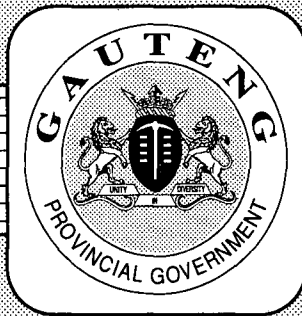


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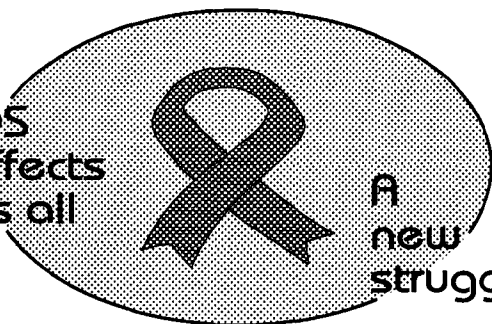
Vol. 8

PRETORIA, 26 NOVEMBER 2002

No. 404

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1877

EKURHULENI METROPOLITAN MUNICIPALITY

AMENDED DECLARATION AS APPROVED TOWNSHIP

In terms of section 103 of the Town-planning- and Townships Ordinance, 1986 (Ordinance No 15 of 1986), the Ekurhuleni Metropolitan Municipality hereby declares the township Bassonia Rock Extension 15, to be an approved township, subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY HOMEGOLD DEVELOPMENTS 1998 (PTY) LIMITED (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF SECTION 96 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 244 (A PORTION OF PORTION 214) OF THE FARM KLIPRIVIERSBERG 106 IR

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP

1.1 ENGINEERING SERVICES

1.1.1 The Township Owner shall make the necessary arrangements with the Council for the provision of engineering services in terms of Chapter V of the Ordinance, and shall furnish the Council with adequate guarantees regarding the fulfillment of its obligations under the said arrangements.

1.1.2 The supply of electricity to the land will be subject to a supply being made available by the Johannesburg Metropolitan Council on terms and conditions acceptable to the Alberton Town Council.

1.1.3 The Township Owner shall submit proof to the Council that agreement has been reached with the Johannesburg Metropolitan Council regarding the provision of bulk sanitation, roads and stormwater to the Township.

1.2 GENERAL

1.2.1 The applicant shall satisfy the Council that:

- (a) the relevant amendment scheme is in order and can be published simultaneously with the declaration of the township as an approved township;
- (b) Rand Water has approved the arrangements regarding the disposal of sewerage and trade and domestic effluents in respect of this township; and

- (c) the requirements of Erwat with regard to a contribution towards the costs of purification of sewage originating in the township, has been complied with.

1.2.2 The applicant shall comply with the provisions of Sections 72, 75 and 76 of the Town-planning and Townships Ordinance, 1986.

2. CONDITIONS OF ESTABLISHMENT

2.1 NAME

The name of the township shall be Bassonia Rock Extension 15.

2.2 DESIGN

The township shall consist of erven and streets as indicated on plan SG No. 10392/2000.

2.3 STORMWATER DRAINAGE AND STREET CONSTRUCTION

2.3.1 The Township Owner shall on request by the local authority submit to such authority for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer approved by the local authority, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, tarmacadamising, 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.

2.3.2 The Township Owner shall, when required by the local authority to do so, carry out the approved scheme at its own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.

2.3.3 The Township Owner shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the streets have been constructed as set out in subclause 2.3.2.

2.3.4 If the Township Owner fails to comply with the provisions of paragraphs 2.3.1 to 2.3.3 hereof the local authority shall be entitled to do the work at the cost of the Township Owner.

2.4 PROVISION OF WATER AND SEWERAGE NETWORKS

2.4.1 The Township Owner shall on request by the local authority submit to such authority for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer approved by the local authority, for the provision of water and sewerage networks throughout the township by means of properly constructed works.

2.4.2 The Township Owner shall, when required by the local authority to do so, carry out the approved scheme at its own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.

2.4.3 The Township Owner shall be responsible for the maintenance of the networks to the satisfaction of the local authority until the networks have been constructed as set out in subclause 4.2.

