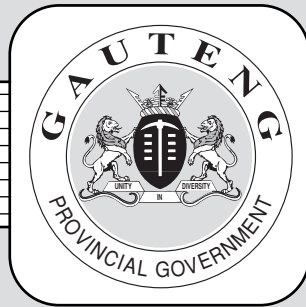


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

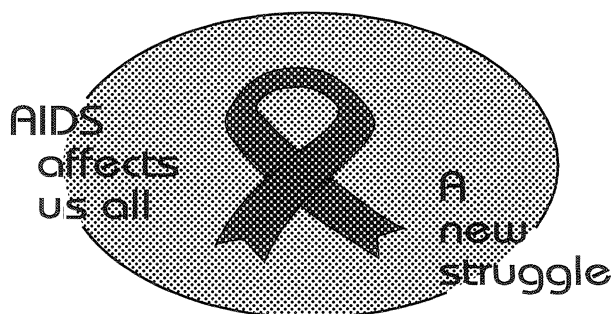
Provincial Gazette Provinsiale Koerant

Vol. 18

**PRETORIA, 26 DECEMBER
DESEMBER 2012**

No. 381

We all have the power to prevent AIDS



**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

Prevention is the cure

N.B. The Government Printing Works will not be held responsible for the quality of "Hard Copies" or "Electronic Files" submitted for publication purposes



IMPORTANT NOTICE

The Government Printing Works will not be held responsible for faxed documents not received due to errors on the fax machine or faxes received which are unclear or incomplete. Please be advised that an "OK" slip, received from a fax machine, will not be accepted as proof that documents were received by the GPW for printing. If documents are faxed to the GPW it will be the sender's responsibility to phone and confirm that the documents were received in good order.

Furthermore the Government Printing Works will also not be held responsible for cancellations and amendments which have not been done on original documents received from clients.

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IMPORTANT NOTICE

The
Gauteng Provincial Gazette Function
will be transferred to the
Government Printer in Pretoria
as from 2nd January 2002

NEW PARTICULARS ARE AS FOLLOWS:

Physical address:

Government Printing Works
149 Bosman Street
Pretoria

Postal address:

Private Bag X85
Pretoria
0001

New contact persons: Mrs H. Wolmarans Tel.: (012) 334-4591
Mr James Maluleke Tel.: (012) 334-4523

Fax number: James Maluleke: 012 3345841 / Hester Womarans: 012 3345842

E-mail address: james.maluleke@gpw.gov.za / hester.wolmarans@gpw.gov.za

Contact persons for subscribers:

Mrs N. Kekana: Tel.: (012) 334-4737
Fax: (012) 323-9574

This phase-in period is to commence from **November 2001** (suggest date of advert) and notice comes into operation as from **2 January 2002**.

Subscribers and all other stakeholders are advised to send their advertisements directly to the **Government Printing Works**, two weeks before the 2nd January 2002.

*In future, adverts have to be paid in advance
before being published in the Gazette.*

HENNIE MALAN

Director: Financial Management
Office of the Premier (Gauteng)

IT IS THE CLIENTS RESPONSIBILITY TO ENSURE THAT THE CORRECT AMOUNT IS PAID AT THE CASHIER OR DEPOSITED INTO THE GOVERNMENT PRINTING WORKS BANK ACCOUNT AND ALSO THAT THE REQUISITION/COVERING LETTER TOGETHER WITH THE ADVERTISEMENTS AND THE PROOF OF DEPOSIT REACHES THE GOVERNMENT PRINTING WORKS IN TIME FOR INSERTION IN THE PROVINCIAL GAZETTE.

No ADVERTISEMENTS WILL BE PLACED WITHOUT PRIOR PROOF OF PRE-PAYMENT.

$\frac{1}{4}$ page **R 243.15**

Letter Type: Arial Size: 10

Line Spacing: At:
Exactly 11pt

**TAKE NOTE OF
THE NEW TARIFFS
WHICH ARE
APPLICABLE
FROM THE 1ST OF
APRIL 2012**

$\frac{1}{2}$ page **R 486.30**

Letter Type: Arial Size: 10

Line Spacing: At:
Exactly 11pt

$\frac{3}{4}$ page **R 729.45**

Letter Type: Arial Size: 10

Line Spacing: At:
Exactly 11pt

Full page **R 972.55**

Letter Type: Arial Size: 10

Line Spacing: At:
Exactly 11pt



REPUBLIC
OF
SOUTH AFRICA

LIST OF FIXED TARIFF RATES AND CONDITIONS

FOR PUBLICATION OF LEGAL NOTICES
IN THE *GAUTENG PROVINCIAL GAZETTE*

COMMENCEMENT: 1 APRIL 2012

CONDITIONS FOR PUBLICATION OF NOTICES

CLOSING TIMES FOR THE ACCEPTANCE OF NOTICES

1. (1) The *Gauteng Provincial Gazette* is published every week on Wednesday, and the closing time for the acceptance of notices which have to appear in the *Gauteng Provincial Gazette* on any particular Wednesday, is **15:00 two weeks prior to the publication date**. Should any Wednesday coincide with a public holiday, the publication date remains unchanged. However, the closing date for acceptance of advertisements moves backwards accordingly, in order to allow for ten working days prior to the publication date.
- (2) The date for the publication of a **separate** *Gauteng Provincial Gazette* is negotiable.
2. (1) Copy of notices received **after closing time** will be held over for publication in the next *Gauteng Provincial Gazette*.
- (2) Amendment or changes in copy of notices cannot be undertaken unless instructions are received **before 10:00 on Thursdays**.
- (3) Copy of notices for publication or amendments of original copy can not be accepted over the telephone and must be brought about by letter, by fax or by hand.
- (4) In the case of cancellations a refund of the cost of a notice will be considered only if the instruction to cancel has been received on or before the stipulated closing time as indicated in paragraph 2 (2).

