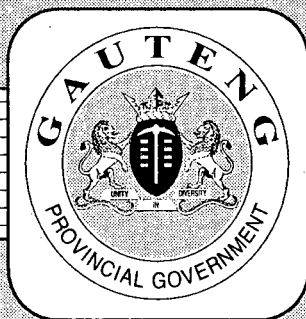


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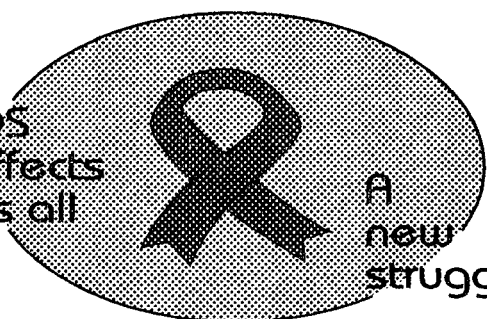
Vol. 11

PRETORIA, 20 JULY 2005  
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No. 303

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## LOCAL AUTHORITY NOTICES

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### LOCAL AUTHORITY NOTICE 1671 EKURHULENI METROPOLITAN MUNICIPALITY

#### 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 **VERWOERDPARK EXTENSION 24**, to be an approved township, subject to the conditions set out in the Schedule hereto.

#### SCHEDULE

PROPOSED CONDITIONS UNDER WHICH THE APPLICATION MADE BY BICCARD REALTY CC (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 609 (A PORTION OF PORTION 581) OF THE FARM ELANDSFONTEIN 108-IR, IN THE DISTRICT AND MUNICIPALITY OF THE EKURHULENI METROPOLITAN MUNICIPALITY, PROVINCE GAUTENG, HAS BEEN GRANTED.

#### 1. GENERAL CONDITIONS OF ESTABLISHMENT

(1) **NAME**

The name of the township shall be **VERWOERDPARK EXTENSION 24**.

(2) **DESIGN**

The township shall consist of erven and streets as indicated on plan SG No. 7280/2004.

(3) **STORMWATER DRAINAGE AND STREET CONSTRUCTION**

(a) The township owner shall on request by the Council submit to such Council for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer approved by the Council, for the collection and disposal of storm water throughout the township by means of properly constructed works and for the construction, tar macadamising, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the Council.

(b) The scheme shall provide for the catchments of storm water in catch pits whence it shall be drained off in watertight pipes of durable material, approved by the Council, in such manner that water will in no way dam up or infiltrate on or near the surface of the ground.

Furthermore, the scheme shall, indicate the route and gradient by which each erf gains access to the street on which it abuts.

The township owner shall, when required by the Council to do so, carry out the approved scheme at its own expense on behalf of and to the satisfaction of the Council under supervision of a civil engineer approved by the Council.

(c) The township owner shall be responsible for the maintenance of the streets to the satisfaction of the Council until the streets have been constructed as set out in sub-clause (b) above.

- (d) If the township owner fails to comply with the provisions of paragraphs (a), (b) and (c) hereof the Council shall be entitled to do the work at the cost of the Township Owner.

(4) **DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven shall be made subject to existing conditions and servitudes, including the reservation of rights to minerals, but excluding:

- (4.1) the following servitudes which do not affect the erven of the township:

(4.1.1) THE former Remaining extent of portion of the said farm ELANDSFONTEIN, measuring as such 759,9923 hectares (whereof the property held hereunder forms a portion) is specially entitled to the following rights of way over portions of the said portion of the farm, subject however, to the conditions hereinafter mentioned, namely:

