

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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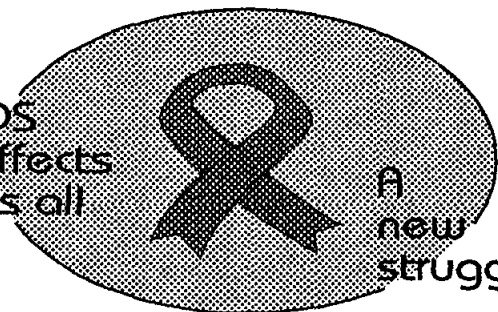
Vol. 12

PRETORIA, 13 FEBRUARY 2006  
FEBRUARIE

No. 54

**We all have the power to prevent AIDS**

AIDS  
affects  
us all



A  
new  
struggle

**Prevention is the cure**

**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH



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## LOCAL AUTHORITY NOTICES

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### LOCAL AUTHORITY NOTICE 334 EKURHULENI METROPOLITAN MUNICIPALITY

#### DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986), the Ekurhuleni Metropolitan Municipality hereby declares the township **NEW MARKET PARK EXTENSION 17**, to be an approved township, subject to the conditions set out in the Schedule hereto.

#### SCHEDULE

PROPOSED CONDITIONS UNDER WHICH THE APPLICATION MADE BY PLOT 38 NEWMARKET ESTATES CC (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF SECTION 96 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON A PORTION OF PORTION 578 (A PORTION OF PORTION 554) OF THE FARM ELANDSFONTEIN 108-IR, IN THE DISTRICT AND MUNICIPALITY OF THE EKURHULENI METROPOLITAN MUNICIPALITY, PROVINCE GAUTENG, HAS BEEN GRANTED.

#### 1. CONDITIONS OF ESTABLISHMENT

##### (1) ENGINEERING SERVICES

- (a) The Township Owner shall make the necessary arrangements with the Council for the provision of engineering services in terms of Chapter V of the Ordinance, and shall furnish the Council with adequate guarantees regarding the fulfilment of its obligations under the said arrangements.

##### (2) NAME

The name of the township shall be New Market Park Extension 17.

##### (3) DESIGN

The township shall consist of erven and streets as indicated on Plan 1135/1999.

##### (4) STORMWATER DRAINAGE AND STREET CONSTRUCTION

- (a) The Township Owner shall on request by the local authority submit to such authority for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer approved by the local authority, for the collection and disposal of storm water throughout the township by means of properly constructed works and for the construction, tarmacadamising, 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 by the local authority to do so, carry out the approved scheme at its own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.
- (c) The Township Owner shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the streets have been constructed as set out in sub-clause (b). If the Township Owner fails to comply with the provisions of paragraphs (a), (b) and (c) hereof the local authority shall be entitled to do the work at the cost of the Township Owner.

(5) DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

**2. CONDITIONS OF TITLE**

The erven mentioned hereunder shall be made subject to the conditions as indicated, imposed by the local authority in terms of the provisions of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

(1) ALL ERVEN

- (a) All erven shall be 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.
- (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 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.

**3. CONDITIONS TO BE INCORPORATED IN THE TOWN-PLANNING SCHEME IN TERMS OF SECTION 125 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), IN ADDITION TO THE PROVISIONS OF THE TOWN-PLANNING SCHEME IN OPERATION**

**ERF 65: INDUSTRIAL 3**

1. The erf and the buildings erected thereon or to be erected thereon, shall be used solely for such industrial or commercial purposes (excluding noxious industries) as the local authority may approve in writing, places of refreshment for own employees only, offices and other uses supplementary to and directly related to and subservient to the main use, retail trade in goods which are entirely or partially manufactured, processed or assembled on the erf, or any other goods which although not manufactured, processed or assembled on the erf form part of or are connected to the sale of or are used in or together with goods which are entirely or partially manufactured, processed or assembled on the erf, and with the special consent of the local authority for other uses.
2. The total coverage of all buildings shall not exceed 70% of the area of the erf.
3. The floor area ratio shall not exceed 0,8.
4. The height of buildings shall not exceed 3 storeys.
5. Buildings, including outbuildings hereafter erected on the erf, shall be located not less than 5m from any street boundary thereof.
6. Access to and egress from the erf shall not be permitted along the western boundary of the erf.
7. Effective, paved parking spaces together with the necessary manoeuvring area, shall be provided on the erf to the satisfaction of the local authority in the following ratios:
  - 7.1 1 parking space to 100 m<sup>2</sup> gross leasable industrial floor area.
  - 7.2 2 parking spaces to 100 m<sup>2</sup> gross leasable office and warehouse floor area.
8. A site development plan shall be submitted for approval before any building plans may be submitted and the development on the erf shall be in accordance with the approved site development plan.
9. 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.

