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CONTENTS

	<i>Gazette</i>	<i>Page</i>
	<i>No.</i>	<i>No.</i>
PROCLAMATION • PROKLAMASIE		
56	Town-planning and Townships Ordinance (15/1986): Norton Park Extension 17	145 3

PROCLAMATION • PROKLAMASIE

PROCLAMATION 56 OF 2018**LOCAL AUTHORITY NOTICE CD42/2018
EKURHULENI METROPOLITAN MUNICIPALITY
(BENONI CUSTOMER CARE AREA)
Declaration as an approved township**

In terms of Section 103(1) of the town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) read together with SPLUMA, the City of Ekurhuleni Metropolitan Municipality (Benoni Customer Care Area) hereby declares Norton Park Extension 17, to be an approved township, subject to the conditions as set out in the schedule hereto.

SCHEDULE

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION, MADE BY DHS PROJECTS PROPRIETARY LIMITED REGISTRATION NUMBER 2000/030793/07, (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 456 (A PORTION OF PORTION 45) 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 17.

(2) DESIGN

The township shall consist of erven and streets as indicated on the approved General Plan S.G. No. 2685/2009.

(3) EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions of title and servitude of right of way K1115/09S, which servitude affects erven 257 and 258.

(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 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) **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 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 Township 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).

The amount payable is **R11,246.73 (capital VAT incl.)** A new valuation must be obtained after the Township Establishment is finalised and the parks endowment calculated according.

(9) **SPECIAL CONDITIONS**

- (a) The township owner shall ensure that every present or future owner of the property in the Township or any unit thereon shall be a member of The Stanton Village Home Owners Association by virtue of such ownership.
- (b) This township, Norton Park Extension 18 and Norton Park Extension 32, will have the same Home Owners Association and will function as one township.
- (c) The said Home Owners Association shall be, in addition to such other responsibilities as may be determined by the developer, also be responsible for the maintenance and intercom and access control.
- (d) The township owner (Norton Park Extension 17, 18 and 32) shall ensure 24 hours unhindered access for maintenance purposes and emergency services (water, electricity, Telkom, public safety, etc.).

- (e) Every owner of the erf or any unit thereon, or any subdivided portion thereof, or any person who has an interest therein, shall become a member of the Stanton Village Home Owners Association and be subject to its constitution until he / she ceases to be an owner of the aforesaid. Neither the erf or any unit thereon, 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 the Stanton Village Home Owners Association.
- (f) The owner of the erf or any unit thereon, or any subdivided portion thereof, or any person, who has an interest therein, shall not be entitled to transfer the erf, unit or any subdivided portion thereof, or any interest therein, without a clearance certificate from the Stanton Village Home Owners Association that the constitution of the Home Owners Association, have been complied with.
- (g) The roads and stormwater infrastructure and landscaping of sidewalks will not be taken over by the Local Authority and the construction and cost thereof shall be the responsibility of the township owner, where after the maintenance of these services and the pavements shall become the responsibility of the Stanton Village Home Owners Association.
- (h) The private road servitude (if applicable) shall be the responsibility of the Stanton Village Home Owners Association, and the Stanton Village Home Owners Association shall manage and maintain all common property, including the refuse collection areas.
- (i) In the event that the development of any erf within the township shall constitute a development within the ambit of the Sectional Titles Act, 95 of 1986, then and in such an event, the conditions contained herein and in conflict with the provisions of the Sectional Titles Act, 95 of 1986, shall be read as pro-non-scripto.
- (j) The internal road on the erf shall be constructed and maintained by the Home Owners Association to the satisfaction of the Local Authority.
- (k) A security control facility which may include a guardhouse, a stop sign, a chain, a boom or a gate, irrespective of whether same is manned or automated, may be erected on the internal private road for purposes of stopping and identifying vehicles and their occupants entering or leaving the township.
- (l) The Stanton Village Home Owners Association may erect and man the facility referred to in (k) above, all costs in this regard will be borne by the Home Owners Association.
- (m) Should such facility conflict with any services of the Local Authority or Eskom or Telkom within the servitude area, the Local Authority shall have the sole discretion to inform the Stanton Village Home Owners Association per registered letter that the security control facility has been discounted, whereupon the facility shall be removed by the Stanton Village Home Owners Association at its own cost.