APPROVAL OF NOTICES

3. In the event where a cheque, submitted by an advertiser to the Government Printer as payment, is dishonoured, then the Government Printer reserves the right to refuse such client further access to the *Gauteng Provincial Gazette* until any outstanding debts to the Government Printer is settled in full.

THE GOVERNMENT PRINTER INDEMNIFIED AGAINST LIABILITY

4. The Government Printer will assume no liability in respect of—
 - (1) any delay in the publication of a notice or publication of such notice on any date other than that stipulated by the advertiser;
 - (2) erroneous classification of a notice, or the placement of such notice in any section or under any heading other than the section or heading stipulated by the advertiser;

- (3) any editing, revision, omission, typographical errors or errors resulting from faint or indistinct copy.

LIABILITY OF ADVERTISER

5. Advertisers will be held liable for any compensation and costs arising from any action which may be instituted against the Government Printer in consequence of the publication of any notice.

COPY

6. Copy of notices must be typed on one side of the paper only and may not constitute part of any covering letter or document.
7. At the top of any copy, and set well apart from the notice, the following must be stated:

Where applicable

- (1) The heading under which the notice is to appear.
- (2) The cost of publication applicable to the notice, in accordance with the "Word Count Table".

PAYMENT OF COST

9. **With effect from 1 JANUARY 2001 no notice will be accepted for publication unless the cost of the insertion(s) is prepaid in CASH or by CHEQUE or POSTAL ORDERS. It can be arranged that money can be paid into the banking account of the Government Printer, in which case the deposit slip accompanies the advertisement before publication thereof.**
10. (1) The cost of a notice must be calculated by the advertiser in accordance with the word count table.
- (2) Where there is any doubt about the cost of publication of a notice, and in the case of copy, an enquiry, accompanied by the relevant copy, should be addressed to the **Advertising Section, Government Printing Works, Private Bag X85, Pretoria, 0001 [Fax: (012) 323-8805]**, *before publication*.
11. Overpayment resulting from miscalculation on the part of the advertiser of the cost of publication of a notice will not be refunded, unless the advertiser furnishes adequate reasons why such miscalculation occurred. In the event of underpayments, the difference will be recovered from the advertiser, and the notice(s) will not be published until such time as the full cost of such publication has been duly paid in cash or by cheque or postal orders, or into the banking account.

12. *In the event of a notice being cancelled, a refund will be made only if no cost regarding the placing of the notice has been incurred by the Government Printing Works.*
13. The Government Printer reserves the right to levy an additional charge in cases where notices, the cost of which has been calculated in accordance with the Word Count Table, are subsequently found to be excessively lengthy or to contain overmuch or complicated tabulation.

PROOF OF PUBLICATION

14. **Copies of the *Gauteng Provincial Gazette* which may be required as proof of publication, may be ordered from the Government Printer at the ruling price.** The Government Printer will assume no liability for any failure to post such *Gauteng Provincial Gazette(s)* or for any delay in despatching it/them.

GOVERNMENT PRINTERS BANK ACCOUNT PARTICULARS

Bank:	ABSA
	BOSMAN STREET
Account No.:	4057114016
Branch code:	632-005
Reference No.:	00000005
Fax No.:	(012) 323 8805

Enquiries:

Mr James Maluleke	Tel.: (012) 334-4523
Mrs. H. Wolmarans	Tel.: (012) 334-4591

GENERAL NOTICES

NOTICE 3293 OF 2012

DECLARATION AS APPROVED TOWNSHIP: TEMBISA EXTENSION 6

GAUTENG DEPARTMENT OF LOCAL GOVERNMENT AND HOUSING

In terms of regulations 23(1) of the Township Establishment and Land Use Regulations, 1986, promulgated by virtue of section 66(1) of the Black Communities Development Act, No. 4 of 1984, the Member of the Gauteng Provincial Government's Executive Committee for Local Government and Housing, hereinafter referred to as the MEC for Local Government and Housing, hereby declares Tembisa Extension 6 Township to be an approved township subject to the conditions set out in the schedule hereto.

Gauteng Department of Housing: Reference No. HLA 7/3/4/1/616.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF THE PROVISIONS OF CHAPTER III OF THE TOWNSHIP ESTABLISHMENT AND LAND USE REGULATION, 1986, ISSUED UNDER SECTION 66(1) OF THE BLACK COMMUNITIES DEVELOPMENT ACT, NO. 4 OF 1984 ON PORTION 66 (PORTION OF PORTION 60) OF THE FARM OLIFANTSFONTEIN NO. 410-JR, PROVINCE OF GAUTENG, BY THE EKURHULENI METROPOLITAN MUNICIPALITY (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT), AND BEING THE REGISTERED OWNER OF THE LAND, HAS BEEN APPROVED

1 CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Tembisa Extension 6.

(2) LAYOUT/DESIGN

The township shall consist of erven and streets as indicated on General Plan L No. 648/1990.

(3) PRECAUTIONARY MEASURES

The township applicant shall in respect to the dolomite area/s and at its own expense, make arrangement in order to ensure that -

- (a) water will not dam up, that the entire surface of the dolomite area/s is drained properly and that streets are sealed effectively with tar, cement or bitumen; and
- (b) trenches and excavations for foundations, pipes, cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150mm, and compacted until the same grade of compaction as that of the surrounding material is obtained.

(4) REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING TELKOM PLANT

If by reason of the establishment of the township it should become necessary to remove, reposition, modify or replace any existing Telkom plant the cost thereof shall be borne by the township applicant.

(5) REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING ESKOM POWER LINES

If by reason of the establishment of the township it should become necessary to remove, reposition, modify or replace any existing Eskom power lines the cost thereof shall be borne by the township applicant.

(6) RESTRICTION ON THE DISPOSAL OF ERVEN

The township applicant shall not offer for sale or alienate Erven 2402, 2551 and 2815 within a period of six months from the date that the erven become registrable to any person or body other than the State unless the Gauteng Department of Education has indicated in writing that the Department does not wish to acquire the erven.

