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**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS****LOCAL AUTHORITY NOTICE 558 OF 2022****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
DECLARATION AS APPROVED TOWNSHIP**

In terms of the provisions of Section 103 of the Town Planning and Townships Ordinance, 15 of 1986, read together with the provisions of the Spatial Planning and Land Use Management Act, 2013, the City of Ekurhuleni Metropolitan Municipality hereby declares Eveleigh Extension 39 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 V LAND PROPERTY INVESTMENTS NO 5 PROPRIETARY LIMITED REGISTRATION NO. 2014/240083/07 (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF PART A AND C OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 1052 OF THE FARM KLIPFONTEIN 83 IR HAS BEEN GRANTED BY THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY**

**1 CONDITIONS OF ESTABLISHMENT****1.1 NAME**

The name of the township shall be Eveleigh Extension 39.

**1.2 DESIGN**

The township shall consist of erven and the streets as indicated on the General Plan S.G. No. 2548/2011.

**1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven shall be made subject to existing conditions and servitudes, if any.

Excluding the following which shall does not affect the erven in the township:

Deed of Transfer T65041/92:

"Subject to a right of way roadway, 9.45 metres wide, running along the entire length of the eastern boundary of Portion 233, of the aforesaid farm, shown by the figure e B C G f on diagram L.G. No A1334/1949, annexed to Certificate of Amended Consolidated Title No 27856/1951., in favour of the Town Council of Boksburg, which said right of way insofar as it affects portion 234 aforesaid is shown by the figure lettered g B C h on diagram L. G. No A1335/1949 annexed to Certificate of Registered Title No 27857/1951, as will more fully appear from Notarial Deed of Servitude No 924/1951-s registered on the 10<sup>th</sup> day of November 1951."

Deed of Transfer T144531/02:

"Subject to a right of way roadway, 9.45 metres wide, running along the entire length of the eastern boundary of Portion 233, of the aforesaid farm, shown by the figure a B C F on diagram L.G. No A1334/1949, annexed to Certificate of Amended Consolidated Title No 27856/1951, dated 10<sup>th</sup> day of November 1951, in favour of the Town Council of Boksburg, as will more fully appear from Notarial Deed of Servitude No 924/1951S, dated the 10<sup>th</sup> day of November 1951."

**1.4 DEMOLITION OF BUILDINGS AND STRUCTURES**

The township owners shall at their 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 three (3) months from the publication of this 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 owner.

**1.6 OBLIGATIONS IN REGARD TO ENGINEERING SERVICES**

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

- (b) Once water, sewerage 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 Home Owner's Association will be responsible for the maintenance of the internal roads (including storm-water) and the internal street lights (including electrical power usage).
- (d) The owners / 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 Roads and Stormwater 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

- 2.1.1. 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.
- 2.1.2. 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.
- 2.1.3. 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.

##### 2.2 ERF 428

Erf 428 is entitled to a right of way servitude over Erf 429 as shown on the general plan.

##### 2.3 ERF 429

- 2.3.1 Erf 429 is subject to a servitude for an electrical substation as indicated on the general plan.
- 2.3.2 Erf 429 is subject to a servitude for right of way in favour of Erf 428 as shown on the general plan

#### LOCAL AUTHORITY NOTICE

##### CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

##### CITY OF EKURHULENI LAND USE SCHEME NO: F 0429C

The City of Ekurhuleni Metropolitan Municipality (Boksburg Customer Care Centre) hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, declares that it has approved an amendment scheme, being an amendment of the City of Ekurhuleni Land Use Scheme of 2021, comprising the same land as included in the township of EVELEIGH EXTENSION 39 Township

All relevant information is filed with the Area Manager: City Planning Department: Boksburg Customer Care Centre, 3<sup>rd</sup> floor, Boksburg Civic Centre, c/o Trichardt Road and Commissioner Street, Boksburg, and are open for inspection at all reasonable times.

This amendment scheme was previously known as Boksburg Amendment Scheme 1760 and is now known as the City of Ekurhuleni Land Use Scheme No. F 0429C.

Dr. Imogen Mashazi  
City Manager  
Civic Centre, Cross Street, Germiston.







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