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DEPARTMENT OF HEALTH

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PROCLAMATION • PROKLAMASIE

PROCLAMATION 51 OF 2020

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY AFRIQUE BOUTIQUE HOTEL O R TAMBO PROPRIETARY LIMITED (REGISTRATION NUMBER) 2015/173505/07) (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 207 OF THE FARM KLIPFONTEIN 83 I.R., HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Eveleigh Extension 51.

1.2 DESIGN

The township shall consist of erven and streets as indicated on the General Plan S. G. Plan No 3562/2015.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, but excluding the following: -

- (a) The land may not be sub-divided nor may any share in it or portion of it sold, leased or disposed of in any way without the written approval of the Township Board.
- (b) Not more than one dwelling-house together with such outbuildings as ordinary required to be used in connection therewith, shall be erected on the land except with the approval of the Township Board.
- (c) The land shall be used for residential and agricultural purposes only and no store or place of business or industry whatsoever may be opened or conducted on the land without the written approval of the Townships Board.

1.4 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owners shall at their own expense cause all existing buildings and structures within the building line reserve, 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 the publication of the notice.

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 OF 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.

1.7 ACCESS

Ingress to and egress from the township shall be from Sydney Road to the satisfaction of the Roads and Stormwater Department. No access will be permitted from Rondebult Road.

1.8 CONSOLIDATION OF ERVEN

The township owners shall at their own cost

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.

- (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, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.
- 2.1.3 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.
- 2.1.4 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

EKURHULENI METROPOLITAN MUNICIPALITY

EKURHULENI AMENDMENT SCHEME F0164

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 Ekurhuleni Town Planning Scheme, 2014, comprising the same land as included in the township of Eveleigh Extension 51.

All relevant information is filed with the Area Manager: Boksburg Customer Care Centre, 3rd floor, Boksburg Civic Centre, c/o Trichardt's and Commissioner Streets, Boksburg, and are open for inspection at all reasonable times.

Dr. Imogen Mashazi
City Manager
2nd Floor, Head Office Building,
Cnr Cross & Roses Streets,
Germiston
15/3/31/51

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