(10) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at his 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 own expense, make arrangements with the local authority in order to ensure that the recommendations as laid down in 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 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.

(13) **ACCESS**

Ingress and egress to and from the township shall be to the satisfaction of the Executive Director: Roads, Transport and Civil Works.

The recommendations as prescribed in the Traffic Impact Study, prepared by TechIQ dated August 2007, must be fully complied with by the township owner, in consultation with the Executive Director: Roads, Transport and Civil Works.

(14) **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 will be borne by the township owners.

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 construction, maintenance or removal of such sewerage mains and other works, being made good by the Local Authority.

(2) **CONDITIONS OF TITLE IN FAVOUR OF THIRD PARTIES TO BE REGISTERED/ CREATED ON FIRST REGISTRATION OF THE ERVEN OR UNITS THEREON:-**

No erf in the township or any unit thereon may be transferred unless the following requirements have been complied with and the following conditions and servitudes are registered:-

Each and every owner of an erf in the township or any unit thereon shall on transfer automatically become a member of the Stanton Village Home Owners Association (hereinafter referred to as the "Association") and the township owner shall procure that each unit be made subject to the following conditions in favour of the Association:-

Every owner of an erf in the township or any unit thereon or any sub-divided portion thereof shall on transfer automatically become and shall remain a member of the Association and shall be subject to its constitution until he/she ceases to be an owner as aforesaid and the property may not be transferred without the consent in writing of the Association.

C. CONDITIONS TO BE INCORPORATED IN THE TOWN PLANNING SCHEME, IN TERMS OF SECTION 125 OF ORDINANCE, 15 OF 1986, IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION

(1) GENERAL CONDITIONS

- (a) Except with the written consent of the Local Authority, and subject to such Conditions as it may impose, neither the owner nor any other person shall:-
- (i) save and except to prepare the erf for building purposes, excavate any material there from;
 - (ii) sink any wells or boreholes thereon or abstract any subterranean water there from; or
 - (iii) make or permit to be made, upon the erf for any purposes whatsoever, any bricks, tiles or earthenware pipes or other articles or a like nature.
- (b) Where, in the opinion of the Local Authority, it is impracticable for storm water to be drained from higher-lying erven direct to a public street, the owner of the lower-lying erf shall be obliged to accept and/or permit the passage over the erf of such storm water.
- Provided that the owners of any higher-lying erven, the storm water from which is discharged over any lower-lying erf, shall be liable to pay a proportionate share of cost of any pipeline or drain which the owner of such lower-lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf.
- (c) The siting of buildings, including outbuildings, on the erf and entrances to and exits from the erf, to a public street system, shall be to the satisfaction of the Local Authority.
- (d) The main building, which shall be a completed building and not one which has been partly erected and is to be completed at a later date, shall be erected simultaneously with, or before, the outbuildings.
- (e) No materials or goods of any nature whatsoever shall be dumped or placed within the building restriction area along any street, and such area shall be used for no other purpose than the laying out of lawns, gardens, parking or access roads: Provided that if it is necessary for a screen wall to be erected on such boundary, this condition may be relaxed by the Local Authority subject to such conditions as may be determined by it.
- (f) A screen wall or walls shall be erected and maintained to the satisfaction of the Local Authority, as and when required by it.
- (g) If the erf is fenced, such fence and the maintenance thereof shall be to the satisfaction of the Local Authority.
- (h) The registered owner is responsible for the maintenance of the whole development on the erf. If the Local Authority is of the opinion that the erf or any portion of the development, is not being satisfactorily maintained, the Local Authority shall be entitled to undertake such maintenance at the cost of the registered owner.

