

**THE PROVINCE OF
GAUTENG**



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GAUTENG**

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DEPARTMENT OF HEALTH

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IMPORTANT

Information

from Government Printing Works

Dear Valued Customers,

Government Printing Works has implemented rules for completing and submitting the electronic Adobe Forms when you, the customer, submits your notice request.

Please take note of these guidelines when completing your form.



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5. All notice submissions that do not comply with point 2 will be charged full price for the notice submission.
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8. All re-submissions by customers will be subject to the above cut-off times.
9. All submissions and re-submissions that miss the cut-off will be rejected to the customer to be submitted with a new publication date.
10. Information on forms will be taken as the primary source of the notice to be published. Any instructions that are on the email body or covering letter that contradicts the notice form content will be ignored.

You are therefore advised that effective from **Monday, 18 May 2015** should you not comply with our new rules of engagement, all notice requests will be rejected by our new system.

Furthermore, the fax number **012- 748 6030** will also be **discontinued** from this date and customers will only be able to submit notice requests through the email address submit.egazette@gpw.gov.za.

DISCLAIMER:

Government Printing Works reserves the right to apply the 25% discount to all Legal and Liquor notices that comply with the business rules for notice submissions for publication in gazettes.

National, Provincial, Road Carrier Permits and Tender notices will pay the price as published in the Government Gazettes.

For any information, please contact the eGazette Contact Centre on 012-748 6200 or email info.egazette@gpw.gov.za

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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 1221 OF 2015

EKURHULENI METROPOLITAN MUNICIPALITY
EKURHULENI TOWN PLANNING SCHEME 2014
EKURHULENI AMENDMENT SCHEME B0109

The Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, 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 ALLIANCE EXTENSION 1 Township.

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

This amendment scheme is known at Ekurhuleni Amendment Scheme B0109 and shall come into operation from date of publication of this notice.

Khaya Ngema, City Manager
2nd Floor, Head Office Building,
Cnr Cross & Roses Streets, Germiston

Notice No. CD21/2015

LOCAL AUTHORITY NOTICE
EKURHULENI METROPOLITAN MUNICIPALITY
(BENONI CUSTOMER CARE CENTRE)
DECLARATION AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Ekurhuleni Metropolitan Municipality, Benoni Customer Care Centre hereby declares ALLIANCE EXTENSION 1 township 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 JFS PROPERTIES NUMBER ONE (PROPRIETARY) LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 150 (A PORTION OF PORTION 32) OF THE FARM MODDERFONTEIN 76 I.R HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

- 1.1 **NAME**
The name of the township shall be Alliance Extension 1.
- 1.2 **DESIGN**
The township shall consist of erven as indicated on General Plan No. S.G. 3185/2014.
- 1.3 **DISPOSAL OF EXISTING CONDITIONS OF TITLE**
All erven shall be made subject to existing conditions and servitudes, if any, but excluding:
 - 1.3.1 **THE FOLLOWING CONDITIONS WHICH DO NOT AFFECT THE TOWNSHIP AREA DUE TO LOCALITY:**

- (a) By Notarial Deed K.2984/1977S the right has been granted to ESCOM to convey electricity over the property hereby conveyed together with ancillary rights and subject to conditions, as will more fully appear on reference to said Notarial Deed registered on 27th September 1977. The route of the said servitude as well as the area of the building and tree restriction has been more fully defined in Notarial Deed of Amendment of Servitude K.448/1980S indicated by line ABC on the diagram S.G. NoA.5177/1978 annexed thereto read with paragraph 2 of Deed of Servitude K.2984/1977S.
- (b) By Notarial Deed K.108/1987S registered on 14 January 1987 the right has been granted to ESCOM to convey electricity over the property hereby conveyed together with ancillary rights and subject to conditions, as will more fully appear on reference to the said Notarial Deed.
- (c) By virtue of notarial deed K2051/2002S dated 14/3/2002, the within mentioned property is subject to rights in perpetuity to convey and transit water over;
 - (b) a strip of ground, 1.7662H as indicated by the figures (1) ABCD, and (2) EFGH on diagram SG No. 3810/99 in favour of Rand Water Board as will more fully appear from the said deed.

1.3.2 EXCLUDING THE FOLLOWING SERVITUDE WHICH ONLY AFFECTS MODDER B ROAD IN THE TOWNSHIP:

By virtue of notarial deed K2051/2002S dated 14/3/2002, the within mentioned property is subject to rights in perpetuity to convey and transit water over;

- (a) A strip of ground, 3.6379H as indicated by the figures (1) ABCD, (2) EFGH, (3) JKLMNPQR and (4) STUVWXYZA1 on diagram SG No. 3809/99

1.4 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of the existing road and stormwater infrastructure in the vicinity and for all stormwater running of or diverted from the roads to be received and disposed of.

1.5 OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The township owner shall within such period as the Local Authority may determine, fulfil its obligations in respect of the provision of water, electricity and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems thereof, as previously agreed upon between the township owner and the local authority. Erven may not be alienated or be transferred into the name of a purchaser prior to the Local Authority certifying that sufficient guarantees / cash contributions in respect of the supply of services by the township owner have been submitted or paid to the said Local Authority.

1.6 REPOSITIONING OF SERVICES

If, by reason of the establishment of the township, it should become necessary to reposition any existing services of Eskom, Telkom, Randwater or the Local Authority, the cost thereof shall be borne by the township owner.

1.7 ENVIRONMENTAL MANAGEMENT

The township applicant / owner must ensure that all conditions imposed by the Department of Agriculture, Conservation and Environment in terms of the Record-of-Decision (ROD) issued by the said Department on 13 September 2010 are adhered to.

1.8 ENDOWMENT

The township owner shall in terms of Section 98(2) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) read with Regulation 43 of the same Ordinance, pay the Local Authority a lump sum endowment for the provisions of land for park (Public Open Space). Such endowment shall be payable as determined by the Local Authority, in terms of Section 18 of the said Ordinance.

1.9 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.

2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the Administrator in terms of the provisions of the Town Planning and Townships Ordinance, 1965.

2.1 ALL ERVEN

- (a) The erf is 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.
- (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 and other works being made good by the local authority.
- (d) As the erf forms part of land which is undermined and which may be liable to subsidence, settlement, shock and cracking due to mining operations past, present or future, the owner thereof accepts all liability for any damage thereto or to any structure thereon which may result from such subsidence, settlement, shock or cracking.
- (e) As the erf forms part of an area which may be subject to dust pollution and noise as a result of re-cycling activities past, present or future in the vicinity thereof, the owner thereof accepts that inconvenience with regards to dust pollution and noise as a result thereof, may be experienced.

Khaya Ngema: City Manager,
Ekurhuleni Metropolitan Municipality: Private Bag X1069 Germiston 1400
NoticeCD21/2015

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