(7) FILLING IN OF EXISTING BORROW PITS

The township applicant shall at its own expense cause the existing borrow pits affecting the township to be filled in and compacted, if and when necessary.

(8) DEMOLITION OF BUILDINGS AND STRUCTURES

The township applicant shall at its own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished if and when necessary.

(9) LAND USE CONDITIONS

The erven mentioned hereunder shall be subject to the conditions as indicated, imposed by the MEC for Local Government and Housing, Gauteng Province, in terms of the provisions of the Township Establishment and Land Use Regulations, 1986

(a) ALL ERVEN

- (i) The use of the erf is as defined and subject to such conditions as are contained in the Land Use Conditions in Annexure F to the Township Establishment and Land Use Regulations, 1986, made in terms of section 66(1) of the Black Communities Development Act, No. 4 of 1984: Provided that on the date on which a town-planning scheme relating to the erf comes into force the rights and obligations contained in such scheme shall supersede those contained in the aforesaid Land Use Conditions.
- (ii) The use zone of the erf can on application be altered by the local authority on such terms as it may determine and subject to such conditions as it may impose.
- (iii) No french drain shall be permitted on the erf.
- (iv) Trenches and excavations for foundations, pipes, cables or for any other purpose, shall be properly refilled with damp soil in layers not thicker than 150mm, and shall be compacted until the same grade of compaction as that of the surrounding material is obtained to the satisfaction of the local authority.
- (v) All pipes which carry water shall be watertight and shall be provided with watertight flexible couplings.
- (vi) The entire surface of the erf shall be drained to the satisfaction of the local authority in order to prevent surface water from damming up, and water from roof gutters shall be discharged away from the foundations.
- (vii) Neither the owner nor any other person shall sink any wells or boreholes on the erf or abstract any subterranean water there from.
- (viii) The erf lies in an area where soil conditions can affect buildings and structures and result in damage to them. Building plans submitted to the local authority must show measures to be taken, in accordance with recommendations contained in the

geotechnical report for the township, to limit possible damage to buildings and structures as a result of detrimental foundation conditions, unless it is proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means.

- (b) **ERVEN 2319 TO 2351, 2353 TO 2356, 2358 TO 2364, 2366 TO 2401, 2403 TO 2433, 2435 TO 2550, 2552 TO 2596, 2598 TO 2656, 2660 TO 2814, 2816 TO 2845, 2847 TO 3019 AND 3022 TO 3364**

The use zone of the erf shall be "Residential".

- (c) **ERVEN 2352, 2597 AND 2657**

The use zone of the erf shall be "Business".

- (d) **ERF 3020**

The use zone of the erf shall be "Industrial" provided that the erf shall be used for the purposes of a public garage and for such other purposes as the local authority may approve.

- (e) **ERVEN 2357, 2365, 2402, 2434, 2551, 2658, 2659, 2815, 2846 AND 3021**

The use zone of the erf shall be "Community facility".

- (f) **ERVEN 3365 TO 3371**

The use zone of the erf shall be "Public open space".

- (g) **ERVEN SUBJECT TO SPECIAL CONDITION**

In addition to the relevant conditions set out above, Erven 2551, 2643, 2644, 2647, 2652, 2654 to 2659, 3365 and 3368 shall be subject to the following condition:

No building of any nature shall be erected within that portion of the erf which is likely to be inundated by floodwater on an average every 50 years as shown on the approved layout plan: Provided that the local authority may consent to the erection of buildings on such portion if it is satisfied that the said portion will no longer be subject to inundation.

2. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTRABLE

INSTALLATION AND PROVISION OF SERVICES

The township applicant shall install and provide appropriate, affordable and upgradable internal and external in or for the township.

3. CONDITIONS OF TITLE

(1) DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions, servitudes and real rights, if any, but excluding in respect of Portion 66 (a portion of Portion 60) of the farm Olifantsfontein No. 410-JR which is registered in terms of Certificate of Registered Title T32795/2012:

- (a) The following servitude which affects Erven 3365, 3369 to 3371 and streets in the township only (servitude note no. 1 on General Plan L No. 648/1990):

Condition 2(c) on page 3 of T32795/2012: Notarial Deed of Servitude K2644/1989S with Notarial Deed of Route Description K2041/1990S, registered in favour Eskom, vide diagram S.G. No. A1666/1989.

- (b) the following **servitude which affects Erven 3365** in the township only (**servitude note no. 2 on General Plan L No. 648/1990**):

Condition 2(a) on page 3 of T32795/2012: Notarial Deed of Servitude K3662/1977S, registered in favour of the South Africa Gas Distribution Corporation Limited, vide diagram S.G. No. A4046/1977.

- (c) the following **servitude which affects Public open space (Park) Erven 3370 and 3371 and a street** in the township only (**servitude note no. 5 on General Plan L No. 648/1990**):

Not included in T32795/2012: Notarial Deed of Servitude K____/____S, registered for an area servitude, vide diagram S.G. No. A7722/1990 in favour of Eskom (Eskom will register the notarial deed after opening of the township register).

- (d) **The following rights which are registered in general terms in favour of Eskom and which rights should not be transferred to the erven in the township because when Eskom wants to register notarial deeds of route description for these rights it can be accommodated in parks and or streets in the township after consultation with the Ekurhuleni MM:**

- (i) Condition 1(b) on page 2 of T32795/2012: Notarial Deed of Servitude K646/1928S, registered in general terms (without a diagram) in favour the former Victoria Falls and Transvaal Power Company Limited.

- (ii) Condition 2(b) on page 3 of T32795/2012: Notarial Deed of Servitude K2415/1982S, registered in general terms (without a diagram) in favour Eskom.