(2) SPECIAL FOR (RESIDENTIAL 3).

Erf 258 shall be subject to the following conditions:

- (a) The property and the buildings erected thereon or to be erected thereon, shall be used solely for the purposes of dwelling units.
- (b) The height of buildings shall not exceed 2 storeys.
- (c) The total coverage of buildings shall not exceed 50% of the property.
- (d) The floor area ratio shall not exceed 1,0.
- (e) The density will not exceed 50 units per hectare.
- (f) Effective, paved parking spaces, together with the necessary manoeuvring area, shall be provided on the property, to the satisfaction of the Local Authority, in the following ratios:
 - (i) Two or less bedrooms: one covered parking bay per unit and one uncovered parking bay per 3 units for visitors.
 - (ii) Three or more bedrooms: One covered and one uncovered parking bay per unit and one uncovered parking bay per 3 units for visitors.
- (g) Buildings, including outbuildings, hereafter erected on the property, shall be located not less than 5m from any street boundary : Provided that the Local Authority may relax this restriction, if it would in its opinion, result in an improvement in the development of the property.
- (h) A Site Development Plan, drawn to such a scale as may be approved by the Local Authority, shall be submitted to the Local Authority prior to the submission of the building plans. No building shall be erected on the property before such plans have been approved by the Local Authority and the whole development on the property shall be in accordance with the approved plan. Such a Site Development Plan shall show at least the following:
 - (i) The siting, height, coverage and where applicable, the floor area ratio of all buildings and structures.
 - (ii) Vehicular entrance and exit to and from the property, to any existing or proposed public street.
 - (iii) Entrances to buildings and parking areas.
 - (iv) Building restriction areas (if any).
 - (v) Parking areas and, where required by the Local Authority, vehicular and pedestrian traffic systems.
 - (vi) The elevational treatment of all buildings and structures.
 - (vii) The grouping of the dwelling units and the programming of the development of the erven if it is not proposed to develop all the erven simultaneously.
 - (viii) Open spaces, children's playgrounds, screen walls or other acceptable methods of screening, and landscaping.

(3) SPECIAL FOR (Guard House).

Erf 257 shall be subject to the following conditions:

- (a) The property and the buildings erected thereon or to be erected thereon, shall be used solely for the purposes of access and access control.
- (b) The security control facility may include a guard house, a stop sign, a chain, a boom or gate, irrespective of whether same is manned or automated, may be erected on the erf for the purpose of stopping and identifying vehicles and the occupants entering or leaving the township. 24-hour access shall be available at all times for municipal and emergency purposes.
- (c) A Site Development Plan, drawn to such a scale as may be approved by the Local Authority, shall be submitted to the Local Authority prior to the submission of the building plans. No building shall be erected on the property before such plans have been approved by the Local Authority and the whole development on the property shall be in accordance with the approved plan. Such a Site Development Plan shall show at least the following:
 - (i) The siting, height, coverage and where applicable, the floor area ratio of all buildings and structures.
 - (ii) Vehicular entrance and exit to and from the property, to any existing or proposed public street.
 - (iii) Entrances to buildings and parking areas.
 - (iv) Building restriction areas (if any).
 - (v) Parking areas and, where required by the Local Authority, vehicular and pedestrian traffic systems.
 - (vi) The elevational treatment of all buildings and structures.
 - (vii) The grouping of the dwelling units and the programming of the development of the erven if it is not proposed to develop all the erven simultaneously.
 - (viii) Open spaces, children's playgrounds, screen walls or other acceptable methods of screening, and landscaping.