- a) Over portion in extent 3,0935 Hectares, transferred to THOMAS IGNATIUS NORTON by Deed of Transfer T6974/1914, a right of way shown on the diagram annexed to Deed of Transfer T6974/1914 by the figure lettered L M D E F O N P H A and as amplified by Notarial Deed K41/1915-S.
- b) Over portion in extent 8565 Square Metres, transferred to THOMAS IGNATIUS NORTON by Deed of Transfer T7016/1914, a right of way shown on the diagram annexed to the said Deed of Transfer T7016/1914 by the figure lettered A G H D.
- c) Over portion "A" in extent 9,1763 hectares, transferred to THOMAS IGNATIUS NORTON by Deed of Transfer T2194/1916 two rights of way each 6,30 metres wide marked on the diagram annexed to the said Deed of Transfer T2194/1916.
- d) Over portion "E" in extent 3,5303 Hectares, transferred to THOMAS IGNATIUS NORTON by Deed of Transfer T7077/1916, a right of way 6,30 metres wide shown on the diagram annexed to the said Deed of Transfer T7077/1916 by the figure lettered A a b c D d e F.
- e) Over portion "C" in extent 13,8001 Hectares transferred to THOMAS IGNATIUS NORTON by Deed of Transfer 7078/1916, rights of way marked on the diagram annexed to the Deed of Transfer T.7078/1916, 12,59 metres wide between the points N and J, 6,30 metres wide between the points H and J and H and G and G and F.
- f) Over portion of portion "F" in extent 15,4718 Hectares, transferred to THOMAS IGNATIUS NORTON and CATHARINA PETRONELLA MEYER, married out of community of property to Cornelius Floris Johannes Meyer by Deed of Transfer T.9922/1917, rights of way marked on diagram annexed to the said Deed of Transfer T9922/1917, by the figures lettered a b c d (12,59 metres wide) and A e f g h H (13,15 metres wide along A H and 9,45 metres wide along g h).
- g) Over portion "G" in extent 8,5981 Hectares, transferred to THOMAS IGNATIUS NORTON and CATHARINA PETRONELLA MEYER, married out of community of property to Cornelius Floris Johannes Meyer, by Deed of Transfer T535/1918, rights of way across a portion of the said portion "G" in extent 4,1870 Hectares, 6,61 metres wide along the line marked A B across a portion of the said portion "G" in extent 3,4261 Hectares, 6,30 metres wide along the line H G, and across a portion of the said portion "G" in extent 9,850 Square Metres along the line N J 9,45 metres wide and along the line J K, 4,72 metres, all as marked on the diagram annexed to the said Deed of Transfer T535/1918,

Provided however, in the case of all the portions except the one described in Paragraph (b) that the owners of the said portions traversed by the said rights of way and their successors in title, shall have the right to use the said rights of way and to grant to any party or parties who may acquire any portion or portions of their property, the right to use same, and provided further that any owner of any portion of the farm ELANDSFONTEIN shall at all times have the right to use the said rights of way and that neither the owner of the property held hereunder nor his successors in title nor the owners of the said portions traversed by the rights of way, nor their successors in title, shall have the right to close the said rights of way.

(4.1.2) THE former Remaining Extent of portion of the said farm ELANDSFONTEIN measuring as such 759,9923 Hectares (whereof the property held hereunder forms a portion) is specially entitled to the following rights of way over the following portions of the said portion of the farm, subject however, to the conditions hereinafter mentioned, namely:

- a) Over portion "B" in extent 24,5653 Hectares, transferred to THOMAS IGNATIUS NORTON by Deed of Transfer T7867/1914, a right of way one-half of the width (3,31 metres) of road shown on the diagram annexed to Deed of Transfer T7867/1914, from the points K to L to M and as amplified by Notarial Deed K.40/1915-S.
- b) Over portion "H" in extent 11,9772 Hectares, transferred to THOMAS IGNATIUS NORTON and CATHARINA PETRONELLA MEYER, married out of community of property to Cornelius Floris Johannes Meyer, by Deed of Transfer T4859/1918, rights of way marked on the diagram annexed to the said Deed of Transfer T4859/1918, along the lines A B, 6,30 metres wide, F G H 5,30 metres wide, N M H 4,72 metres wide, M H J 4,72 metres wide, O P 4,30 metres wide and S T 6,30 metres wide,

Provided however, in the case of portions that the owners of the said portions traversed by the said rights of way and their successors in title, shall have the right to use the said rights of way and to grant to any party or parties who may acquire any portion or portions of their property, the right to use same, and provided further that any owner of any portion of the farm ELANDSFONTEIN shall at all times have the right to use the said rights of way and that neither the owner of the property held hereunder nor his successors in title nor the owners of the said portion traversed by the rights of way, nor their successors in title, shall have the right to close the said rights of way.

(4.1.3) THE former Remaining Extent of portion of the said farm ELANDSFONTEIN, measuring as such 759,9923 Hectares (whereof the property held hereunder forms a portion) is further entitled to two rights of way each 6,30 metres wide over portion "K" of the said portion of the said farm ELANDSFONTEIN held by the said JOHANNA ELIZABETH JACOBS MEYER (Born DU PREEZ), deceased, by Certificate of Registered Title T2311/1927, dated the 4<sup>th</sup> day of March 1927, shown on the diagram annexed to the said Certificate of Registered Title by the figure lettered A a b c D.