2.4.4 If the Township Owner fails to comply with the provision of paragraphs 2.4.1 to 2.4.3 hereof the local authority shall be entitled to do the work at the cost of the Township Owner.

2.5 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, but excluding the following rights which shall not be passed on to the erven in the township.

- (i) Die eiendom hieronder gehou is onderhewig aan 'n ewigdurende reg van weg vir die lê of oprigting en onderhoud van 'n elektriese kraglyn daaroor ten gunste van die Stadsraad van Johannesburg, soos meer ten volle sal blyk uit Notariële Akte van Serwituut No. 167/1952 S, welke serwituut aangedui word deur die figuur a.b.c.d.H.J.K. op Kaart S.G. No. A. 3018/68, geheg aan Sertifikaat van Geregistreerde Titel No. T.14270/1970.
- (ii) Die voormalige Resterende Gedeelte van Gedeelte 2 van gemelde plaas Klipriviersberg, groot 1556,7209 hektar (waarvan die eiendom hieronder gehou 'n gedeelte vorm) is onderhewig aan die reg verleen aan ESKOM om elektrisiteit oor die eiendom te vervoer, tesame met bykomende regte en onderhewig aan kondisies, soos meer ten volle sal blyk uit Notariële Akte van Serwituut 1008/1958 en Kaart daaraan geheg.
- (iii) Die Resterende Gedeelte van Gedeelte 136 ('n gedeelte van Gedeelte 2) van die Plaas Klipriviersberg 106, Groot 130,9786 (Een Honderd en Dertig komma Nege Sewe Agt Ses) Hektaar (waarvan die eiendom hierby geregistreer, 'n gedeelte vorm) is onderhewig aan 'n reg van weg en pyplyn serwituut 31,49 meter breed, ten gunste van die eienaar van Gedeelte 130 ('n gedeelte van Gedeelte 2) van gemelde plaas, groot 42,0361 Hektaar, gehou kragtens Akte van Transport No. 11646/1965 gedateer 1 April 1965, welke serwituut aangedui word deur die figuur e.f.g.F op Kaart S.G. No. A.3018/68 geheg aan Sertifikaat van Geregistreerde Titel Nr. T.14270/1970.
- (iv) Die Resterende Gedeelte van Gedeelte 136 ('n gedeelte van Gedeelte 2) van die Plaas Klipriviersberg 106, Groot 130,9786 (Eenhonderd en Dertig komma Nege Sewe Agt Ses) Hektaar (waarvan die eiendom hierby geregistreer, 'n gedeelte vorm) is onderhewig aan 'n ewigdurende reg van pypleiding ten gunste van die Randwaterraad, as eienaar van Gedeeltes 69 ('n gedeelte van Gedeelte 68) en 130 ('n gedeelte van Gedeelte 2) van die gemelde plaas gehou onder Akte van Transport No. 1856/1947 en 11646/1956 groot 8,5653 en 42,0361 hektar onderskeidelik met bykomende regte, soos meer volledig sal blyk uit Notariële Akte No. 1257/71 S gedateer die 1ste Julie 1971 met Kaart daaraan geheg.