- (e) **The following rights, together with the ancillary obligations in respect of these rights, which shall not be passed on to the erven in the township:**

Condition 1(a) on page 2 of T32795/2012: Water rights and ancillary obligations in respect of these rights.

- (2) **CONDITIONS IMPOSED BY THE MEC FOR LOCAL GOVERNMENT AND HOUSING, GAUTENG PROVINCE, IN TERMS OF THE PROVISIONS OF THE TOWNSHIP ESTABLISHMENT AND LAND USE REGULATIONS, 1986**

The erven mentioned hereunder shall be subject to the conditions as indicated

- (a) **ALL ERVEN, WITH THE EXCEPTION OF ERVEN 3365 TO 3371 FOR PUBLIC PURPOSES**

- (i) The erf is subject to

- (aa) a servitude 3 metres wide along the street boundary;
 (bb) a servitude of 2 metres wide along the rear(mid block) boundary ; and
 (cc) servitude along the side boundaries with an aggregate width of 3 metres and a minimum width of 1 metre,
 in favour of the local authority, for sewerage and other municipal purposes and in the case of a panhandle erf, an additional servitude for municipal purposes, 1 metre wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may relax or grant exemption from the required servitudes.

- (ii) No building or other structure shall be erected within the servitude area and no large-rooted trees shall be planted within the area of such servitude or within 1 metre thereof.
- (iii) 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.

(b) ERVEN SUBJECT TO SPECIAL CONDITIONS

In addition to the relevant conditions set out above the under mentioned erven shall be subject to the conditions as indicate:

(i) ERF 2386

The erf is subject to a servitude 2,00 metres wide for municipal purposes in favour of the local authority as indicated on the general plan (**servitude note no. 3 on General Plan L No. 648/1990**) (On submission of a certificate from the local authority to the Registrar of Deeds stating that the servitude is no longer required, this condition shall lapse.).

(ii) ERVEN 2658, 2659 AND 3020

The erf is subject to a servitude 7,80 metres wide for municipal purposes in favour of the local authority as indicated on the general plan (**servitude note no. 4 on General Plan L No. 648/1990**) (On submission of a certificate from the local authority to the Registrar of Deeds stating that the servitude is no longer required, this condition shall lapse.).

Gauteng Department of Local Government and Housing: Reference No. HLA 7/3/4/1/616.

NOTICE 3294 OF 2012**DECLARATION AS APPROVED TOWNSHIP: SEBOKENG EXTENSION 17****GAUTENG DEPARTMENT OF LOCAL GOVERNMENT AND HOUSING**

In terms of regulations 23(1) of the Township Establishment and Land Use Regulations, 1986, promulgated by virtue of section 66(1) of the Black Communities Development Act, No. 4 of 1984, the Member of the Gauteng Provincial Government's Executive Committee for Local Government and Housing, hereinafter referred to as the MEC for Local Government and Housing, hereby declares Sebokeng Extension 17 Township to be an approved township subject to the conditions set out in the schedule hereto.

Gauteng Department of Local Government and Housing: Reference No. HLA 7/3/4/1/287.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF THE PROVISIONS OF CHAPTER III OF THE TOWNSHIP ESTABLISHMENT AND LAND USE REGULATIONS, 1986, ISSUED UNDER SECTION 66(1) OF THE BLACK COMMUNITIES DEVELOPMENT ACT, NO. 4 OF 1984 ON PORTION 55 OF THE FARM SEBOKENG NO. 574-IQ, PROVINCE OF GAUTENG, BY VANDERBIJL PARK ESTATE COMPANY NON PROFIT COMPANY (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT) AND BEING THE BODY TO WHOM THE LAND HAS BEEN MADE AVAILABLE BY THE EMFULENI LOCAL MUNICIPALITY, THE REGISTERED OWNER OF THE LAND, HAS BEEN APPROVED

1 CONDITIONS OF ESTABLISHMENT**(1) NAME**

The name of the township shall be Sebokeng Extension 17

(2) LAYOUT/DESIGN

The township shall consist of erven and streets as indicated on General Plan L No. 85/1989.

(3) REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF TELKOM PLANT

If, by reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing Telkom Plant, the cost thereof shall be borne by the township applicant.

(4) REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING ESKOM POWER LINES

If, by reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing power lines of ESKOM, the cost thereof shall be borne by the township applicant.

(5) REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING MUNICIPAL SERVICES

If, by reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing municipal services, the cost thereof shall be borne by the township applicant.

(6) ALLOCATION AND APPROVAL OF STREET NAMES

The township applicant shall allocate street names and submit it for approval to the local authority and the township applicant shall comply with all the requirements of the local authority in respect of the street names for the township.

(7) RESTRICTION ON THE DISPOSAL OF ERVEN

The township applicant shall not offer for sale or alienate 61348, 61747, 62079, and 62611 within a period of six months after the erven become registrable, to any person or body other than the state unless the Gauteng Department of Education has indicated in writing that the Department does not wish to acquire the erven.

(8) RESTRICTION ON THE DISPOSAL AND DEVELOPMENT OF ERVEN

The township applicant shall not dispose of or develop Erven 61328, 61329, 61348 and 61825 to 61846 until the local authority has been satisfied that the erven have access to a public street.

(9) REMOVAL OF LITTER

The township applicant shall at its expense cause all litter within the township area to be removed to the satisfaction of the local authority, when required by the local authority to do so.

(10) DEMOLITION OF BUILDINGS AND STRUCTURES

The township applicant shall at its own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, when required by the local authority to do so.

(11) LAND FOR PUBLIC OR MUNICIPAL PURPOSES

The following erven shall be registered in the name of the local authority by and at the expense of the township applicant:

- (a) Public open space: Erven 62866 to 62868; and
- (b) Municipal: Erven 61335, 61347, 61444, 61481, 61485, 61505, 61560, 61596, 61668, 61703, 61707, 61733, 61791, 61927, 62149, 62207, 62219, 62461, 62638, 62656 and 62810.

