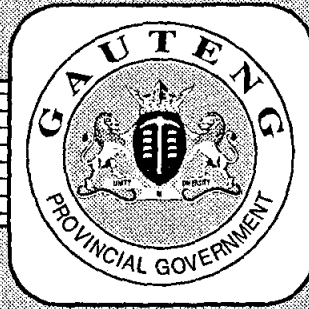


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

Selling price • Verkoopprys: R2,50
Other countries • Buitelands: R3,25

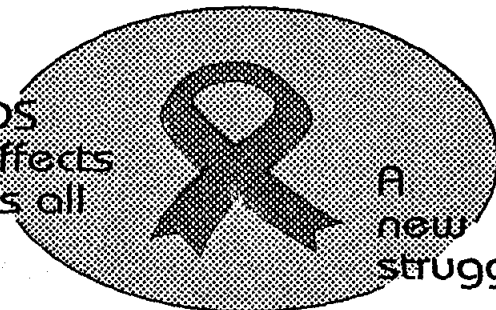
Vol. 11

PRETORIA, 10 NOVEMBER 2005

No. 474

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
HELPUNE**

0800 012 322

DEPARTMENT OF HEALTH



05474

9771682452005

CONTENTS • INHOUD

No.		Page No.	Gazette No.
GENERAL NOTICES • ALGEMENE KENNISGEWINGS			
2803	Town-planning and Townships Ordinance (15/1986): Ekurhuleni Metropolitan Municipality: Declaration as an approved township: Cloverdene Extension 8	3	474
2804	do.: do.: Benoni Amendment Scheme No. 1/1398	8	474

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2803

EKURHULENI METROPOLITAN MUNICIPALITY (BENONI CUSTOMER CARE CENTRE) Declaration as an approved Township

In terms of Section 103(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986) the Ekurhuleni Metropolitan Municipality (Benoni Customer Care Centre) hereby declares Cloverdene Extension 8 Township, to be an approved township, subject to the conditions as set out in the schedule hereto.

SCHEDULE

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY EBOTSE GOLF AND COUNTRY ESTATE (PTY) LIMITED (HEREAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF CHAPTER III PART C OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 275 OF THE FARM VLAKFONTEIN 69 I.R., HAS BEEN GRANTED.

A. CONDITIONS OF ESTABLISHMENT.

1. NAME.

The name of the township shall be Cloverdene Extension 8.

2. DESIGN.

The township shall consist of erven and streets as indicated on the General Plan SG No. 5026/2005.

3. EXISTING CONDITIONS OF TITLE.

3.1 The property shall be subject to any existing conditions of title, including the reservation of mineral rights, but excluding the following conditions which affect only the specified erven:

3.1.1 Ingress and egress to the holdings shall be provided and until the General Plan is amended by the Townships Board constituted by the Agricultural Holdings (Transvaal) Registration Act, 1919, or any amendment thereof or other authority upon whom the power may devolve, these provisions shall be as shown upon the said General Plan as amended from time to time, and as shown by the figure J,d,e,p,B,b,G,H,J on diagram SG no 5199/2005, which affects erven 1466 - 1471, 1489 - 1490, 1500 - 1506, 1512, 1513.

3.1.2 Ingress and egress to the holding shall be provided and until the General Plan is amended by the Townships Board and constituted by the Agricultural Holdings (Transvaal) Registration Act, 1919, or any amendment thereof or other authority upon whom the power may devolve, these provisions shall be as shown upon the said General Plan as amended from time to time, the holding hereby transferred being subject to a servitude of right of way 18,89 metres wide as shown by the figure j,k,l,F,b,j on diagram SG no 5199/2005, which affects erven 1485 - 1488, 1495 - 1500 and 1513

3.2 The applicant shall at his own expense cause the following conditions and servitudes to be cancelled or the township area to be freed from:

(a) Conditions (a) to (d), (f), (h) - (i) in Deed of Transfer T26967/2005 - Holding 41.

(b) Conditions (a) to (d), (f), (h) - (i) in Deed of Transfer T26974/2005 - Holding 71.

0-020-0

- (c) Conditions (a) to (d), (f), (h) – (i) in Deed of Transfer T109197/2003 – Holding 72.

4. STORMWATER DRAINAGE AND STREET CONSTRUCTION.

- (a) The township owner shall, on request by the Local Authority, submit for his approval a detailed scheme complete with plans, sections and specifications, prepared by a professional Engineer, who shall be a member of the South African Association of Consulting Engineers or SACTACO, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, surfacing, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the Local Authority. Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.
- (b) The township owner shall, when required to do so by the Local Authority, carry out the approved scheme at his/her own expense on behalf of and to the satisfaction of the Local Authority under the supervision of the appointed Professional Engineer and shall, for this purpose, provide financial guarantees to the Local Authority as determined by it.
- (c) The township owner shall be responsible for the maintenance of the streets and stormwater drainage system to the satisfaction of the Local Authority until the streets and stormwater drainage system have been constructed as set out in sub-clause (b) above.
- (d) Should the township owner fail to comply with the provisions of (a), (b) and (c) hereof the Local Authority shall be entitled to do the work at the cost of the township owner.

5. OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES.

The township owner shall within such period as the Local Authority may determine, fulfill obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, as previously agreed upon between the township owner and the Local Authority.

6. ENDOWMENT

The township owner shall, in terms of Section 98(2) and (3) of the Town Planning and Townships Ordinance, 15 of 1986, pay a lump sum endowment to the Local Authority for the provision of land for parks (public open space).

7. ACCEPTANCE AND DISPOSAL OF STORMWATER.

The township owner shall arrange for the drainage of the township to fit in with that adjacent public roads, for all stormwater running off or being diverted from the roads to be received and disposed of.

8. SOIL CONDITIONS.

Proposals to overcome detrimental soil conditions to the satisfaction of the Local Authority shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Local Authority.

9. SPECIAL CONDITIONS.

- (a) The township owner shall ensure that a legal body, "Home Owners Association", is established in terms of Section 21 of Act 61 of 1973.

- (b) The said "Home Owners Association" shall be in addition to such other responsibilities as may be determined by the developer, also be responsible for the maintenance of the intercom and access control situated on Erf 1513.

B. CONDITIONS OF TITLE.

- 1. All erven (excluding Erf 1513) shall be subject to the following conditions imposed by the Local Authority in terms of the provisions of the Town Planning and Townships Ordinance, 15 of 1986:

- (a) The property is subject to a servitude, 2,00 metres wide, in favour of the Local Authority, for sewerage and other municipal purposes, along all boundaries other than a street boundary, and in the case of a panhandle erf, an additional servitude for municipal purposes 2,00 metres 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.
- (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 2,00 metres thereof.
- (c) 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 or other works being made good by the Local Authority.
- (d) The registered owner of an erf shall, by virtue of such ownership, be a member of an Association, incorporated in terms of Section 21 of the Companies Act, 61 of 1973, in accordance with the conditions of establishment for Cloverdene Extension 8 Township.

- 2. Erf 1513

The Erf, which shall be registered in name of the Association mentioned in A(9) above, shall be subject to:-

- (a) a servitude in favour of the Local Authority for any municipal services, as well as for emergency services.
- (b) a servitude of right of way in favour of Erven 1460 – 1512 Cloverdene Extension 8 Township

- 3. Erven subject to special condition:-

- (a) Erf 1488 shall be notarially tied to Erf 3326 Rynfield Extension 55 Township
- (b) Erf 1487 shall be notarially tied to Erf 3327 Rynfield Extension 55 Township
- (c) Erf 1486 shall be notarially tied to Erf 3328 Rynfield Extension 55 Township
- (d) Erf 1502 shall be notarially tied to Erf 3314 Rynfield Extension 55 Township
- (e) Erf 1503 shall be notarially tied to Erf 3313 Rynfield Extension 55 Township

02020000

- (f) Erf 1504 shall be notarially tied to Erf 3312 Rynfield Extension 55 Township
- (g) Erf 1505 shall be notarially tied to Erf 3311 Rynfield Extension 55 Township

C. CONDITIONS TO BE INCORPORATED IN THE TOWN PLANNING SCHEME IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986 IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION.

1. GENERAL CONDITIONS.

- (a) Except with the written consent of the Local Authority, and subject to such conditions as it may impose, neither the owner nor any other person shall:-
 - (i) save and except to prepare the erf for building purposes, excavate any material therefrom;
 - (ii) sink any wells or boreholes thereon or abstract any subterranean water therefrom; or
 - (iii) make or permit to be made, upon the erf for any purpose whatsoever, any bricks, tiles or earthenware pipes or other articles of a like nature.
- (b) Where, in the opinion of the Local Authority, it is impracticable for stormwater to be drained from higher-lying erven direct to a public street, the owner of the lower-lying erf shall be obliged to accept and/or permit the passage over the erf of such stormwater.