D. ADDITIONAL CONDITIONS

- (1) Access
 - (a) The access to all three of these townships (Norton Park Extensions 17 and 18 and 32) will be a single access onto Kirschner Road, situated at the approximate north eastern corner of the frontage of Holding 13.
 - (b) The access must have at least two lanes in and one lane out. Lane widths must be at least 3,5m with a clear horizontal clearance between obstructions of not less than 4,5m to accommodate the fire engine and other large vehicles. The vertical height clearance must be at least 4,2m.
 - (b) The access gates or booms must be set back at least 18 m from Kirschner Road.

- (2) Access to Extension 18
- (a) As the single access will only provide access to a public road for Extension 17, it will be necessary to establish legally-enforceable access to Norton Park Extension 18 and 32 by means of a registered right-of-way servitude through Extension 17, or by some other means (i.e. it will not be acceptable to access Extension 18 from the private roads owned by the property owners of Extension 17 without a servitude of right-of-way or similar provision).
- (3) Internal Traffic Circulation
- (a) The internal road layout must allow for circulation and manoeuvring of the SU-9 design vehicle (the fire engine, refuse vehicles, pentechnicons, and delivery trucks. These vehicles must be able to turn around inside the township, and to exit the gate in the forwards direction (i.e. the reversing of large vehicles out of the township into Kirschner Road will not be acceptable).
- (b) The design of these township streets must be in accordance with UTG 7; Geometric Design of Urban Local Residential Streets, par 3.1 on page 16; "The basic design vehicle for residential local streets is the passenger car, although design should allow for the passage and manoeuvring of larger vehicles such as pentechnicons, refuse disposal vehicles and fire-fighting vehicles."
- (4) Refuse collection
- Refuse collection must be provided for within the township, either by means of refuse holding area (yard) or by providing for kerb-side removal within the township.
- (5) Widening of Road Reserve for Kirschner Road
- This township developer need not make any provision for widening of the road reserve of Kirschner Road to 20 meters, as provision for this widening is being made on the other (eastern) side of the road.
- (6) Geometric upgrading and sidewalks
- No geometric upgrading of the external public roads will be required. However the developer will be required to pave the sidewalk of Kirschner Road alongside his development, at least 1.5 metres wide, using the standard pedestrian paving blocks as used by the Benoni Roads Maintenance Depot.
- (7) The layout of the access control area and access control system must be designed as part of (9) below to ensure that traffic flow on Kirschner Road is not affected. For this reason it is suggested that the layout allows for two lanes into the development. One for residents and one for visitors.
- (8) It is stated in the memorandum that this township will make provision for access to the proposed Norton Park Extension 18. This proposal is in order on condition that the two developments are legally tied or consolidated. Alternatively a right-of way servitude must be registered over Norton Park Extension 17 to serve Norton Park Extension 18 and Extension 32.

- (9) The developer is responsible for the design and construction of the internal roads any road works required to provide safe access to the development (ie turning lanes and passing lanes and any road works identified in the traffic impact statement as required due to this application) and storm water drainage for the proposed township to the satisfaction of the Regional Director: Roads, Transport and Civil Works. The internal road in this case refers to the area required for vehicular movement and parking within this development and the access road to Extension 18.
- (10) The internal roads and stormwater drainage system will be taken over by the home owners who will be responsible for the maintenance of these services. The home owners of the two developments must come to an agreement in this regard.
- (11) The developer is responsible for the provision and installation of all road signs road markings and street name signs.
- (12) There is no external stormwater drainage system in the vicinity but the developer is responsible for the storm water management outside the property that may be required due to this development. If required this will include the installation of a storm water pipe to the nearest external system and the registration of a servitude for this pipe to the cost of the applicant.
- (13) If a low point is created in the township, provision must be made to drain a 1:20 year flood to prevent flooding of the surrounding houses. The 1:50 year flood should be catered for on surface.
- (14) The access gates must be sufficiently recessed back into the development to permit stacking of parked vehicles at the gate without causing obstruction of traffic on Kirschner Road (minimum 18m from the edge of Kirschner Road.)
- (15) The applicant must appoint a registered professional engineer who shall be a member of the South African Association of Consulting Engineers or of SABTACO, to design and supervise construction of the roads and storm water drainage mentioned above.
- (16) The approach towards addressing the storm water drainage for the development must be approved by the Roads Transport and Civil Works Department to ensure that the design will be compatible with the master plan for the area.
- (17) The abovementioned detail designs must be submitted for approval to the Regional Director: Roads, Transport and Civil Works.
- (18) The approved storm water drainage, access design, any road works identified in the traffic impact statement as required due to these developments, right of way servitude if applicable, parking requirement and parking layout must be shown on the developer's site development plan.
- (19) The engineer must provide Council with a completion report and as built drawings.
- (20) All costs relating to the design and construction of the roads, the storm water drainage and traffic impact statement are for the developer's account. The developer's appointed Consulting Engineer would determine these costs.
- (21) Water services are available on condition that the water and sewer extensions are provided from Council's bulk supply point to the proposed development.