(12) LAND USE CONDITIONS

The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the MEC for Local Government and Housing, Gauteng Province, in terms of the provisions of the Township Establishment and Land Use Regulations, 1986

(a) ALL ERVEN

- (i) The use of the erf is as defined and subject to such conditions as are contained in the Land Use Conditions in Annexure F to the Township Establishment and Land Use Regulations, 1986, made in terms of section 66(1) of the Black Communities Development Act, No.4 of 1984: Provided that on the date on which a town planning scheme relating to the erf comes into force the rights and obligations contained in such scheme shall supersede those contained in the aforesaid Land Use Conditions.
- (ii) The use zone of the erf can on application be altered by the local authority on such terms as it may determine and subject to such conditions as it may impose.

(b) ERVEN 61328 TO 61334, 61336 TO 61343, 61349 TO 61392, 61394 TO 61443, 61445 TO 61478, 61480, 61482 TO 61484, 61486 TO 61504, 61506 TO 61559, 61561 TO 61595, 61597 TO 61667, 61669 TO 61702, 61704 TO 61706, 61708 TO 61732, 61734 TO 61746, 61748 TO 61759, 61761 TO 61790, 61792 TO 61863, 61685 TO 61926, 61928 TO 61948, 61950 TO 62033, 62035 TO 62063, 62065 TO 62078, 62080 TO 62085, 62087 TO 62148, 62150 TO 62206, 62208 TO 62218, 62220 TO 62222, 62224 TO 62262, 62264 TO 62388, 62391 TO 62460, 62462 TO 62474, 62476 TO 62610, 62614 TO 62637, 62639 TO 62655, 62657 TO 62757, 62759 TO 62809, 62811 TO 62865.

The use zone of the erf shall be "Residential".

(c) ERVEN 61346, 61479, 62263 AND 62390

The use zone of the erf shall be "Business"

(d) ERF 62389

The use zone of the erf shall be "Industrial": provided that the following special condition shall apply in addition to /instead of the said Land Use Conditions: The erf shall only be used for purposes of a public garage and for such other purposes as the local authority may approve and subject to such conditions as the local authority may impose.

(e) ERVEN 61344, 61345, 61348, 61393, 61747, 61760, 61864, 61949, 62034, 62064, 62079, 62086, 62223, 62475, 62611 TO 62613 AND 62758.

The use zone of the erf shall be "Community facility".

(f) ERVEN 61335, 61347, 61444, 61481, 61485, 61505, 61560, 61596, 61668, 61703, 61707, 61733, 61791, 61927, 62149, 62207, 62219, 62461, 62638, 62656 AND 62810.

The use zone of the erf shall be "Municipal".

(g) ERVEN 62866 TO 62868

The use zone of the erf shall be "Public open space".

(h) ERVEN SUBJECT TO SPECIAL CONDITIONS

In addition to the relevant conditions set out above, the under-mentioned erven shall be subject to the conditions as indicated:

(i) **ERVEN 61747, 61760 TO 61768, 61771 AND 61772**

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.

(ii) **ERVEN 61460 TO 61483, 61488 TO 61588, 61747, 61754 TO 61760, 61928, TO 61934, 61949, 61989 TO 62385, 62389, 62390, 62564 TO 62582, 62602 TO 62622, 62689 TO 62706, 62716 TO 62732 AND 62868**

In order to overcome the proven detrimental soil conditions the foundations and other structural aspects of the buildings shall be designed by a competent professional engineer and the details of such design shall be shown on the building plans submitted to the local authority for approval.

(iii) **ERVEN 61363 TO 61371, 61391, 61392, 61434 TO 61443, 61445 TO 61454, 61478, 61480, 61482 TO 61484, 61585 TO 61588, 61629, 61641 TO 61652, 61759, 61761, 61925, 61926, 61928 TO 61934, 62098, 62198, 62206 TO 62218, 62279 TO 62295, 62311, 62564 TO 62572, 62610 AND 62614 TO 62622.**

Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on a 20m, 25m or 30m road. The local authority may relax or grant exemption from this condition.

2. CONDITIONS TO BE COMPLIED WITH BEFORE ERVEN IN THE TOWNSHIP BECOME REGISTRABLE**INSTALLATION AND PROVISION OF SERVICES**

- (a) The township applicant shall install and provide internal engineering services in the township, as provided for in a services agreement or by a decision of a services arbitration board, as the case may be.
- (b) The local authority shall install and provide external engineering services for the township, as provided for in a services agreement or by a decision of a services arbitration board, as the case may be.

3. CONDITIONS OF TITLE**(1) DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven shall be made subject to existing conditions, servitudes and real rights, if any, but excluding, in respect of Portion 55 of the farm Sebokeng No. 574-IQ which is registered in terms of Certificate of Registered Title T74410/2012:

- (a) The following **right which is registered in general terms** in favour of Eskom and for which **Eskom has confirmed** in a letter with reference 59862 dated 4 October 2011 that **the erven in the township need not be made subject to the right:**

Condition B(i) on page 2 of T74410/2012: Notarial Deed K3395/1976S, registered in general terms (without a diagram) in favour of Eskom.

- (b) the following servitudes **which do not affect the township area because of the location thereof:-**

- (i) Condition B(ii) on page 3 of T74410/2012: Notarial Deed of Servitude K6882/1994S, in favour of Eskom, vide diagram S.G. No. A7095/1983 and also indicated on diagram S.G. No. A1722/1986.

- (ii) Condition C on page 3 of T74410/2012: Notarial Deed of Servitude K6882/1994S, in favour of Eskom, vide diagram S.G. No. A7094/1983 and also indicated on diagram S.G. No. A1722/1986.