Provided that the owners of any higher-lying erven, the stormwater from which is discharged over any lower-lying erf, shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of such lower-lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf.
- (c) The siting of buildings, including outbuildings, on the erf and entrances to and exits from the erf to a public street system shall be to the satisfaction of the Local Authority.
- (d) The main building, which shall be a completed building and not one which has been partly erected and is to be completed at a later date, shall be erected simultaneously with, or before, the outbuildings.
- (e) No materials or goods of any nature whatsoever shall be dumped or placed within the building restriction area along any street, and such area shall be used for no other purpose than the laying out of lawns, gardens, parking or access roads: Provided that if it is necessary for a screen wall to be erected on such boundary this condition may be relaxed by the Local Authority subject to such conditions as may be determined by it.
- (f) A screen wall or walls shall be erected and maintained to the satisfaction of the Local Authority as and when required by it.
- (g) If the erf is fenced such fence and the maintenance thereof shall be to the satisfaction of the Local Authority.
- (h) The registered owner is responsible for the maintenance of the whole development on the erf. If the Local Authority is of the opinion that the erf or any portion of the development, is not being satisfactorily maintained, the Local Authority shall be entitled to undertake such maintenance at the cost of the registered owner.

2. SPECIAL (RESIDENTIAL 2).

Erven 1460 to 1512 are subject to the following conditions:

- (a) The property and the buildings erected thereon or to be erected thereon, shall be used solely for the purposes of dwelling-units.
- (b) The height of buildings shall not exceed 2 storeys.
- (c) Not more than 20 dwelling units per hectare shall be erected on the property.
- (d) The total coverage of buildings shall not exceed 60% of each of the erven created within the township.
- (e) Effective, paved parking spaces, together with the necessary manoeuvring area, shall be provided on the property to the satisfaction of the Local Authority in the following ratios:
 - (i) 1 covered parking space to 1 dwelling unit; and
 - (ii) 2 uncovered parking spaces to 1 dwelling unit, if so required by the Local Authority.
- (f) Buildings, including outbuildings, hereafter erected on the property, shall be located not less than 3m from any private road boundary: Provided that the Local Authority may relax this restriction if it would in its opinion result in an improvement in the development of the property.
- (g) A Block Plan, drawn to such a scale as may be approved by the Local Authority, shall be submitted to the Local Authority with the building plans. No building shall be erected on the property before such plans have been approved by the Local Authority and the whole development on the property shall be in accordance with the approved plan. Such a Block Plan shall show at least the following:
 - (i) The siting, height, coverage and where applicable the floor area ratio of all buildings and structures.
 - (ii) Vehicular entrance and exit to and from the property to any existing or proposed public street.
 - (iii) Entrance to buildings and parking areas.
 - (iv) Building restrictions (if any).
 - (v) Parking areas and, where required by the Local Authority, vehicular and pedestrian traffic systems.
 - (vi) The elevational treatment of all buildings and structures.
 - (vii) The grouping of the dwelling units and the programming of the development of the erven if it is not proposed to develop all the erven simultaneously.
 - (viii) Open spaces, children's playgrounds, screen walls or other acceptable methods of screening, and landscaping.

3. SPECIAL (PRIVATE ROAD).

Erf 1513, are subject to the following conditions:

- (a) The property shall be used solely for the purposes of a private road and stormwater purposes.

000002010

- (b) The township owner shall register Erf 1513 in the name of an Association incorporated in terms of Section 21 of the Companies Act, Act 61 of 1973, and every present or future owner of property in the township shall be a member of such Association by virtue of such ownership.
- (c) The private roads on the property shall be constructed by the township owner and be maintained by the Association mentioned in (b) above.
- (d) A security control facility (which may include a guardhouse, a stop sign, a chain, a boom or a gate, irrespective of whether same is manned or automated) may be erected on Erf 1513 for purposes of stopping and identifying vehicles and their occupants entering or leaving the township. 24 hour access shall be available at all times for municipal and emergency purposes.
- (e) The Association referred to in (b) above may erect and man the facility referred to in (d) above, all costs in this regard to be borne by the Association.

DATE: 2005/11/04

D PANANIS
AREA MANAGER
For EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING

LOCAL AUTHORITY NOTICE 2804

EKURHULENI METROPOLITAN MUNICIPALITY (BENONI CUSTOMER CARE CENTRE)

NOTICE OF BENONI AMENDMENT SCHEME NO 1/1398

The Ekurhuleni Metropolitan Municipality (Benoni 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 Benoni Town Planning Scheme, 1/1947, comprising the same land as included in the township of Cloverdene Extension 8, Benoni.

Map 3 and scheme clauses of the amendment scheme are available for inspection at all reasonable times of the office of the Head of Department, Department Development Planning and Local Government, Gauteng Provincial Government, Johannesburg as well as the office of the Ekurhuleni Metropolitan Municipality (Benoni Customer Care Centre), Treasury Building, 6TH Floor, Elston Avenue, Benoni.

This amendment is known as Benoni Amendment Scheme 1/1398 and shall come into operation on the date of this publication.

DATE: 2005/11/04

D PANANIS
AREA MANAGER
For EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING