

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE VAN
GAUTENG**

Provincial Gazette Provinsiale Koerant

EXTRAORDINARY • BUITENGEWOON

Selling price • Verkoopprys: **R2.50**
Other countries • Buitelands: **R3.25**

Vol. 24

PRETORIA
17 APRIL 2018
17 APRIL 2018

No. 104

We all have the power to prevent AIDS



Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

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

ISSN 1682-4525



9 771682 452005

00104



IMPORTANT NOTICE:

THE GOVERNMENT PRINTING WORKS WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS THAT MIGHT OCCUR DUE TO THE SUBMISSION OF INCOMPLETE / INCORRECT / ILLEGIBLE COPY.

No FUTURE QUERIES WILL BE HANDLED IN CONNECTION WITH THE ABOVE.

CONTENTS

		<i>Gazette</i>	<i>Page</i>
		<i>No.</i>	<i>No.</i>
LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS			
610	Town-planning and Township Ordinance (15/1986): Cloverdene Extension 11.....	104	3

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 610 OF 2018**LOCAL AUTHORITY NOTICE CD37/2018
CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
(BENONI CUSTOMER CARE AREA)
DECLARATION AS AN APPROVED TOWNSHIP**

In terms of Section 103 of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986), read together with SPLUMA, 2013, the City of Ekurhuleni Municipality (Benoni Customer Care Area) hereby declares **CLOVERDENE EXTENSION 11** 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 GOLDMARK DEVELOPMENTS (PTY) LTD (2015/419585/07) (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER 3 OF THE GAUTENG TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION PORTION 433 (A PORTION OF PORTION 430) OF THE FARM VLAKFONTEIN 69 REGISTRATION DIVISION I.R., HAS BEEN GRANTED.

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

The name of the township shall be **Cloverdene Extension 11**

(2) DESIGN

The township shall consist of erven and streets as indicated on diagram SG No. 780/2017.

(3) EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions of title, if any

(4) STORMWATER DRAINAGE AND STREET CONSTRUCTION

- a. The township owner shall, on request by the Local Authority, submit for its approval a detailed scheme 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/its 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 so at the cost of the township owner.
- e. The township owner shall adhere to the requirements set by the Gauteng Department of Public Transport, Roads and Works in their letter dated 23 October 2006.

(5) OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The township owner shall within such period as the local authority may determine, fulfil his/her/its obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, as agreed upon between the township owner and the Local Authority.

(6) 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.

(7) 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 the buildings shall be erected in accordance with the precautionary measures accepted by the Local Authority.

(8) ENDOWMENT

The township owner shall, in terms of section 98(2) and (3) of the Gauteng Town-planning and Townships Ordinance, 15 of 1986, pay a lump sum endowment to the Local Authority for the provision of land for parks (public open space).

(9) SPECIAL CONDITIONS

- (a) The township owner shall ensure that a Body Corporate is established.
- (b) The said Body Corporate shall, in addition to such other responsibilities as may be determined by the developer, also be responsible for the maintenance of the intercom and access control.
- (c) The township owner shall at his/her/its own cost, and within a period of six months from the date of publication of the Section 103 notice, cause Erven 1723 and 1724 in the township to be notarially tied.
- (d) In the event that the development of any erf within the township shall constitute a development within the ambit of the Sectional Titles Act, 1986 (Act 95 of 1986), then in such event the conditions contained herein and in conflict with the provisions of the Sectional Titles Act, 1986, shall be read as pro-non-scripto.

(10) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at his/her/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) PRECAUTIONARY MEASURES

The township owner shall at his/her/its own expense make arrangements with the Local authority in order to ensure that the recommendations as laid down on the geological report are complied with and, when required, engineering certificates for the foundations of the structures are submitted.

(12) REMOVAL OF LITTER

The township owner shall at his/her/its own 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.

2. CONDITION OF TITLE

- (1) All erven shall be subject to the following conditions imposed by the Local Authority in terms of the provisions of the Gauteng Town-planning and Townships Ordinance, 15 of 1986:

ERF 1723

- (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 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 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.

ERF 1724

- (a) A security control facility (which may include a guard house, a stop sign, a boom or gate, irrespective of whether same is manned or automated) may be erected on the property for purposes of stopping and identifying vehicles and their occupants entering or leaving the township. Twenty four hour access shall be available at all times for municipal and emergency services.
- (b) The body corporate may erect and man the facility referred to in (a) above, all costs in this regard to be borne by the Association.

Notice No.

NOTICE OF APPROVAL
CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
EKURHULENI AMENDMENT SCHEME B0373

The City of Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, (Ordinance 15 of 1986), read together with SPLUMA, 2013, declares that it has approved an amendment of the Ekurhuleni Town Planning Scheme 2014, comprising the same land as included in the township of **CLOVERDENE 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 is known as Ekurhuleni Amendment Scheme B0373 and shall come into operation from date of publication of this notice.

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

Local Authority Notice CD37/2018

Printed by the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001,
for the **Gauteng Provincial Administration**, Johannesburg.

Contact Centre Tel: 012-748 6200. eMail: info.egazette@gpw.gov.za
Publications: Tel: (012) 748 6053, 748 6061, 748 6065