(2) CONDITIONS IMPOSED BY THE MEC FOR LOCAL GOVERNMENT AND HOUSING, GAUTENG PROVINCE, IN TERMS OF THE PROVISION OF THE TOWNSHIP ESTABLISHMENT AND LAND USE REGULATIONS, 1986

All erven with the exception of Erven 61335, 61347, 61444, 61481, 61485, 61505, 61560, 61596, 61668, 61703, 61707, 61733, 61791, 61927, 62149, 62207, 62219, 62461, 62638, 62656, 62810 and 62866 to 62868, for public or municipal purposes shall be subject to the following conditions:

- (a) The erf is subject to a servitude, 1 metre wide, along any two boundaries other than a street boundary, in favour of the local authority, for sewerage and other municipal purposes, and in the case of a pan-handle erf, an additional servitude for municipal purposes, 1 metre wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may waive compliance with the requirements of these servitudes.
- (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 1 metre thereof.
- (b) 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.

Gauteng Department of Local Government and Housing: Reference No. HLA 7/3/4/1/287.

NOTICE 3295 OF 2012**DECLARATION AS APPROVED TOWNSHIP: SEBOKENG EXTENSION 20****GAUTENG DEPARTMENT OF LOCAL GOVERNMENT AND HOUSING**

In terms of regulations 23(1) of the Township Establishment and Land Use Regulations, 1986, promulgated by virtue of section 66(1) of the Black Communities Development Act, No. 4 of 1984, the Member of the Gauteng Provincial Government's Executive Committee for Housing, hereinafter referred to as the MEC for Local Government and Housing, hereby declares Sebokeng Extension 20 Township to be an approved township subject to the conditions set out in the schedule hereto.

Gauteng Department of Local Government and Housing: Reference No. HLA 7/3/4/1/647.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF THE PROVISIONS OF CHAPTER III OF THE TOWNSHIP ESTABLISHMENT AND LAND USE REGULATIONS, 1986, ISSUED UNDER SECTION 66(1) OF THE BLACK COMMUNITIES DEVELOPMENT ACT, NO. 4 OF 1984 ON PORTION 58 OF THE FARM SEBOKENG NO. 574-IQ, PROVINCE OF GAUTENG, BY VANDERBIJL PARK ESTATE COMPANY NON PROFIT COMPANY (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT) AND BEING THE BODY TO WHOM THE LAND HAS BEEN MADE AVAILABLE BY THE EMFULENI LOCAL MUNICIPALITY, THE REGISTERED OWNER OF THE LAND, HAS BEEN APPROVED

1. CONDITIONS OF ESTABLISHMENT**(1) NAME**

The name of the township shall be Sebokeng Extension 20

(2) LAYOUT/DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 7627/1995.

(3) ACCESS

(a) Ingress from Provincial Road P73-1(K45) to the township and egress to Provincial Road P73-1(K45) from the township shall be restricted to the junction of-

(i) the 25 metre wide street between Erf 69210 and Erf 69914; and

(ii) the 12 metre wide street between Erf 68977 and the northern boundary of the township with

Provincial Road P73-1(K45).

(b) The township applicant shall at its own expense, submit a geometric design layout plan (scale 1:500) of the ingress and egress points referred to in (a) above, and specifications for the construction of the accesses, to the Gauteng Department of Roads and Transport, for approval. The township applicant shall after approval of the layout and specifications, construct the said ingress and egress points, at its own expense to the satisfaction of the Gauteng Department of Roads and Transport.

(4) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township applicant shall arrange for the drainage of the township to fit in with that of Provincial Road P73-1(K45) and for all stormwater running off or being diverted from the road to be received and disposed of.

(5) REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF TELKOM PLANT

If, by reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing Telkom Plant, the cost thereof shall be borne by the township applicant.

(6) REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING ESKOM POWER LINES

If, by reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing power lines of Eskom, the cost thereof shall be borne by the township applicant.

(7) RESTRICTION ON THE DISPOSAL OF ERVEN

The township applicant shall not offer for sale or alienate 68998 and 69968 within a period of six months after the erven become registrable, to any person or body other than the state unless the Gauteng Department of Education has indicated in writing that the Department does not wish to acquire the erven.

(8) LAND FOR PUBLIC OR MUNICIPAL PURPOSES

Erven 70071 to 70076 shall be registered in the name of the local authority by and at the expense of the township applicant as Public open space.

(9) LAND USE CONDITIONS

The erven mentioned hereunder shall be subject to the conditions as indicated

(a) CONDITIONS IMPOSED BY THE MEC FOR LOCAL GOVERNMENT AND HOUSING, GAUTENG PROVINCE, IN TERMS OF THE PROVISIONS OF THE TOWNSHIP ESTABLISHMENT AND LAND USE REGULATIONS, 1986

(i) ALL ERVEN

- (aa) The use of the erf is as defined and subject to such conditions as are contained in the Land Use Conditions in Annexure F to the Township Establishment and Land Use Regulations, 1986, made in terms of section 66(1) of the Black Communities Development Act, No.4 of 1984: Provided that on the date on which a town planning scheme relating to the erf comes into force the rights and obligations contained in such scheme shall supersede those contained in the aforesaid Land Use Conditions.
- (bb) The use zone of the erf can on application be altered by the local authority on such terms as it may determine and subject to such conditions as it may impose.
- (cc) The erf lies in an area where soil conditions can affect buildings and structures and result in damage to them. Building plans submitted to the local authority must show measures to be taken, in accordance with recommendations contained in the geotechnical report for

the township, to limit possible damage to buildings and structures as a result of detrimental foundation conditions, unless it is proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means.

(ii) ERVEN 68978 TO 68997, 69001 TO 69007, 69009 TO 69135, 69137 TO 69164, 69166 TO 69750, 69753 TO 69908, 69910 TO 69967 AND 69969 TO 70069

The use zone of the erf shall be "Residential".

(iii) ERVEN 69000, 69752 AND 70070

The use zone of the erf shall be "Business"

(iv) ERF 68977

The use zone of the erf shall be "Business" or "Industrial" provided that the erf shall be used for such purposes as the local authority may approve and subject to such conditions as may be imposed by the local authority.