(4.1.4) THE former Portion 209 (a Portion of Portion 13) of the said farm ELANDSFONTEIN, whereof the property held hereunder forms a portion is subject and entitled to the following conditions:

- a) Subject to the consent of the Administrator of the Transvaal, PRIMROSE ESTATES (PROPRIETARY) LIMITED as the owner of the aforesaid former Portion 209 of the said farm ELANDSFONTEIN and as held under Deed of Transfer T17418/1967 dated the 23<sup>rd</sup> May 1967, is entitled to a servitude over Portion 208 (a portion of Portion 13) of the said farm ELANDSFONTEIN as held by the TOWN COUNCIL OF ALBERTON under Deed of Transfer T47241/1969 dated the 30<sup>th</sup> October 1969, to provide rights of way of access roads and services to the townships which the said PRIMROSE ESTATES

(PROPRIETARY) LIMITED or its successors in title to the aforesaid former Portion 209, as above described, may establish on the said portion along a route or routes to be mutually agreed between them and the TOWN COUNCIL OF ALBERTON agrees that it will define by means of a diagram or diagrams approved by the Surveyor-General any such servitudes when so required by PRIMROSE ESTATES (PROPRIETARY) LIMITED or its successors in title to the said former Portion 209.

- b) The TOWN COUNCIL OF ALBERTON shall allow drainage on to the aforesaid portion 208 (a portion of Portion 13) of the said farm ELANDSFONTEIN of all water which drains thereon from the aforementioned former Portion 209 (as more fully described in paragraph (a) above).

(4.1.5) THE former Remaining Extent of Portion 313 of the farm ELANDSFONTEIN 108, Registration division I.R., Transvaal, measuring 37,6737 Hectares (whereof the property held hereunder forms a portion) is subject to Notarial Deed of Servitude K.1471/1972-S., whereby the right has been granted to Escom to convey electricity over the said property together with ancillary rights and subject to conditions as will more fully appear on reference to the said Notarial Deed with diagram relating thereto.

(4.1.6) SUBJECT to the following conditions imposed by Alberton Town Council in its Consent to subdivision dated 24 January 2000:

- a) Subject to a perpetual servitude for underground cable in favour of the local authority, which servitude is 2 (TWO) metres wide and the centre line whereof is indicated by the line abc on diagram S.G.3435/2000 annexed to Certificate of Registered Title T53998/2001;
- b) Subject to a perpetual servitude for electrical sub-station in favour of the local authority, which servitude is indicated by the figure defgd on diagram S.G. 3435/2000 annexed to Certificate of Registered Title T54998/2001;

Except condition (a) which only affects Erf 2518 as indicated by the figure abc on general plan SG.No 7280/2004

(4.1.7) SUBJECT to a perpetual servitude of right of way, 8 (EIGHT) metres wide to the Northern boundary whereof is indicated by the line ABCD on Diagram S.G.3535/2000 in favour of the Local Authority (Alberton Town Council) and the general public, together with ancillary rights as created in and will more fully appear from Notarial Deed of Servitude K2809/2001 S. which only affects Pelican Road and of which the northern boundary is indicated by the letters ABCD on general plan S.G. No. 7280/2004.

(5) **ACCESS**

No direct access shall be allowed from the proposed K89 road at all.

One access to the township shall be allowed from Pelican Road to the satisfaction of the local authority.

(6) **ENGINEERING SERVICES**

- (a) The applicant shall be responsible for the installation and provision of internal engineering services to the satisfaction of the relevant department.
- (b) Once water sewer and electrical networks have been installed, same will be transferred to the Local Authority, free of cost, who shall maintain these networks (except internal street lights).

- (c) The Section 21 Company will be responsible for the maintenance of the internal roads (including storm-water) and the Internal street lights (including electrical power usage), to the satisfaction of the local authority.

(7) **GENERAL**

No structure or other thing (including anything which is attached to the land on which it stands even though it does not form part of that land) shall be erected, laid or established without the written approval of the Gauteng Department of Public Transport, Roads & Public Works (Gautrans) within a distance on 16 metres measured from the K89 road reserve boundary, subject thereto that the building may be relaxed to a minimum of 10m with the consent of Gautrans.