**ERF 66: INDUSTRIAL 3**

1. The erf and the buildings erected thereon or to be erected thereon, shall be used solely for such industrial or commercial purposes (excluding noxious industries) as the local authority may approve in writing, places of refreshment for own employees only, offices and other uses supplementary to and directly related to and subservient to the main use, retail trade in goods which are entirely or partially manufactured, processed or assembled on the erf, or any other goods which although not manufactured, processed or assembled on the erf form part of or are connected to the sale of or are used in or together with goods which are entirely or partially manufactured, processed or assembled on the erf, and with the special consent of the local authority for other uses.
2. The total coverage of all buildings shall not exceed 70% of the area of the erf.
3. The floor area ratio shall not exceed 0,8.
4. The height of buildings shall not exceed 3 storeys.
5. Buildings, including outbuildings hereafter erected on the erf, shall be located not less than 5m from any street boundary thereof.
6. Effective, paved parking spaces together with the necessary manoeuvring area, shall be provided on the erf to the satisfaction of the local authority in the following ratios:
  - 6.1 1 parking space to 100 m<sup>2</sup> gross leasable industrial floor area.
  - 6.2 2 parking spaces to 100 m<sup>2</sup> gross leasable office and warehouse floor area.
7. A site development plan shall be submitted for approval before any building plans may be submitted and the development on the erf shall be in accordance with the approved site development plan.
8. 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.

**CIVIC CENTRE  
ALWYN TALJAARD AVENUE  
ALBERTON**

**P MASEKO  
CITY MANAGER**

**NOTICE NO.**

**DATE: 13 FEBRUARY 2006**

**LOCAL AUTHORITY NOTICE 335  
EKURHULENI METROPOLITAN MUNICIPALITY  
ALBERTON AMENDMENT SCHEME 1136**

The Ekurhuleni Metropolitan Municipality hereby in terms of the provision of Section 125(1)(a) of the Town-Planning and Townships Ordinance, No. 15 of 1986, declares that it has approved an amendment of the Alberton Town-Planning Scheme, 1979, comprising the same land as included in the township of NEW MARKET PARK EXTENSION 17.

Map 3 and the scheme clauses of the amendment scheme are filed with the Director-General, Gauteng Provincial Administration: Development Planning and Local Government, 8<sup>th</sup> Floor, Corner House, 63 Fox Street, Johannesburg and the Acting Manager: Alberton Customer Care Centre and are open for inspection at all reasonable times.

The amendment is known as Alberton Amendment Scheme 1136.

**P. MASEKO, City Manager**  
Civic Centre, Alwyn Taljaard Avenue, Alberton

**NOTICE NO:**

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**PLAASLIKE BESTUURSKENNISGEWING 335**

**EKURHULENI METROPOLITAANSE MUNISIPALITEIT  
ALBERTON WYSIGINGSKEMA 1136**

Die Ekurhuleni Metropolitaanse Munisipaliteit verklaar hierby ingevolge die bepalinge van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe, No. 15 van 1986, dat hy 'n wysigingskema, synde wysiging van die Alberton Dorpsbeplanningskema, 1979, wat op dieselfde grond as die dorp NEW MARKET PARK EXTENSION 17 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewarding gehou deur die Direkteur-Generaal, Gauteng Provinsiale Administrasie: Ontwikkelingsbeplanning en Plaaslike Regering, 8ste Vloer, Corner House, Foxstraat 63, Johannesburg en die Waarnemende Bestuurder: Alberton Diensleweringssentrum, en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysigingskema staan bekend as Alberton Wysigingskema 1136.

**P MASEKO, Stadsbestuurder**  
Burgersentrum, Alwyn Taljaardlaan, Alberton

**KENNISGEWING NR:**

**DATUM: 13 FEBRUARIE 2006**

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