- (22) No sewer services exist in the area of the proposed township.
- (23) The external water and gravitational sewer services will be subject to the following conditions:
- (a) The applicant will be required to appoint a registered professional consulting engineer to design and supervise the installation of the external water and sewer services for the development.
 - (b) The consulting engineer shall be a member of the South African Association of Consulting Engineers or SABTACO.
 - (c) The applicant shall inform the Municipal Infrastructure Department: Water Services in writing of the proposed consulting engineer.
 - (d) The consulting engineer shall submit the water and sewer designs and cost estimates for approval by the Chief Area Engineer prior to any construction taking place. The construction of any top structure is also prohibited until such time that the plans for the civil engineering services are approved and the relevant consent for the commencement of construction work is given.
 - (e) The consulting engineer shall appoint a contractor who is subject to the approval of the Chief Area Engineer, to construct the external services.
 - (f) Proof of tender evaluations will be required regarding the appointment of the contractor, for approval by the Chief Area Engineer, prior to any construction taking place.
 - (g) Municipal sewer is not available in the immediate vicinity. A sewer pump station with sufficient capacity to serve the total catchment area will be required to serve this development. It will be the applicant's responsibility to ensure that the proposed sewer drainage ties in with Council's sewer connection at any point and depth as may be determined by Council.
 - (h) Any additional costs that may be incurred by the applicant in this regard will be for the applicant's account. In the event that the internal sewer system cannot tie in with the existing sewer network and alternative proposal must be provided by the applicant prior to the continuation of the development. No private treatment plant or private pump station will be considered as an alternative.
 - (i) Any services of the Council that might be affected by this development must be protected by registering a 2m wide servitude in favour of Council. Documentary proof will be required to substantiate this. The costs associated herewith will be for the applicant's account. No structures, large rooted trees or shrubs will be permitted 1m on either side of the sewer line.
 - (j) The applicant will be required to provide the necessary bridging finance for the construction of the external services, which will be refunded in a following financial year, provided that a Services Agreement is signed with **this clause included**. The refund for the external services will only be considered on condition that the provision of external services for this application falls within the provision of services policy and a services agreement is signed.

