdings) is subject to a perpetual servitude of Roadway purposes in favour of the State as will more fully appear from Notarial Deed No. 177/1944 – S vide diagram A2737/1942.
- e. "ONDERHEWIG aan pyplyn- serwituut ten gunste van DIE REPUBLIEK VAN SUID-AFRIKA in sy SUID-AFRIKAANSE VERVOERDIENSTE soos meer ten voile sal blyk uit Akte van Sessie K 1023/1976S gedateer 8 April 1976 vide diagram A2517/1975".
- f. The property hereby transferred is subject to a perpetual servitude for roadway purposes in favour of the Republic of South Africa S. G. No. A2737/1942, as will more fully appear from Notarial Deed No. K 10/1944 S.

1.4 ENDOWMENT

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 R 2 503 643.46 (VAT inclusive and valid till 30 June 2006) - 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.

- a. The owner / developer must install the external stormwater system and the connection thereof to Edgar Road, to the satisfaction of the Roads, Transport and Civil Works Department, in lieu of the abovementioned roads and stormwater drainage endowment payable.
- b. The owner / developer must construct the extension of Chen Lane, 7 metres wide, in lieu of the abovementioned endowment payable.
- c. If the amount for the construction cost of the extension of Chen Lane as well as the external stormwater system exceeds the endowment amount of R 2 503 643.46 (VAT inclusive and valid till 30 June 2006), the difference will be referred to the 2005 / 2006 budget of the Roads, Transport and Civil Works Department, for consideration, after the township has been proclaimed.
- d. In the event of the construction costs being less than the roads endowment amount of R 2 503 643.46 (VAT inclusive and valid till 30 June 2006), the difference will then be payable by the township owner / developer as an endowment for roads and stormwater services to council.

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

1.5 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If, by reason of the establishment of the township, it become necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owner.

1.6 OBLIGATIONS WITH REGARD TO ESSENTIAL ENGINEERING SERVICES

The township owners shall within such period as the local authority may determine, fulfill their obligations in respect of the provision of engineering services as previously agreed upon between the township owner and the local authority.

1.7 ACCESS

Ingress and egress to and from the township shall be via North Rand Road, the proposed Chen Lane and the proposed link road between the K94 road and North Rand Road to the east of the township, to the satisfaction of the Executive Director: Roads, Transport and Civil Works.

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, 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 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 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 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.

2.2 ERF 297

- a. The erf is subject to a right-of-way servitude in favour of the general public as indicated on the general plan of the township;

- b. The erf is subject to a servitude in favour of the local authority for electrical substation purposes as indicated on the general plan.

2.3 ERF 298

The erf is subject to a 2m wide servitude in favour of the local authority, the centre line of which is 2m north of and parallel to the southern boundary of Erf 298.

PLAASLIKE BESTUURSKENNISGEWING 2375

EKURHULENI METROPOLITAANSE MUNISIPALITEIT

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 15 van 1986, verklaar die Ekurhuleni Metropolitaanse Munisipaliteit dat Eveleigh Dorp Uitbreiding 22 tot 'n goedgekeurde dorp verklaar onderworpe aan die voorwaardes soos in die bygaande Bylae uiteengesit.

BYLAE

VERKLARING VAN DIE VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR HIEMSTRA BENTEL DEVELOPMENTS (PROPRIETARY) LIMITED (HIERNA DIE AANSOEKDOENERS) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 15 VAN 1986, OM TOESTEMMING OM 'N DORP OP GEDEELTE 831 ('N GEDEELTE VAN GEDEELTE 75) VAN DIE PLAAS KLIPFONTEIN 83 IR TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Eveleigh Uitbreiding 22.

1.2 ONTWERP

Die dorp bestaan uit erwe en die straat soos aangedui op Algemene Plan S.G. Nr. 1636/2005.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande titelvoorwaardes en serwitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd die volgende wat slegs Erf 297 in die dorp raak:

- a. 'n Pyplynserwituut oor Hoewe 7 Ravenswood Landbouhoewes, 3 meter aan elke kant van die middellyn wat deur die lyn b-e voorgestel word vide diagram S.G. No. A 2516/1975 aan Sessie van Akte K1229/1976 S aangeheg en op 24 April 1976 geregistreer is ten gunste van die Republiek van Suid-Afrika, soos meer volledig bleik uit bogenoemde Sessie van Akte K1229/1976 S
- b. Die eiendom hierby oorgedra is onderhewig aan 'n ewigdurende serwituut vir paddoeleindes ten gunste van die Republiek van Suid-Afrika vide diagram S.G. No. A 2737/1942 soos meer volledig bleik uit Notariële Akte K7/1944-S
- c. Die eiendom hierby oorgedra is onderhewig aan 'n pyplynserwituut ten gunste van die Republiek van Suid-Afrika soos meer volledig bleik uit Akte van Sessie No. K 3497/1975 S vide diagram S.G. No. A 2515/1975
- d. Gedeelte gemerk FL, HI, JI, GI van die eiendom hierkragtens gehou (Hoewe 8 Ravenswood Landbouhoewes) is onderhewig aan 'n ewigdurende serwituut vir paddoeleindes ten gunste van die Staat soos meer volledig bleik uit Notariële Akte No. 177/1944-S
- e. "ONDERHEWIG aan pyplyn- serwituut ten gunste van DIE REPUBLIEK VAN SUID-AFRIKA in sy SUID-AFRIKAANSE VERVOERDIENSTE soos meer ten volle sal blyk uit Akte van Sessie K 1023/1976 S gedateer 8 April 1976 vide diagram A2517/1975 "