(v) ERVEN 68998, 68999, 69008, 69136, 69165, 69751, 69909 AND 69968

The use zone of the erf shall be "Community facility".

(vi) ERVEN 70071 TO 70076

The use zone of the erf shall be "Public open space".

(vii) ERVEN SUBJECT TO SPECIAL CONDITION

In addition to the relevant conditions set out above, Erven 69968 and 70076 shall be subject to the following condition:

No building of any nature shall be erected within that part of the erf which is likely to be inundated by floodwater on an average every 50 years, as shown on the approved layout plan: Provided that the local authority may consent to the erection of buildings on such part if it is satisfied that the said part or building/s will no longer be subject to inundation. No terracing or other changes within the floodplain shall be carried out unless with the approval by the local authority of proposals prepared by a professional engineer.

(b) CONDITIONS IMPOSED BY THE CONTROLLING AUTHORITY IN TERMS OF THE ADVERTISING ON ROADS AND RIBBON DEVELOPMENT ACT, 1940 (ACT NO. 21 OF 1940)

In addition to the relevant conditions set out above, the under-mentioned erven shall be subject to the conditions as indicated.

(i) ERF 68977

- (aa)** The registered owner of the erf shall erect a physical barrier consisting of a 2,00 metre high brick or concrete wall or barrier of such other material as may be approved by the local authority, in accordance with the most recent standards of the Gauteng Department of Roads and Transport, before or during development of the erf along the boundary thereof abutting on Provincial Road P73-1 (K45) as well as the boundary thereof abutting on the 12 metre wide street for the distance between the north-eastern beacon of the erf and a point 25 metres from such beacon to the satisfaction of the local authority and shall

maintain such fence to the satisfaction of the local authority: Provided that the local authority shall have the right, after consultation with the Gauteng Department of Roads and Transport to permit conditionally the erection of a 2,00 metre high security fence in accordance with the most recent standards of the Gauteng Department of Roads and Transport: Provided further that if the said road has not yet been declared, the relevant physical barrier shall be erected within a period of six (6) months after declaration of such road.

- (bb) Except for the physical barrier referred to in subbclause (aa) above, a swimming bath or any essential stormwater drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 16m from the boundary of the erf abutting on Provincial Road P73-1 (K45) nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the Gauteng Department of Roads and Transport.
 - (cc) Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting Provincial Road P73-1 (K45) nor along the boundary thereof abutting on the 12 metre wide street for the distance between the north-eastern beacon of the erf and a point 25 metres from such beacon: Provided that the Gauteng Department of Roads and Transport may grant written permission for access subject to such conditions as the Department may determine.
- (ii) **ERVEN 68979, 68980, 68983, 68984, 68987, 68988, 68991, 68992, 68995, 68996, 69176 TO 69210, 69914 TO 69942, 70071 TO 70073 AND 70076**
- (aa) The registered owner of the erf shall erect a physical barrier consisting of a 1,3 metre high wire fence or a barrier of such other material as may be approved by the local authority, in accordance with the most recent standards of the Gauteng Department of Roads and Transport, before or during development of the erf along the boundary thereof abutting on Provincial Road P73-1 (K45) and or along the boundary thereof abutting on the 25 metre wide street to the satisfaction of the local authority and shall maintain such fence to the satisfaction of the local authority: Provided that if the said road has not yet been declared, the relevant physical barrier shall be erected within a period of six (6) months after declaration of such road.
 - (bb) Except for the physical barrier referred to in subbclause (aa) above, a swimming bath or any essential stormwater drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 16m from the boundary of the erf abutting on Provincial Road P73-1(K45) or from the reserve boundary of Provincial Road P73-1 (K45) nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the Gauteng Department of Roads and Transport.
 - (cc) Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on Provincial Road P73-1(K45) neither along the boundary thereof abutting on the 25 metre wide street: Provided that the Gauteng Department of Roads and Transport may grant written permission for access subject to such conditions as the Department may determine.

(iii) ERVEN 69211 TO 69215 AND 69911 TO 69913

- (aa) The registered owner of the erf shall erect a physical barrier consisting of a 1,3 high wire fence high or a barrier of such other material as may be approved by the local authority, in accordance with the most recent standards of the Gauteng Department of Roads and Transport, before or during development of the erf along the boundary thereof abutting on the 25 metre wide street to the satisfaction of the local authority and shall maintain such fence to the satisfaction of the local authority: Provided that if Provincial Road P73-1(K45) has not yet been declared, the relevant physical barrier shall be erected within a period of six (6) months after declaration of such road.
- (bb) Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on the 25 metre wide street: Provided that the Gauteng Department of Roads and Transport may grant written permission for access subject to such conditions as the Department may determine.

2. CONDITIONS TO BE COMPLIED WITH BEFORE ERVEN IN THE TOWNSHIP BECOME REGISTRABLE

INSTALLATION AND PROVISION OF SERVICES

- (a) The township applicant shall install and provide internal engineering services in the township, as provided for in a services agreement or by a decision of a services arbitration board, as the case may be.
- (b) The local authority shall install and provide external engineering services for the township, as provided for in a services agreement or by a decision of a services arbitration board, as the case may be.

3. CONDITIONS OF TITLE

(1) DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions, servitudes and real rights, if any.

(2) CONDITIONS IMPOSED BY THE MEC FOR LOCAL GOVERNMENT AND HOUSING, GAUTENG PROVINCE, IN TERMS OF THE PROVISION OF THE TOWNSHIP ESTABLISHMENT AND LAND USE REGULATIONS, 1986

All erven with the exception of Erven 70071 to 70076 for public purposes shall be subject to the following conditions:

- (a) The erf is subject to a servitude, 1 metre wide, along any two boundaries other than a street boundary, in favour of the local authority, for sewerage and other municipal purposes, and in the case of a pan-handle erf, an additional servitude for municipal purposes, 1 metre wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may waive compliance with the requirements of these servitudes.
- (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 1 metre 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.

Gauteng Department of Local Government and Housing: Reference No. HLA 7/3/4/1/647.

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1653

EKURHULENI METROPOLITAN MUNICIPALITY

ALBERTON CUSTOMER CARE CENTRE

AMENDMENT SCHEME 1722

It is hereby notified in terms of section 57 (1) (a) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the Ekurhuleni Metropolitan Municipality has approved the amendment of the Alberton Town-planning Scheme, 1979, by the rezoning of Erf 1133, Randhart Extension 1 Township, from "Educational" to "Residential 1" (proposed Portions 1 to 50) and "Special" (proposed Portion 51), subject to conditions.

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 Acting Manager: Alberton Customer Care Centre and are open for inspection at all reasonable times.

The amendment scheme is known as Alberton Amendment Scheme 1722 and shall come into operation from date of publication of this notice.

K. NGEMA, City Manager

Civic Centre, Alwyn Taljaard Avenue, Alberton

(Notice No. A040/2012)

LOCAL AUTHORITY NOTICE 1654
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 34**, to be an approved township, subject to the conditions set out in the Schedule hereto.

Schedule:

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY BINDRA CONSTRUCTIONS CC REGISTRATION NUMBER 2011/043785/23 (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 PORTION 659 (A PORTION OF PORTION 174) OF THE FARM ELANDSFONTEIN NO. 108-IR. IS APPROVED BY THE EKURHULENI METROPOLITAN MUNICIPALITY (ALBERTON CCC)

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be **NEWMARKET PARK EXTENSION 34**.

1.2 DESIGN

The township shall consist of erven and streets as indicated on GENERAL Plan SG 8252/2008.

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 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 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.

1.5 ACCESS

Only Erf 447 shall gain access to Epsom Road. Erven 414 to 446 shall gain access via a Right-of-Way servitude registered over the whole of Erf 447.

1.6 ENGINEERING SERVICES

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

2.6.2 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).

2.6.3 The Section 21 Company will be responsible for the maintenance of the internal roads (including storm water) and the internal street lights (including electrical power usage), to the satisfaction of the local authority.

2.6.4 The township owner shall be liable for the erection of the street name signs on internal roads. The Section 21 Company shall be liable for the maintenance of the street name signs.

1.7 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owners shall at their own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the Local Authority, within a period of six months from the date of publication of this notice.

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 to the satisfaction of the local authority. The maintenance of the barrier shall be at the expense of the township owner / Section 21 company.

- 1.9.4 The applicant shall satisfy the local authority that a street name has been approved in accordance with approved policies for the area. The name to be indicated as per 1.6.4.

2. SPECIAL CONDITIONS

- 2.1 The township owner shall ensure that a legal body "Home Owners Association", is established in terms of Section 21 of Act 61 of 1973.
- 2.2 The said "Home Owners Association" shall be in addition to such other responsibilities as may be determined by the Council also be responsible for the maintenance of the intercom and access relating to Erf 447.

3. RESTRICTION

Erf 447, shall be registered in the name of the Association mentioned in 2 (2.1), above, and shall be subject to a servitude in favour of the Local Authority for any municipal services as well as for emergency services and a servitude of right-of-way in favour of all adjacent erven.

4. 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.

4.1 ERVEN 414 to 445

- 4.1.1 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.
- 4.1.2 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.
- 4.1.3 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.
- 4.1.4 The erven are entitled to a servitude of right-of-way over the entire Erf 447.
- 4.1.5 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.

4.2 ERF 446

- 4.2.1 Erf 446 is affected by a 2 metre wide sewer servitude in favour of the Ekurhuleni Metropolitan Municipality.
- 4.2.2 The erf shall be registered in the name of the Association mentioned in 2.1 above.

4.2.3 The erf shall be maintained by the Association mentioned in 2.1 above.

4.3 ERF 447

4.3.1 A servitude for Right-of-Way and municipal services shall be registered over the whole of Erf 447 in favour of the Ekurhuleni Metropolitan Municipality.

4.3.2 Erf 447 is subject to a right of way in favour of Erven 414-445

4.4 Erven 421 to 425 and 446 are affected by a 3 metre sewer and stormwater servitude in favour of the Ekurhuleni Metropolitan Municipality.

4.5 CONDITIONS OF TITLE IN FAVOUR OF THIRD PARTIES TO BE REGISTERED/CREATED ON FIRST REGISTRATION OF THE ERVEN CONCERNED

NO ERF IN THE TOWNSHIP MAY BE TRANSFERRED UNLESS THE FOLLOWING REQUIREMENTS HAVE BEEN COMPLIED WITH AND THE FOLLOWING SERVITUDES AND CONDITIONS ARE REGISTERED:

4.5.1 Every owner of the erf or of any subdivided portion thereof or any person who has an interest therein shall become and shall remain a Member of the Home Owner's Association and be subject to its constitution until he/she ceases to be an owner of aforesaid. Neither the erf nor any subdivided portion thereof nor any interest therein shall be transferred to any person who has not bound himself/herself to the satisfaction of such Association to become a Member of the Home Owners' Association.

4.5.2 The owner of the erf or any subdivided portion thereof, or any person who has an interest therein, shall not be entitled to transfer the erf or any subdivided portion thereof or any interest therein without the Clearance Certificate from the Home Owners' Association that the provisions of the Articles of Association of the Home Owners' Association have been complied with.

K NGEMA, City Manager: Alberton Customer Care Centre

Civic Centre, Alwyn Taljaard Avenue, Alberton

NOTICE NO: A064/2012

**LOCAL AUTHORITY NOTICE 1655
EKURHULENI METROPOLITAN MUNICIPALITY
ALBERTON AMENDMENT SCHEME 2131**

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 34**.

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 2131 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: A064/2012