- (k) The internal water and sewer reticulation will be at the developer's cost.
 - (l) No occupation of residence or discharge of any waste water into the sewer system will be permitted until the external sewer service including the bulk sewer pump station has been finalised and is fully functional.
 - (m) As-built drawings in electronic format as well as sepia copies and one paper copy are required on site during the hand over inspection after the completion of the civil works, prior to the release of the Section 82 certificate.
- (24) The owner/developer is liable for the cost and the installation of the internal electrical reticulation, 315kVA miniature substation and streetlights.
- (25) The internal electrical reticulation will be bulk metered one (1) bulk electricity connection. The developer has to pay the amount of **R30 437,20** including VAT, for the electrical connection. A 3x6 meter servitude area on the boundary of Kirschner Road must be provided by the developer and registered in the name of the Council for the installation of a communal miniature substation, to the cost of the applicant.
- (26) The developer shall at his own cost appoint a registered professional engineer, who must be a member of the SAACE/SABTACO, to design and supervise the construction of the internal electrical reticulation network, inclusive of suitable street lighting to the satisfaction of the General Manager: Electricity and Energy.
- (27) The maintenance of the internal electrical network and power usage will be the responsibility of the legal entity. The Local Authority will not take over the internal electrical reticulation.
- (28) The developer will have to pay an electrical bulk contribution of **R297,000.00** based on R1 000 per kVA, which amount will be revised annually for implementation at 1st July of each year. The subject contribution will be refunded to the developer by the Council in the financial year following the financial year in which the electrical consumption of the development has reached 60% or more of the consumption envisaged when the calculations were made.
- (29) The above amount is payable to the Ekurhuleni Metropolitan Municipality, Benoni twenty (20) weeks prior to the electricity supply being made available, on condition that all materials have been delivered by suppliers within this period.
- (30) In addition to the above the developer must confirm with the General Manager: Electricity and Energy whether he is required to provide bridging finance in respect of the provision of a bulk electrical supply to the development.
- (31) Power can be supplied subject to Eskom agreeing to provide additional capacity at the Council's intake point. Please contact the General Manager: Electricity and Energy before any payments are made.
- (32) In any group housing, cluster housing or town house complex, hydrants must be placed, that no building in such a housing complex is of a greater distance than 90m from a hydrant (SABS 0400-1990 TT35.4).
- (33) Cast iron Woodlands pillar type fire hydrants fitted with 65mm instantaneous couplings should be specified.

- (34) Positions of fire hose-reels and fire hydrants must be indicated on the site development plans in compliance with Section TT34 and TT35 of SABS 0400-1990.
- (35) All buildings must comply with the National Building Regulations Act 103/1977 and Regulations published in terms of the act SABS 0400.
- (36) Provision must be made for kerb side refuse removal without having a negative impact on the traffic flow or if applicable a proper refuse holding area must be provided with access from the pavement. Such area shall be a proper brick built under roof, storage area for sufficient numbers of refuse bins to serve the development.
- (37) Should access to the development be controlled by guards, then the following shall be complied with:
- (a) Employees of the Ekurhuleni Metropolitan Municipality and employees of contractors who render a service on the Metro's behalf shall have access at all time to the township to render the necessary service.
 - (b) Adequate latrine facilities shall be provided at all access points for use by persons who control the access to the township.
 - (c) A safe, potable water supply shall be available to persons who control the access points.
- (38) Until such time as sewers are available all waste water and night soil must be disposed of by means of conservancy tanks. The conservancy tank shall comply with the following requirements:
- (a) Be designed and constructed in such a manner that it will ensure that no effluent can leak from the tank and will not cause a nuisance.
 - (b) Be constructed in such a position that vehicles from the Cleansing Section or duly appointed contractors, who must render a service, will have easy access to the tank without the possibility of damaging property.
 - (c) The applicant must ascertain the cost for rendering a vacuum tank.
- (39) The conditions as stipulated by the Department of Agriculture, Conservation and Environment, dated 2007/11/16 must be adhered to (**ANNEXURE "K"**).
- (40) The applicant shall ensure that the necessary steps be taken to ensure that the recommendations as contained in the Geotechnical Investigation Report, are implemented and complied with.
- (41) The applicant shall ensure that the necessary steps be taken to ensure that the recommendations as contained in the Traffic Report, prepared by Tech IQ dated August 2007, are implemented and complied with.
- (42) The necessary building plans must be submitted to the Roads, Transport and Civil Works Department (Building Surveyor) for approval before any work can be started.
- (43) Special attention should be given to the treatment of the street façade of buildings, irrespective of the land use. (see Guidelines on Streetscapes).

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