- f. 'n Pyplynsewituut oor Hoewe 7 Ravenswood Landbouhoewes, 3 meter aan elke kant van die middellyn wat deur die lyn b-e voorgestel word vide diagram S.G. No. A 2516/1975 aan Sessie van Akte K1229/1976 S aangeheg en op 24 April 1976 geregistreer is ten gunste van die Republiek van Suid-Afrika, soos meer volledig bleik uit bogenoemde Sessie van Akte K10/1944 S

1.4 BEGIFIGING

Die dorpseienaar moet kragtens die bepalings van Artikel 98(2) en (3) van die Ordonnansie op Dorpspeplanning en Dorpe, 1986, as begiffiging aan die plaaslike bestuur die som van R2 503 643,46 (BTW ingesluit en geldig tot 30 Junie 2006) betaal, welke bedrag deur die plaaslike bestuur aangewend moet word vir die bou van paaie en stormwaterdreineringsstelsels in of vir die dorp.

- a. Die eienaar / ontwikkelaar moet in die plek van bogenoemde betaalbare paaie- en stormwaterbegiffiging die eksterne stormwatersisteem installeer asook die aansluiting daarvan met die Edgarwegsisteem tot bevrediging van die Departement Paaie, Vervoer en Siviele Werke.
- b. Die eienaar / ontwikkelaar moet die verlenging van Chenlaan, 7 meter wyd, in die plek van die voormelde betaalbare begiffiging, bou.
- c. As die bedrag van die konstruksiekoste van Chenlaan en die eksterne stormwatersisteem die bedrag van R2 503 643,46 (BTW inklusief en geldig tot 30 Junie 2006) oorskry, sal die verskil na die 2006 / 2007 begroting van die Departement Paaie, Vervoer en Siviele Werke verwys word vir oorweging, nadat die dorp verklaar is.
- d. Ingeval die konstruksiekoste minder is as die bedrag van R2 503 643,46 (BTW inklusief en geldig tot 30 Junie 2006) sal die verskil der die dorpseienaar / ontwikkelaar as 'n begiffiging vir paaie en stormwaterdienste aan die munisipaliteit betaal word.

Sodanige begiffigings is betaalbaar ingevolge Artikel 81 van die gemelde Ordonnansie, gelees met Artikel 95 daarvan.

1.5 VERSKUIWING OF DIE 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 gadra word.

1.6 VERPLIGTING MET BETREKKING TOT ENGINIEURSDIENSTE

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.

1.7 TOEGANG

Ingang tot en uitgang vanaf die dorp sal via Noordrandweg, die voorgestelde Chenlaan en die voorgestelde verbindingspad tussen die K94 en Noordrandweg oos van die dorp, tot bevrediging van die Uitvoerende Direkteur : Paaie, Vervoer en Siviele Werke, wees.

2. TITELVOORWAARDES

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

2.1 ALLE ERWE

- 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 die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.

- b. Geen geboue of ander struktuur mag binne die voorgenoemde 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 materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke wat hy volgens goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

LOCAL AUTHORITY NOTICE 2376

EKURHULENI METROPOLITAN MUNICIPALITY

BOKSBURG AMENDMENT SCHEME 1247

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 Eveleigh Extension 22.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Area Manager: Boksburg Customer Care Centre, 5th floor, Boksburg Civic Centre, c/o Trichardts Road and Commissioner Street, Boksburg, and are open for inspection at all reasonable times.

This amendment is known as Boksburg Amendment Scheme 1247.

Paul Maseko
City Manager
Civic Centre, Cross Street, Germiston
7/2/31/22

PLAASLIKE BESTUURSKENNISGEWING 2375

EKURHULENI METROPOLITAANSE MUNISIPALITEIT

BOKSBURG WYSIGINGSKEMA 1247

Die Ekurhuleni Metropolitaanse Munisipaliteit verklaar hierby, ingevolge die bepalings van artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 15 van 1986, dat dit 'n wysigingskema synde 'n wysiging van die Boksburg Dorpsbeplanningskema, 1991, wat uit dieselfde grond as die dorp Eveleigh Uitbreiding 22 bestaan, goedgekeur het.

Kaart 3 en die Skemaklousules van die Wysigingskema word vir bewaring gehou by die Area Bestuurder: Boksburg Dienssentrum, Vyfde vloer, h/v Trichardtsweg en Commissionerstraat, Boksburg, en is te alle redelike tye ter insae beskikbaar.

Hierdie wysiging staan bekend as Boksburg Wysigingskema 1247.

Paul Maseko
Stadsbestuurder
Burgersentrum, Crossstraat, Germiston
7/2/31/22