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

The township owner shall arrange for the drainage of the township to fit in with that of the K89 road and for all storm water running off or being diverted from the road to be received and disposed of.

(9) **ERECTION OF FENCE OR OTHER PHYSICAL BARRIER**

The township owner shall at his own expense, erect a 2meter high brick wall to the satisfaction of the Gauteng Department of Public Transport, Roads & Public Works, on the boundary with the proposed K89 road.

## 2. CONDITIONS OF TITLE

***The erven mentioned hereunder shall be subject to the conditions as indicated, imposed by the Council in terms of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).***

### **ALL ERVEN**

- (a) Every owner of the erf or of any subdivided portion thereof or any person who has an interest therein shall become and shall remain a Member of the Home Owner's Association and be subject to its constitution until he/she cease to be an owner of aforesaid. Neither the erf 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 such Association to become a Member of the Home Owners' Association.
- (b) The owner of the erf or any subdivided portion thereof, or any person who has an interest therein, shall not be entitled to transfer the erf or any subdivided portion thereof or any interest therein without the Clearance Certificate from the Home Owners' Association that the provisions of the Articles of Association of the Home Owners' Association have been complied with.
- (c) The term "Home Owners' Association" in the aforesaid conditions of Title shall mean the home owners association of Summer Creek Home Owner's Association (Proprietary) Limited, Registration number 2005/006315/08, (an Association in incorporated in terms of Section 21 of the Companies Act, 1973 (Act No. 1 of 1973) as amended.

- (d) 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.
- (e) 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.
- (f) 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.

**ERVEN 2510 TO 2513**

The erf is subject to 2metre wide sewer servitude in favour of the Council, as indicated on the General Plan.

**ERF 2515**

The erf is subject to 3meter wide storm water servitude in favour of the Council, as indicated on the General Plan.

**ERF 2519**

- a) The erf is subject to a right of way servitude in favour of the Council and the owners of Erven 2510 to 2518, as indicated on the General Plan. A guardhouse with a maximum floor area of 25m<sup>2</sup> may be developed on Erf 2519.
- b) The erf is subject to a servitude for municipal purposes in favour of the local authority, as indicated on the general plan to guarantee access to the local authorities personnel and vehicles in order to carry out repair and maintenance work to the water sewer and electrical networks (excluding street lights) after they have been taken over by the local authority must be registered over the entire erf.
- c) The erf shall be registered in the name of an association incorporation in terms of Section 21 of the Companies Act, 1973 (Act No.61 of 1973).

**Erf 2518**

The erf is subject to a perpetual servitude for underground cable two meters wide in favor of the local authority as indicated on the general plan by the figure abca.

**CIVIC CENTRE  
ALWYN TALJAARD AVENUE  
ALBERTON**

**P MASEKO  
CITY MANAGER**

**NOTICE NO. A063/2005**



**LOCAL AUTHORITY NOTICE 1672**  
**EKURHULENI METROPOLITAN MUNICIPALITY**  
**ALBERTON AMENDMENT SCHEME 1532**

The Ekurhuleni Metropolitan Municipality hereby in terms of the provision or Section 125(1)(a) of the Town-Planning and Townships Ordinance, No. 15 of 1986, declares that it has approved an amendment of the Alberton Town-Planning Scheme, 1979, comprising the same land as included in the township of Verwoerdpark Extension 24.

Map 3 and the scheme clauses of the amendment scheme are filed with the Director-General, Gauteng Provincial Administration: Development Planning and Local Government, 8<sup>th</sup> Floor, Corner House, 63 Fox Street, Johannesburg and the Acting Manager: Alberton Customer Care Centre and are open for inspection at all reasonable times.

The amendment is known as Alberton Amendment Scheme 1532.

P. MASEKO, City Manager  
Civic Centre, Alwyn Taljaard Avenue, Alberton

NOTICE NO: A063/2005

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**PLAASLIKE BESTUURSKENNISGEWING 1672**  
**EKURHULENI METROPOLITAANSE MUNISIPALITEIT**  
**ALBERTON WYSIGINGSKEMA 1532**

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 wysiging van die Alberton Dorpsbeplanningskema, 1979, wat op dieselfde grond as die dorp Verwoerdpark Uitbreiding 24 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Direkteur-Generaal, Gauteng Provinsiale Administrasie: Ontwikkelingsbeplanning en Plaaslike Regering, 8ste Vloer, Corner House, Foxstraat 63, Johannesburg en die Waarnemende Bestuurder: Alberton Diensleweringssentrum, en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysigingskema staan bekend as Alberton Wysigingskema 1535.

