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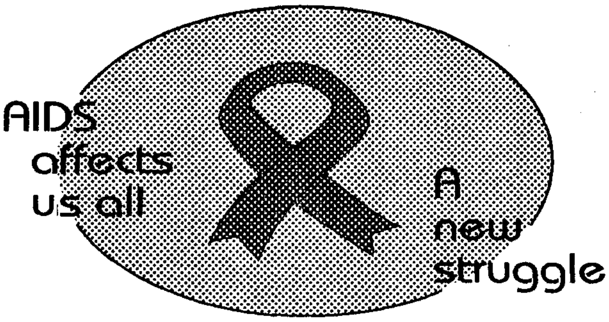

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THE GOVERNMENT PRINTING WORKS

PUBLICATIONS DIVISION

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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
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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 813

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 25 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 E DUNIAS (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 793 (A PORTION OF PORTION 104) 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 25.

1.2 DESIGN

The township shall consist of erven and the street as indicated on the Surveyor General Plan SG No. 1122/2004.

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.

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 ENDOWMENT

The township owner shall, in terms of the provisions of Section 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay to the local authority an endowment of R54 951.46 (VAT included and valid till 30 June 2005), which amount shall be used by the local authority for the construction of roads and stormwater drainage in or for the township. Such endowment shall be payable in accordance with the provisions of Section 81 read with Section 95 of the aforesaid ordinance.

The township owner 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 R27 500.00 (VAT included), which amount shall be used by the local authority for the provision of parks and / or open spaces. Such endowment shall be payable in accordance with the provisions of Section 81 read with Section 95 of the aforesaid ordinance.

1.6 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If, by reason of the establishment of the township, it should become 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 his obligations in respect of the provision of water, electricity and sanitary services and the installation of the 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 and egress to and from the township shall be via a single point along Second Avenue to both Erven 174 and 175, to the satisfaction of the Director: Roads, Transport and Civil Works Department.

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 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 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.

PLAASLIKE BESTUURSKENNISGEWING 813

EKURHULENI METROPOLITAANSE MUNISIPALITEIT

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 15 van 1986, verklaar die Ekurhuleni Metropolitaanse Munisipaleteit dat Eveleigh Dorp Uitbreiding 25 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 E DUNIAS (HIERNA DIE AANSOEKDOENERS) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 15 VAN 1986, OM TOESTEMMING OM 'N DORP OP GEDEELTE 793 ('N GEDDELTE VAN GEDEELTE 104) VAN DIE PLAAS KLIPFONTEIN 83 IR TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Eveleigh Uitbreiding 25.

1.2 ONTWERP

Die dorp bestaan uit erwe en die straat soos aangedui op Algemene Plan SG No. 1122/2004.

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.

1.4 SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet op hulle eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot die brevrediging van die plaaslike bestuur, binne 'n tydperk van ses (6) maande van die datum van publikasie van hierdie kennisgewing.

1.5 BEGIFIGING

Die dorpseienaar moet kragtens die bepalings van Artikel 98(2) en (3) van die Ordonnansie op Dorpspeplanning en Dorpe, 1986, as begiftiging aan die plaaslike bestuur die som van R54 951.46 (BTW ingesluit en geldig tot 30 Junie 2005), welke bedrag deur die plaaslike bestuur aangewend moet word vir die bou van paaie en stormwaterdreineringstelsels in of vir die dorp. Sodanige begiftigings is betaalbaar ingevolge Artikel 81 van die gemelde Ordonnansie, gelees met Artikel 95 daarvan.

Die dorpseienaar moet kragens die bepalings van Artikel 98(2) en (3) van die Ordonnansie op Dorpspeplanning en Dorpe, 1986, die ronde som van R27 500.00, welke bedrag deur die plaaslike bestuur aangewend moet word vir die voorsiening van parke en / of openbare oopruimte. Sodanige begiftigings is betaalbaar ingevolge Artikel 81 van die gemelde Ordonnansie, gelees met Artikel 95 daarvan.

1.6 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 gedra word.

1.7 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.

1.8 TOEGANG

Toegang en uitgang tot en vanaf die dorp sal beperk via 'n enkele toegangspunt langs Tweedelaan tot Erwe 174 en 175, tot die bevrediging van die Direkteur: Paaie, Transport en Siviele werke Department wees.

2. TITELVOORWAARDES

Die erwe is onderworpe aan die volgende voorwaardes opgelê deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning 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 velang 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 voorgenoemde 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 814

EKURHULENI METROPOLITAN MUNICIPALITY

BOKSBURG AMENDMENT SCHEME 1130

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 25.

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 and Commissioner Streets, Boksburg, and are open for inspection at all reasonable times.

This amendment is known as Boksburg Amendment Scheme 1130.

Paul Maseko
City Manager
Civic Centre, Cross Street, Germiston
7/2/31/25

PLAASLIKE BESTUURSKENNISGEWING 814

EKURHULENI METROPOLITAANSE MUNISIPALITEIT

BOKSBURG WYSIGINGSKEMA 1130

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 25 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 Trichardtstraat en Commissionerstraat, Boksburg, en is te alle redelike tye ter insae beskikbaar.

Hierdie wysiging staan bekend as Boksburg Wysigingskema 1130.

Paul Maseko
Stadsbestuurder
Burgersentrum, Crossstraat, Germiston
7/2/31/25

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