- (v) Kragtens Notariële Akte No. K.2069/1985 S gedateer 19 Junie 1985 en geregistreer op 19 Julie 1985, is die binnegemelde eiendom onderhewig aan 'n reg van waterleiding met bykomstige regte ten gunste van Gedeeltes 130 (gedeelte van Gedeelte 2) van die plaas Klipriviersberg 106, Registrasie Afdeling I.R., groot 42,0361 hektaar, gehou kragtens T.11646/1965, aangedui deur Figuur ABC op Kaart S.G. Nr. A.1499/1983, geheg aan gesegde Notariële Akte, soos meer volledig sal blyk uit gesegde Notariële Akte en Kaart waarvan 'n afskrif geheg is aan Akte van Transport T.8200/1975.
- (vi) Die voormalige Resterende Gedeelte van Gedeelte 2 van gemelde Plaas Klipriviersberg, groot 1556,7209 Hektaar (waarvan die eiendom hiermee getranspoteer, 'n gedeelte vorm) is onderhewig aan 'n ewigdurende reg van water oor of deur die eiendom te neem en vervoer ten gunste van die Randwaterraad, soos meer ten volle sal blyk uit Notariële Akte van Serwituut No. 482/1957 S.
- (vii) Die voormalige Resterende Gedeelte van Gedeelte 2 van gemelde Plaas Klipriviersberg, groot 1556, 7209 Hektaar (waarvan die eiendom hieronder gehou, 'n gedeelte vorm) is onderhewig aan 'n serwituut van reg van weg 3,78 meter wyd met bykomende regte ten gunste van die Stadsraad van Johannesburg soos geskep in Notariële Akte No. 744/1964 S geregistreer op 5 Maart 1964.
- (viii) Die voormalige Resterende Gedeelte van Gedeelte 2 van gemelde Plaas groot 1514,6849 Hektaar (waarvan die eiendom hieronder gehou 'n gedeelte vorm) is geregtig om die volgende regte teen Gedeelte 130 ('n gedeelte van Gedeelte 2) van die gemelde Plaas groot 42,0361 Hektaar gehou kragtens Akte van Transport 11646/1965 gedateer 1 April 1965 af te dwing.
- (i) dat die genoemde gedeeltes slegs vir 'n reservoir en daarmee gepaardgaande doeleindes te gebruik;
 - (ii) dat indien enigsins moontlik, die uitloop en/oor oorloopwater van enige reservoir na die valley aan die noordekant van die genoemde gedeelte gevoer word.
- (ix) Die Resterende Gedeelte van Gedeelte 2 van die gemelde Plaas Klipriviersberg 106, Registrasie Afdeling I.R., groot 1514,6849 Hektaar (waarvan die eiendom hieronder gehou 'n gedeelte vorm) is onderhewig aan 'n Serwituut om gas te lei deur middel van pyplyne met meegaande regte ten gunste van Gaskos soos volledig sal blyk uit Notariële Akte No. 1088/1967 S geregistreer op 31 Augustus 1967.
- (x) Die Resterende Gedeelte van Gedeelte 2 van die gemelde Plaas Klipriviersberg 106, Registrasie Afdeling I.R., groot 1514,6849 Hektaar (waarvan die eiendom hieronder gehou 'n gedeelte vorm) is onderhewig aan 'n Serwituut om elektrisiteit oor die eiendom te vervoer met bykomende regte ten gunste van EVKOM soos meer volledig sal blyk uit Notariële Akte 797/1969 S geregistreer op 19 Junie 1969.

- (xi) Kragtens Notariële Akte No. K.2331/1978 S, 31 Julie 1978, en geregistreer op 26 September 1978, is die hierinvermelde eiendom onderhewig aan 'n ewigdurende Serwituut 20 (twintig) Vierkante Meter en 3 (drie) Meter wyd soos aangedui deur die Figuur A B C D op Kaart S.G. No. A.1149/78 te gunste van die Stadsraad van Johannesburg soos meer volledig sal blyk uit gemelde Notariële Akte waarvan 'n afskrif geheg is aan Akte van Transport T.8200/1975".
- (xii) Die Resterende Gedeelte van Gedeelte 136 ('n gedeelte van Gedeelte 2) van die Plaas Klipriviersberg 106, Registrasie Afdeling I.R., Groot 130,9786 (Eenhonderd en Dertig komma Nege Sewe Agt Ses) Hektaar, (waarvan die eiendom hierby geregistreer, 'n gedeelte vorm) is onderhewig aan 'n reg om water oor of deur 'n gedeelte van die gemelde eiendom te neem en te vervoer soos aangedui deur die figuur a B d e op Diagram No. S.G. 1594/1996 ten gunste van Randwaterraad soos meer volledig sal blyk uit Notariële Akte No. K.2977/1974 S gedateer 19 Junie 1974.

3. CONDITIONS OF TITLE

The erven mentioned hereunder shall be made subject to the conditions as indicated, imposed by the local authority in terms of the provisions of the Town-planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986):

3.1 Erven 503, 508, 514 and 539

The erven are subject to a 3 metre wide servitude in favour of the Council on the southern boundary thereof for purposes of stormwater and other municipal purposes as indicated on the General Plan of the Township.

