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CONTENTS

	<i>Gazette</i>	<i>Page</i>
	<i>No.</i>	<i>No.</i>
PROCLAMATION • PROKLAMASIE		
5	Town Planning and Townships Ordinance, 1986: Norton Park Extension 8	40 3

PROCLAMATION • PROKLAMASIE

PROCLAMATION 5 OF 2019**LOCAL AUTHORITY NOTICE CD09/2019****EKURHULENI METROPOLITAN MUNICIPALITY
PROPOSED TOWNSHIP: NORTON PARK EXTENSION 8
DECLARATION OF APPROVED TOWNSHIP**

In terms of the provisions of Section 103(1) of the Town Planning and Townships Ordinance, 1986, the Ekurhuleni Metropolitan Municipality hereby declares Norton Park Extension 8, situated on Portion 520 of the Farm Vlakfontein 30 IR, to be an approved township, subject to the conditions set out in the schedule hereto.

SCHEDULE

Conditions under which the application made by Smith and Seeger Investments CC in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), for permission to establish a township on Portion 520 of the Farm Vlakfontein 30 IR, Gauteng has been approved.

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

The name of the township shall be **NORTON PARK EXTENSION 8**.

(2) DESIGN.

The township shall consist of erven and streets as indicated on General Plan SG No. 494/2018.

(3) EXISTING CONDITIONS OF TITLE.

All erven shall be made subject to existing conditions of title and servitudes, if any, including the reservation of rights to minerals.

(4) STORMWATER DRAINAGE AND STREET CONSTRUCTION.

- (a) The township owner shall, on request by the Local Authority, submit for his approval a detailed scheme complete with plans, sections and specifications, prepared by a professional Engineer, who shall be a member of the South African Association of Consulting Engineers or SABTACO, for the collection and disposal of storm water throughout the township by means of properly constructed works and for the construction, surfacing, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the Local Authority. Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.
- (b) The township owner shall, when required to do so by the Local Authority, carry out the approved scheme at his/her own expense on behalf of and to the satisfaction of the Local Authority under the supervision of the appointed Professional Engineer and shall, for this purpose, provide financial guarantees to the Local Authority as determined by it.
- (c) The township owner shall be responsible for the maintenance of the streets and stormwater drainage system to the satisfaction of the Local Authority until the streets and stormwater drainage system have been constructed as set out in sub-clause (b) above.
- (d) Should the township owner fail to comply with the provisions of (a), (b) and (c) hereof the Local Authority shall be entitled to do the work at the cost of the township owner.

(5) **OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES.**

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

(6) **REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES.**

If, by reason of the establishment of the township, it becomes necessary to remove or replace any existing municipal services, the costs thereof shall be borne by the township owner.

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

(7) **ENDOWMENT**

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

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

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

(9) **ACCESS**

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

(10) **SOIL CONDITIONS.**

Proposals to overcome detrimental soil conditions to the satisfaction of the Local Authority shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Local Authority.

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

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

(12) **PRECAUTIONARY MEASURES**

The township owner shall at his/her own expense, make arrangements with the Local Authority, in order to ensure that the recommendations as laid down in the Geological Report, prepared by MJ Van Der Walt ENGINEERING GEOLOGIST CC (May 2007), are fully complied with and when required to do so, engineering certificates for the foundations of the structures be submitted.

(13) **REMOVAL OF LITTER**

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

(14) **FORMATION, DUTIES AND RESPONSIBILITIES OF THE BODY CORPORATE**

- (a) The Applicant shall open a sectional title scheme on the erven in the township and a body corporate shall be formed in respect of the sectional title scheme which shall ex lege be responsible for the owning and maintaining of the common property and internal services in the sectional title scheme.

2. DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

3. CONDITIONS OF TITLE.

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

- (a) The property is subject to a servitude, 2m wide, in favour of the Local Authority, for sewerage and other municipal purposes, along all boundaries other than a street boundary, and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf if and when required by the Local Authority: Provided that the Local Authority may dispense with any such servitude.
- (b) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2m thereof.
- (c) The Local Authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion, may deem necessary, and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains or other works being made good by the Local Authority.

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

- (1) GENERAL CONDITIONS.

The following Conditions shall be contained in Ekurhuleni Town Planning Scheme.

“RESIDENTIAL 3” : Use Zone 3

Erf 363 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 3 storeys.
- (c) The total coverage of buildings shall not exceed 40% of the property.
- (d) The floor area ratio shall not exceed 1.2

- (e) The maximum density shall not exceed 60 dwelling 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) 1,5 parking spaces per dwelling unit with 1 or 2 bedrooms; or
 - ii) 2,5 parking spaces per dwelling unit with 3 or more bedrooms

Buildings, including outbuildings, hereafter erected on the property, shall be located not less than 3m from any public street boundary or private road (5m for garages) and 3m along all other property boundaries: No buildings or structures may be erected within the building restriction of 16 metres from the reserve boundaries of road P40-1 (K119) and 30 m from the buffer area 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.

- (g) 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. Entrance to buildings and parking areas.
 - iv. Building restrictions (if any).
 - v. Parking areas and, where required by the Local Authority, vehicular and pedestrian traffic systems.
 - vi. The elevation treatment of all buildings and structures.
 - vii. 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.

LOCAL AUTHORITY NOTICE CD09/2019

NOTICE OF APPROVAL

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

EKURHULENI AMENDMENT SCHEME B0382.

The City of Ekurhuleni, Benoni Customer Care Area hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, read together with SPLUMA, 2013 declares that it has approved an amendment scheme, being an amendment of the Ekurhuleni Town Planning Scheme 2014, comprising the same land as included in the township of **NORTON PARK EXTENSION 8** Township.

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 B0382 and shall come into operation from date of publication of this notice.

Dr Imogen Mashazi

City Manager

City of Ekurhuleni Metropolitan Municipality

Civic Centre, Cross Street,

Germiston

Notice No. CD09/2019

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