P MASEKO, Stadsbestuurder  
Burgersentrum, Alwyn Taljaardlaan, Alberton

KENNISGEWING NR: A063/2005



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**HENNIE MALAN**

Director: Financial Management  
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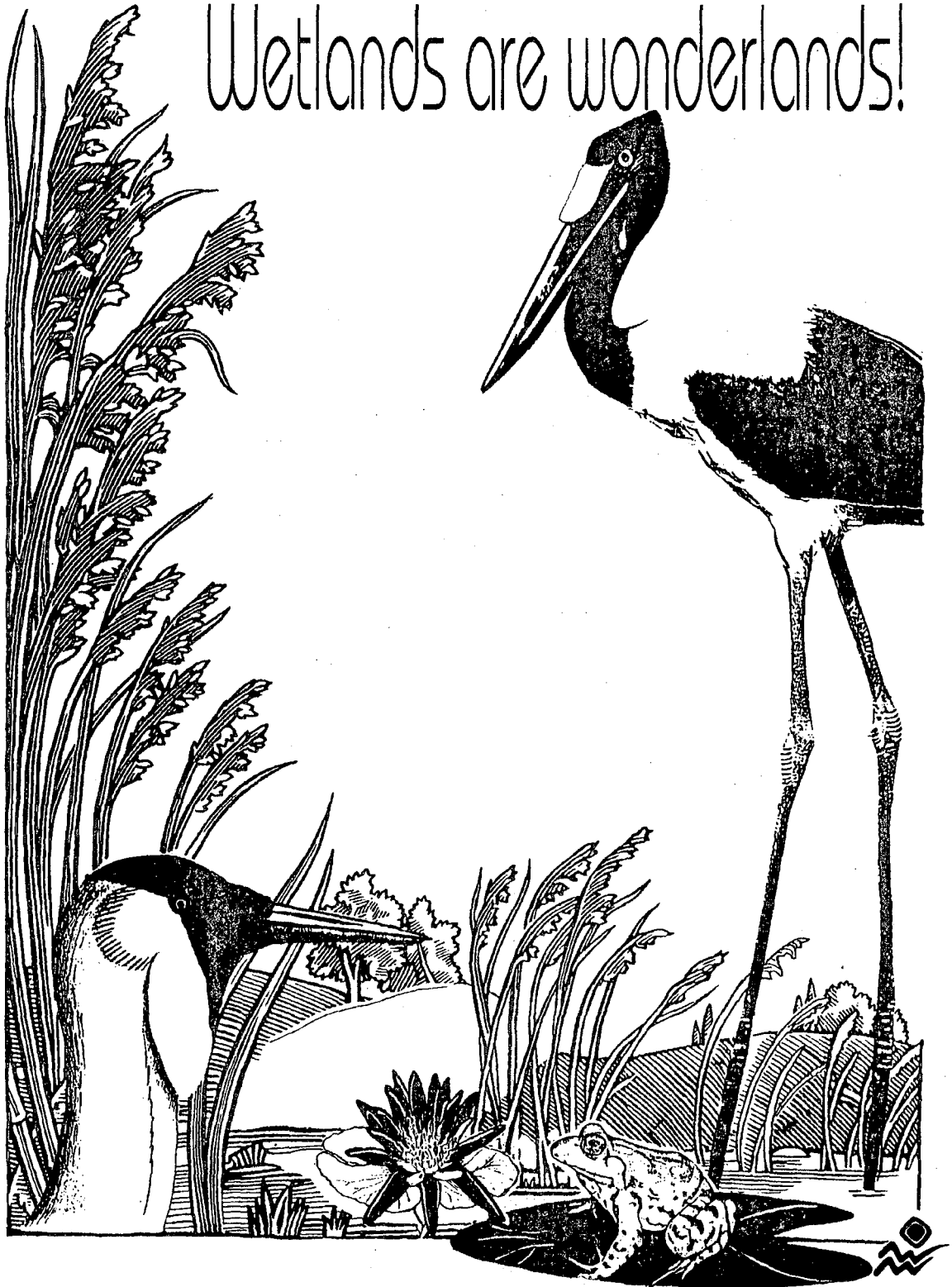
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