3.2 Erven 500 to 502

The erven are subject to a 3 metre wide servitude in favour of the Council on the eastern boundary of erven 500 to 502, for purposes of water and other municipal purposes as indicated on the General Plan of the Township.

3.3 Erven 503 to 515

The erven are subject to a 4 metre wide servitude in favour of the Council on the eastern boundary of erven 503 to 514 and the southern boundary of 515, for purposes of water and other municipal purposes as indicated on the General Plan of the Township.

3.4 Erf 538

The erf is subject to a 3 metre wide servitude in favour of the Council on the south western boundary of erf 538, for purposes of water and other municipal purposes as indicated on the General Plan of the Township.

3.5 ALL ERVEN

- (a) All erven shall be subject to a servitude 2 meter 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 2 meter wide across the access portion of 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 areas and no large-rooted trees shall be planted within the area of such servitudes or within 2 meter thereof.
- (c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitudes 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.

3.4 RIGHT OF WAY SERVITUDE

The Township Owner shall at its own cost cancel the Right of Way Servitudes S.G. No. A12368/1998 and K6892/1998S and S.G. No. 8232/2000 and K.1389/2001 in favour of Town Council of Alberton after proclamation of the Township.

4. ERF FOR PUBLIC OPEN SPACE

The Township Owner shall at its own cost transfer erven 580 and 581 to the Council.

5. CONDITIONS TO BE INCORPORATED IN THE TOWNPLANNING SCHEME IN TERMS OF SECTION 125 OF THE TOWNPLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), IN ADDITION TO THE PROVISIONS OF THE TOWNPLANNING SCHEME IN OPERATION.

5.1 ERVEN 500 TO 579: RESIDENTIAL 1

The erven shall have a density of one dwelling unit per erf.

The following rights to be contained in an annexure to the Alberton Townplanning Scheme, 1979:

- 5.1.1 The total coverage of buildings shall not exceed 50% of the area of the erf.
- 5.1.2 The height of buildings shall not exceed 2 storeys.
- 5.1.3 Buildings including outbuildings hereafter erected on the erf, shall be located not less than 3 metres from any street boundary.
- 5.1.4 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.

5.2 ERVEN 580 AND 581: PUBLIC OPEN SPACE

Height Zone 0.

**CIVIC CENTRE
ALWYN TALJAARD AVENUE
ALBERTON
NOTICE NO 121/2002.....
19 NOVEMBER 2002
A2B0188CCC**

**P MASEKO
CITY MANAGER**

LOCAL AUTHORITY NOTICE 1878

EKURHULENI METROPOLITAN MUNICIPALITY

ALBERTON AMENDMENT SCHEME 1242

The Ekurhuleni Metropolitan Municipality hereby in terms of the provision of section 125(1)(a) of the Town-planning and Townships Ordinance, No 15 of 1986, declares that it has approved an amendment scheme being an amendment of the Alberton Town-planning Scheme, 1979, comprising the same land as included in the township of Bassonia Rock Extension 15.

Map 3 and the scheme clauses of the amendment scheme are filed with the Chief Director: Community Development Branch, Gauteng Regional Office, Germiston, and the Alberton Service Delivery Centre and are open for inspection at all reasonable times.

This amendment is known as Alberton Amendment Scheme 1242.

**CIVIC CENTRE
ALWYN TALJAARD AVENUE
ALBERTON
NOTICE NO 120/2002
31 OCTOBER 2002
A2B0181**

**P MASEKO
CITY MANAGER**

PLAASLIKE BESTUURSKENNISGEWING 1878

EKURHULENI METROPOLITAANSE MUNISIPALITEIT

ALBERTON WYSIGINGSKEMA 1242

Die Ekurhuleni Metropolitaanse Munisipaliteit verklaar hierby ingevolge die bepalinge van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe No 15 van 1986, dat hy 'n wysigingskema, synde 'n wysiging van die Alberton Dorpsbeplanningskema, 1979, wat uit dieselfde grond as die dorp Bassonia Rock Uitbreiding 15 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Alberton Diensleweringssentrum en die Hoofdirekteur Gauteng Provinsiale Administrasie, Tak Gemeenskapsontwikkeling, Gauteng Streekkantoor, Germiston, en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Alberton Wysigingskema 1242

