

***THE PROVINCE OF
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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 1992 OF 2019**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
(BENONI CUSTOMER CARE CENTRE)
DECLARATION AS AN APPROVED TOWNSHIP
73/2019**

IN TERMS OF SECTION 103(1) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO. 15 OF 1986), THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY (BENONI CUSTOMER CARE AREA) HEREBY DECLARES **NORTON PARK EXTENSION 11** TO BE AN APPROVED TOWNSHIP, SUBJECT TO THE CONDITIONS SET OUT IN THE SCHEDULE HERETO.

SCHEDULE

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY BRENTWOOD PARK DEVELOPMENT TRUST (REGISTRATION NUMBER IT 1973/2018(T) (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 524 OF THE FARM VLAKFONTEIN 30 I.R. HAS BEEN GRANTED.

A. CONDITIONS OF ESTABLISHMENT

- (1) **NAME**
The name of the township shall be **NORTON PARK EXTENSION 11**.
- (2) **DESIGN**
The township shall consist of erven and streets as indicated on General Plan No. 3169/2018.
- (3) **DISPOSAL OF EXISTING CONDITIONS OF TITLE**
All erven shall be made subject to existing conditions of title and servitudes, if any.
- (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 SABTACO, for the collection and disposal of storm water 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, fulfil 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) **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 costs thereof shall be borne by the township owner

The township owner shall consult with the Local Authority before any existing municipal service(s) need to be replaced or removed.

(7) **ENDOWMENT**

The township owner shall, in terms of Sections 98(2) and (3) of the Town Planning and Township Ordinance, 15 of 1986, pay a lump sum endowment to the Local Authority, for the provision of land for parks (Public Open Space).

(8) **ACCEPTANCE AND DISPOSAL OF STORMWATER**

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

(9) **ACCESS**

Ingress and egress to and from the township shall be to the satisfaction of the Head of Department: Roads and Stormwater Planning

(10) **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.

(11) **DEMOLITION OF BUILDINGS AND STRUCTURES**

The township owner shall at his/her own expense, cause all existing buildings and structures, situated within the building line reserves, side spaces or other common boundaries to be demolished, to the satisfaction of the Local Authority, when required to do so by the Local Authority

(12) **PRECAUTIONARY MEASURES**

The township owner shall at his/her own expense, make arrangements with the Local Authority, in order to ensure that the recommendations as laid down in the Geological Report, prepared by GEOSET CC (not dated), are fully complied with and when required to do so, engineering certificates for the foundations of the structures be submitted.

(13) **REMOVAL OF LITTER**

The township owner shall at his/her own expense, cause all litter within the township area to be removed, to the satisfaction of the Local Authority, when required to do so by the Local Authority.

(14) **SPECIAL CONDITIONS**

- (a) Erven 366 and 367 to create Erf 371 and Erven 368 and 369 shall be consolidated to create Erf 372.
- (b) Erf 370 shall be Notarialy tied with the consolidated erven 371 and 372.

B. CONDITIONS OF TITLE

- (1) All 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, 15 of 1986:
 - (a) The property is subject to a servitude, 2m 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 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 or other works being made good by the Local Authority.
- (2) Erf 369
The Erf is subject to a right of way servitude 3m wide along the northern boundary in favour of Erf 370, as indicated on the General Plan.
- (3) Erf 370
The Erf is entitled to a right of way servitude 3m wide along the northern boundary over Erf 369, as indicated on the General Plan.

Dr. Imogen Mashazi: City Manager,
City of Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston, 1400

**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
(BENONI CUSTOMER CARE AREA)
EKURHULENI TOWN PLANNING SCHEME 2014:
AMENDMENT SCHEME B0687**

The City of Ekurhuleni, Benoni Customer Care Area hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, read together with SPLUMA, 2013 declares that it has approved an amendment scheme, being an amendment of the Ekurhuleni Town Planning Scheme 2014, comprising the same land as included in the township of **NORTON PARK EXTENSION 11**.

The amendment scheme documents will lie for inspection during normal office hours at the offices of the Head of Department: City Planning, City of Ekurhuleni Metropolitan Municipality and at the offices of the Area Manager: Benoni Civic Centre, as well as at the Gauteng Provincial Government, Office of the Premier, Gauteng Planning Division.

This amendment scheme is known as Ekurhuleni Amendment Scheme B0687 and shall come into operation on the date of the publication of this notice.

Dr. Imogen Mashazi: City Manager,
City of Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston, 1400

Notice No. CD73/2019

[15/3/2-A23/11]