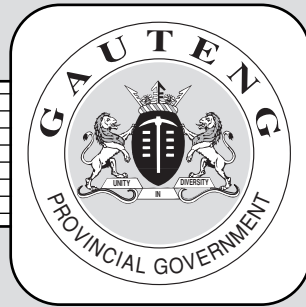


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

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DEPARTMENT OF HEALTH

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1216

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 **NEWMARKET PARK EXTENSION 33**, 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 EXETER PROPERTY NO. 10 cc (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 682 (A PORTION OF PORTION 174) OF THE FARM ELANDSFONTEIN NO.108-I.R.,

HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Newmarket Park Extension 33.

1.2 DESIGN

The township shall consist of erven as indicated on plan SG 585/2011.

1.3 STORMWATER 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 the Council, for the collection and disposal of storm water throughout the township by means of properly constructed works and for the construction, tar macadamising, kerbing and channelling 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 whence 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

1.4.1 Condition (b) to (l) from Deed of Transfer T05/015925 may be disposed of, provided the holding has been excised.

1.4.2 Erf 490 is affected by a servitude vide diagram A2586/38 as annexed to Notarial Deed of Servitude No. K1608/1979S.

1.5 ACCESS

All access arrangements shall be to the satisfaction of the local authority, and may include the submission of a traffic impact study.

1.6 ENGINEERING SERVICES

1.6.1 The applicant 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.

1.7 DEMOLITION OF BUILDINGS AND STRUCTURES

No buildings are required to be demolished provided that existing structures are not developed over future erf boundaries.

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.

1.10 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of the developments abutting the township. A stormwater system designed by a registered professional engineer shall be submitted to the satisfaction of the local authority. The township owner shall bear the costs of the design and implementation of the stormwater system.

2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as indicated, imposed by the Council in terms 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.
- 2.1.4 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.

**K NGEMA, City Manager: Alberton Customer Care Centre
Civic Centre, Alwyn Taljaard Avenue, Alberton**

LOCAL AUTHORITY NOTICE 1217

EKURHULENI METROPOLITAN MUNICIPALITY ALBERTON AMENDMENT SCHEME 2302

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 NEWMARKET PARK EXTENSION 33.

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 2302 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: SJA/2013**

