

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 1342 OF 2021****CITY OF EKURHULENI (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), read together with SPLUMA, 2013 the City of Ekurhuleni, Benoni Customer Care Area hereby declares CLOVERDENE EXTENSION 40 Township to be an approved Township subject to the conditions set out in the Schedule hereto.

SCHEDULE

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY HAOLIN CONSTRUCTION PROPRIETARY LIMITED, REGISTRATION NUMBER 2014/190923/07, (HEREINAFTER 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 446 (A PORTION OF PORTION 442) OF THE FARM VLAKFONTEIN 69 I.R. HAS BEEN GRANTED

A. CONDITIONS OF ESTABLISHMENT

- (1) **NAME**
The name of the township shall be CLOVERDENE EXTENSION 40.
- (2) **DESIGN**
The township shall consist of erven and streets as indicated on the approved SG No. 762/2019.
- (3) **DISPOSAL OF EXISTING CONDITIONS OF TITLE**
All erven shall be made subject to existing conditions of title and servitudes, if any.
- (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 Municipality. Furthermore, the scheme will indicate the route and gradient by which each erf gains access to the street on which it abuts.
The township owner shall, when required to do so by the Municipality, carry out the approved scheme at his/her own expense on behalf of and to the satisfaction of the Municipality under the supervision of the appointed Professional Engineer and shall, for this purpose, provide financial guarantees to the Municipality as determined by it.
 - (b) The township owner shall be responsible for the maintenance of the streets and stormwater drainage system to the satisfaction of the Municipality until the streets and stormwater drainage system have been constructed as set out in sub-clause (b) above.
 - (c) Should the township owner fail to comply with the provisions of (a), (b) and (c) hereof the Municipality 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 Municipality 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 Municipality.

(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 Municipality 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 Townships Ordinance, 15 of 1986, pay a lump sum endowment to the Municipality, 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 stormwater 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 Municipality 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 Municipality.

(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 Municipality, when required to do so by the Municipality.

(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 M.J. van der Walt Geologist CC dated January 2006, 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 Municipality, when required to do so by the Municipality.

(14) CONSOLIDATION OF ERVEN

The township owner shall at his own expense cause Erf 1726 and 1727 in the township to be consolidated, within six (6) months of proclamation of the Township.

(15) PROPERTY OWNER'S ASSOCIATION

(a) The township owner shall ensure that a Body Corporate in terms of the Sectional Titles Act 95 of 1986 / Non-Profit Home Owners Association in terms of the Companies Act 71 of 2008 is established.

(b) The registered owner of each unit / erf shall automatically become a member of the Body Corporate / Home Owners Association and shall be bound by its Memorandum of Incorporation / Rules.

(c) FURTHER RESPONSIBILITIES OF THE BODY CORPORATE OF NON-PROFIT COMPANY:

Subject to the responsibilities of the Body Corporate / Home Owners Association as set out above, the Body Corporate / Home Owners Association shall also be responsible for the following:

(i) All matters of common interest to its members.

- (ii) All matters specified in it Memorandum of Incorporation / Rules.
- (d) The Body Corporate / Home Owners Association shall be entitled to levy contributions from its members, excluding the township owner of its successors in township title, for the fulfilment of its obligations in the manner prescribed in the Memorandum of Incorporation / Rules.
- (e) The registered owner of the unit / erf of any subdivision thereof, or any person who has an interest therein, shall not be entitled to transfer the unit / erf or of any subdivision thereof, or any interest therein without a clearance certificate from the Body Corporate / Home Owners Association that the provision of the Memorandum of Incorporation / Rules have been complied with.
- (f) 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.

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 Municipality, 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 Municipality: Provided that the Municipality 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 Municipality 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 on the construction, maintenance or removal of such sewerage mains or other works being made good by the Municipality.

Dr Imogen Mashazi: City Manager, City of Ekurhuleni, Private Bag X1069 Germiston 1400, Notice CD 80/2021

LOCAL AUTHORITY NOTICE
NOTICE OF APPROVAL
CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
EKURHULENI AMENDMENT SCHEME B0550

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 CLOVERDENE EXTENSION 40 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 B0550 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. CD 80/2021

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