**BURGERSENTRUM
ALWYN TALJAARD-LAAN
ALBERTON
KENNISGEWING NR 120/2002**

**P MASEKO
STADSBESTUURDER**

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Director: Financial Management
Office of the Premier (Gauteng)

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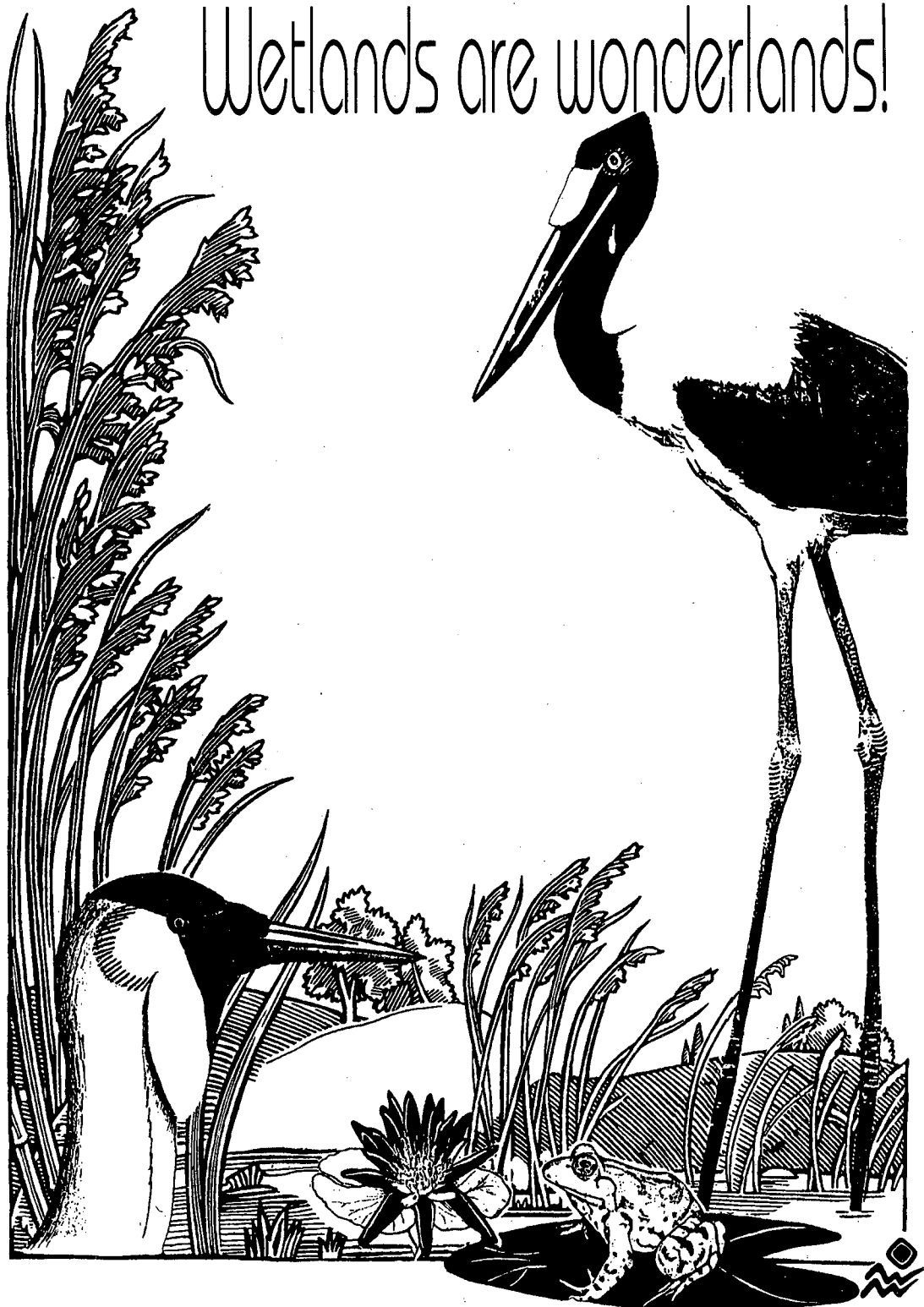
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