

*THE PROVINCE OF  
GAUTENG*

*DIE PROVINSIE  
GAUTENG*

**Provincial Gazette Extraordinary  
Buitengewone Provinsiale Koerant**

**Vol. 14**

PRETORIA, 15 FEBRUARY  
FEBRUARIE 2008

**No. 42**

---

**CONTENTS • INHOUD**

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
<b>LOCAL AUTHORITY NOTICES</b>			
387	Town-planning and Townships Ordinance (15/1986): Ekurhuleni Metropolitan Municipality: Declaration as an approved township: Hughes Extension 46 .....	3	42
388	do.: do.: Boksburg Amendment Scheme 1497 .....	5	42
389	do.: do.: Declaration as an approved township: Eveleigh Extension 35 .....	6	42
390	do.: do.: Boksburg Amendment Scheme 1462 .....	8	42

---

---

## LOCAL AUTHORITY NOTICES

---

### LOCAL AUTHORITY NOTICE 387

#### 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 Hughes Extension 46 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 VIEWPOINT DEVELOPMENT CC (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 473 (A PORTION OF PORTION 194) OF THE FARM DRIEFONTEIN 85 IR HAS BEEN GRANTED BY THE EKURHULENI METROPOLITAN MUNICIPALITY.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Hughes Extension 46 Township

1.2 DESIGN -

The township shall consist of erven and the street as indicated on the General Plan SG No. 4237/2007

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to Condition (b),(c),(d) and (e) of the existing conditions of title and servitudes and Condition (a), (f) and (g) shall be disposed of.

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, within a period of six (6) months from the date of publication of this notice.

1.5 ENDOWMENTS

The township owners shall, in terms of the provisions of Section 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay a lump sum endowment of R1 171 965,00 (VAT inclusive and valid until June, 2008, this figure will be escalated by the relevant department) to the local authority which amount shall be used by the local authority for the construction of streets and/or storm-water drainage in or for the Township.

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 a lump sum endowment of R75,000.00 (VAT Inclusive) to the local authority which amount shall be used by the local authority for the provision of land for parks and/or open spaces in or for the township.

Such endowments are payable in terms of the provisions of Section 81 of the said ordinance, read with section 95 thereof.

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 owners.

1.7 OBLIGATIONS WITH REGARD TO ESSENTIAL ENGINEERING SERVICES

The township owner shall within such period as the local authority may determined, fulfil his obligations in respect of the provision of water, electricity and sanitary services and the installation of systems thereof, as well as the construction of the roads and stormwater drainage system as previously agreed upon between the township owner and the local authority.

1.8 ACCESS

Ingress to the township and egress from the township shall be from Madeley Street to the satisfaction of the Executive Director: Roads, Transport and Civil Works Department and Gautrans.

No access shall be permitted from proposed K94 and PWV 13 routes.

1.9 CONSOLIDATION

Erven 514 and 515 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.

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, 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 the aforesaid purposes 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) Every owner of the erf, or of any subdivided portion thereof, or any person who has an interest therein shall become and shall remain a member of the Home Owners Association and be subject to its constitution until he/she ceases to be an owner of the aforesaid.
- (e) Both the local authority and ACSA are indemnified against any claims regarding aircraft noise/accident.

**LOCAL AUTHORITY NOTICE 388****EKURHULENI METROPOLITAN MUNICIPALITY****BOKSBURG AMENDMENT SCHEME 1497**

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 Hughes Extension 46 Township..

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

This amendment is known as Boksburg Amendment Scheme 1497

Patrick Flusk  
City Manager  
Civic Centre, Cross Street, Germiston  
7/2/37/46

PLAASLIKE BESTUURKENNISGEWING

**LOCAL AUTHORITY NOTICE 389**

## 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 35 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 (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 964 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 35.

## 1.2 DESIGN

The township shall consist of erven and streets as indicated on the General Plan S. G. No 489/2007.

## 1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitude's, if any, including the reservation of rights to minerals.

## 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 R899 034.47 (Vat inclusive and valid till 30 September 2007) - 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.

Such endowments are 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 becomes necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owners.

## 1.6 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) Once water, sewer and electrical networks have been installed, the same will be transferred to the local authority, free of cost, which shall maintain these networks (except internal streetlights) subject to (a) above.
- (c) The owner/developer is liable for the erection and maintenance of street name signs on the private road.

#### 1.7 ACCESS

Ingress and egress to and from the township shall be to the satisfaction of the Head: Roads, Transport and Civil Works Department.

#### 1.8 CONSOLIDATION / NOTARIAL TIE

Erven 436, 437 and 438 shall be consolidated, and then notariaily tied with Erf 298 Eveleigh Extension 22 Township.

### 2. CONDITIONS OF TITLE

- 2.1 All 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.
- (i) 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, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.
  - (ii) 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.
  - (iii) 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.

**LOCAL AUTHORITY NOTICE 390**

**EKURHULENI METROPOLITAN MUNICIPALITY**

**BOKSBURG AMENDMENT SCHEME 1462**

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 35 Township.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Area Manager: Boksburg Customer Care Centre, 3<sup>rd</sup> floor, Boksburg Civic Centre, c/o Trichardts and Commissioner Streets, Boksburg, and are open for inspection at all reasonable times.

This amendment is known as Boksburg Amendment Scheme 1462

Patrick Flusk  
City Manager  
Civic Centre, Cross Street, Germiston  
7/2/31/35

---