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IMPORTANT NOTICE

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CONTENTS • INHOUD

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES			
1592	Town-planning and Townships Ordinance (15/1986): Ekurhuleni Metropolitan Municipality: Declaration as approved township: New Redruth Extension 4.....	3	206
1593	do.: do.: Alberton Amendment Scheme 2222.....	6	206

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1592

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 REDRUTH EXTENSION 4**, to be an approved township, subject to the conditions set out in the Schedule hereto.

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION, MADE BY ST TROPEZ PROPERTY GROUP (PROPRIETARY) LIMITED REGISTRATION NUMBER 2007/004868/07 (HEREAFTER REFERRED TO AS THE TOWNSHIP OWNER / APPLICANT) UNDER THE PROVISIONS OF SECTION C OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 1986, (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 511 OF THE FARM ELANDSFONTEIN NO.108-I.R., IS APPROVED BY THE EKURHULENI METROPOLITAN MUNICIPALITY (ALBERTON CCC)

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be New Redruth Extension 4.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No. 1510/2010.

1.3 STORM WATER DRAINAGE AND STREET CONSTRUCTION

1.3.1 The Township Owner shall on request by the Council submit to such Council for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer approved by Council, for the collection and disposal of storm water throughout the township by means of properly constructed works and for the construction, tar macadamizing, kerbing and channeling of the streets therein together with the provision of such retaining walls as may be considered necessary by the Council.

1.3.2 The scheme shall provide for the catchments of storm water in catch pits hence it shall be drained off in watertight pipes of durable material, approved by the Council, in such manner that water will in no way dam up or infiltrate on or near the surface of the ground. Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

The township owner shall, when required by the Council to do so, carry out the approved scheme at its own expense on behalf of and to the satisfaction of the Council under supervision of a civil engineer approved by the Council.

1.3.3 If the township owner fails to comply with the provisions of paragraphs 1.3.1 and 1.3.2 hereof the Council shall be entitled to do the work at the cost of the township owner.

1.4 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, but excluding the following servitude which affects erf 1077 in the township only:

“The within property is subject to a Servitude in favour of the Town Council of Alberton of perpetual right of way for road purposes as described by the figure aDERFfedbGc and ghJK on annexed diagram S.G. No A8151/1993 as will more fully appear from Notarial Deed No. 157/1973-S.”

1.5 ACCESS

All access arrangements shall be to the satisfaction of the local authority. No access shall be permitted from Voortrekker Road or the N12 freeway.

1.6 ENGINEERING SERVICES

1.6.1 The township owner shall be responsible for the installation and provision of internal engineering services to the satisfaction of the relevant department.

1.6.2 Once water, sewer and electrical networks have been installed, same will be transferred to the Local Authority, free of cost, who shall maintain these networks (except internal street lights).

1.7 DEMOLITION OF BUILDINGS AND STRUCTURES

No buildings are required to be demolished.

1.8 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.

1.9 GENERAL

1.9.1 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.

1.9.2 The township owner must indemnify the local authority against any and all claims regarding the maintenance and provision of any roads and storm water services in the development (the provision of engineering services under paved areas to be avoided); any damage to the paving, which is caused by an emergency vehicle or any vehicle of the local authority that is involved in any maintenance of services; and any damage and/or incidental damage to the water and sewer infrastructure (shall be for the account of the owner), prior to the approval of building plans.

1.9.3 The township owner shall at his own expense, erect a physical barrier along all boundaries not already fenced, consisting of palisade or brick if required by the local authority. The maintenance of the barrier shall be at the expense of the township owner.

1.9.4 A 2 metre high brick wall or security fence shall be erected along the boundary of the N12 freeway to the satisfaction of SANRAL.

2. CONDITIONS OF TITLE

The erven shall be subject to the following conditions as indicated, imposed by the Council in terms of the provisions of the Town-Planning and Townships Ordinance, 15 of 1986.

2.1 ERVEN 1076 and 1077

- 2.1.1 The 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.
- 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.
- 2.1.4 As this erf forms part of land which may be underlain and which may be liable to subsidence, settlement, shock and cracking due to mining operations in future, the owner thereof accepts all liability for all damage thereto or any structure thereon which may result from such subsidence, settlement, shock or cracking.
- 2.1.5 The erven are subject to a sewer servitude 2 metres wide in favour of the Local Authority the centre line whereof is indicated by the figure q r s t u v w on General Plan S.G.No. 1510/2010.

2.2 Erf 1077

The erf is subject to a sewer servitude 3 metres wide in favour of the Local Authority the centre line whereof is indicated by the figure j k l m n p on General Plan S.G.No. 1510/2010.

2.3 CONDITIONS OF TITLE TO BE CREATED IN FAVOUR OF THIRD PARTIES TO BE REGISTERED/CREATED NOTARIALLY SIMULTANEOUSLY WITH FIRST REGISTRATION OF THE ERVEN CONCERNED:

- 2.3.1 Erf 1076 will be subject to a right of way servitude as indicated by the figure s1 s2 s3 s4 s5 s6 s7 s12 s13 s14 s15 s16 s17 s16 s1 on General Plan S.G.No. 1510/2010 and to be created by a Notarial Deed of Servitude.
- 2.3.2 Erf 1077 will subject to the following servitudes to be created by Notarial Deeds of Servitude:
- 2.3.2.1 The erf is subject to a servitude for parking purposes as indicated by the figures sa sb sc sd se sf sg H sh sj sk sa and s msn sp sq sr ss sm on General Plan S.G.No. 1510/2010.
- 2.3.2.2 The erf is subject to a right of way servitude as indicated by the figure s12 s7 s8 s9 s10 s11 s12 on General Plan S.G.No. 1510/2010.

- 2.3.2.3 The erf is subject to a right of way servitude as indicated by the figure s10 s9 r7 r8 ar9 r10 s10 on General Plan S.G.No. 1510/2010.
- 2.3.2.4 The erf is subject to a right of way servitude as indicated by the figure s9 r1 r2 r3 r4 r5 r6 r7 s9 on General Plan S.G.No. 1510/2010.

K NGEMA, City Manager: Alberton Customer Care Centre

Civic Centre, Alwyn Taljaard Avenue, Alberton

NOTICE NO: A076/2010

LOCAL AUTHORITY NOTICE 1593

EKURHULENI METROPOLITAN MUNICIPALITY

ALBERTON AMENDMENT SCHEME 2222

The Ekurhuleni Metropolitan Municipality hereby in terms of the provision or 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 REDRUTH EXTENSION 4.

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

The amendment is known as Alberton Amendment Scheme 2222 and shall come into operation from date of publication of this notice.

K NGEMA, City Manager: Alberton Customer Care Centre

Civic Centre, Alwyn Taljaard Avenue, Alberton

NOTICE NO: A076/2010
