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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 2011

#### EKURHULENI METROPOLITAN MUNICIPALITY (ALBERTON CUSTOMER CARE CENTRE)

#### DECLARATION OF ALBERTSDAL EXTENSION 19 AS AN APPROVED TOWNSHIP

In terms of section 103(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), the Ekurhuleni Metropolitan Municipality, Alberton Customer Care Centre, hereby declares **ALBERTSDAL EXTENSION 19 TOWNSHIP**, to be an approved township, subject to the conditions set out in the Schedule hereto.

#### SCHEDULE

**CONDITIONS UNDER WHICH THE APPLICATION MADE BY CENTRAL PROPERTY DEVELOPMENTS JOHANNESBURG (PROPRIETARY) LIMITED (HEREAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF SECTION C OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO. 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 178 OF THE FARM PALMIETFONTEIN NO. 141-IR., IN THE DISTRICT AND MUNICIPALITY OF THE EKURHULENI METROPOLITAN MUNICIPALITY, GAUTENG PROVINCE, HAS BEEN GRANTED.**

#### 1. CONDITIONS OF ESTABLISHMENT

##### 1.1 NAME

The name of the township shall be **ALBERTSDAL EXTENSION 19**.

##### 1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No 7395/2007.

##### 1.3 STORMWATER DRAINAGE AND STREET CONSTRUCTION

1.3.1 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, tarmacadamising, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the Council.

1.3.2 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.

1.3.3 The applicant must comply with conditions imposed by the Gauteng Department of Public Transport, Roads and Works.

##### 1.4 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of the rights to minerals, but excluding the following conditions which are registered in the title deeds of the Remaining Extent of Portion 12 (a Portion of Portion 7) of the farm Palmietfontein No 141-IR and the Remaining Extent of Portion 30 (a Portion of Portion 12) of the farm Palmietfontein No 141-IR:

A.(c) Dat "THE VICTORIA FALLS AND TRANSVAAL POWER COMPANY LIMITED" geregtig is om elektrisiteit oor die hierby getransporteerde grond te vervoer tesame met die nodige bykomende regte en onderhewig aan die kondisies en voorwaardes soos meer ten volle sal blyk uit Notariële Akte No. 459/1937-S geregistreer 5 Junie 1937.

- B. The property hereby transferred is subject to the right in favour of THE VICTORIA FALLS AND TRANSVAAL POWER COMPANY LIMITED, to convey electricity over the property hereby transferred, together with certain ancillary rights and subject to conditions as will more fully appear from Notarial Deed No. 702/1946 – S.
- C. Subject further to a Servitude of Gas Pipeline 30 Cape Feet wide in favour of "DIE SUID-AFRIKAANSE GASDISTRIBUSIEKORPORASIE BEPERK NO. 64/6005", as will more fully appear from Notarial Deed of Servitude No. 898/1968-S, registered the 24<sup>th</sup> July 1968, and Diagram thereto annexed.
- D. By virtue of Deed of Servitude No. 1271/1972S the within mentioned property is subject to a perpetual right to convey and transmit gas over the within mentioned property in favour of Gascor, as will more fully appear from the said Notarial Deed and Diagram annexed thereto.
- E. Subject further to a pipeline servitude, 6 (six) metres wide, ceded to the Republic of South Africa as will more fully appear from Deed of Cession K3275/1975S and diagram SG No. A5712/1974.
- F. By virtue of Deed of Servitude No. K6818/1983 the within mentioned property is subject to a servitude in favour of Eskom to convey electricity across 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. (a) Dat "THE VICTORIA FALLS AND TRANSVAAL POWER COMPANY LIMITED" gereglig is om elektrisiteit oor die hierby getransporteerde grond te vervoer tesame met die nodige bykomende regte en onderhewig aan die kondisies en voorwaardes soos meer ten volle sal blyk uit Notariële Akte No. 459/1937-S geregistreer 5 Junie 1937.
- C. (b) By Notarial Deed No. 415/1947 dated 16<sup>th</sup> May 1947 and registered on the 3<sup>rd</sup> July 1947 the property hereby transferred is subject to a perpetual servitude to convey electricity, more fully defined in the said Deed and diagram annexed thereto and Notarial Deed No. 459/1937S hereinbefore referred to, is cancelled in respect of the portion lettered E – F on diagram No. A716/37.
- C. (c) By virtue of Notarial Deed No. K1699/1973S, the right has been granted to Gascor to convey gas over the property hereby transferred together with ancillary rights and subject to conditions, as will more fully appear on reference to the said Notarial Deed.
- C. (d) By virtue of Deed of Servitude No. K7401/1993 the within mentioned property is subject to a servitude in favour of Eskom to convey electricity across the property that the centreline of which is indicated by the figure aBb on diagram S.G. No. 601/1991 with ancillary rights.

#### 1.5 ACCESS

- 1.5.1 No direct access shall be allowed on roads P72-1 (K85) and J G Strydom Road.
- 1.5.2 Access from Langkloof Street to the township including access via Erf 2685 shall be allowed to the satisfaction of the local authority to guarantee access to the public road.

#### 1.6 ENGINEERING SERVICES

- 1.6.1 The applicant shall be responsible for ~~the~~ installation and provision of internal engineering services to the satisfaction of the relevant department.
- 1.6.2 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).
- 1.6.3 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).

**1.7 GENERAL**

- 1.7.1 No building or structures may be erected within the building restriction of 16 metres from the reserve boundary of road P72-1 (K85).
- 1.7.2 No ingress to or egress from P72-1 (K85) Road and on a part of J G Strydom Road as determined by Gauteng Department of Public Transport, Roads and Works.

**1.8 ACCEPTANCE AND DISPOSAL OF STORMWATER**

The township owner shall arrange for the drainage of the township to fit in with that of the P72-1 (K85) road and for all storm water running off or being diverted from the road to be received and disposed of.

**1.9 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER**

The township owner shall erect a physical barrier on the lines of no access as determined by Gauteng Department of Public Transport, Roads and Works, on the boundary abutting on the P72-1 (K85) and on a part of J-G Strydom Roads.

**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.

**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. 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 ceased 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 Owner's Association.
- e. 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 a Clearance Certificate from the Home Owner's Association that the provisions of the Articles of Association of the Home Owner's Association have been complied with.
- f. The term "Home Owner's Association" in the aforesaid conditions of Title shall mean the home owners association of Meyersig Lifestyle Estate (an association incorporated in terms of Section 21 of the Companies Act, 1973 (Act No. 61 of 1973) as amended.

**2.2 ERF 2685**

- a. 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.
- b. The erf shall be registered in the name of an association incorporated in terms of Section 21 of the Companies Act, 1973 (Act No. 61 of 1973).
- c. A right of way servitude in favour of all the other erven in the township as indicated on the general plan must be registered over the entire erf to guarantee access to a public road to all the residents.
- d. The existing right of way servitude Erf 494 (Langkloof Street) in Southdowns Township must also be registered in favour of erven 2565 to 2574, 2618 to 2629 and 2686 of Albertsdal Extension 19 Township to guarantee access to a public road to the residents.
- e. 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 existing Home Owners Association, namely Meyersig Lifestyle Estate.
- f. All erven shall be subject to the following condition as imposed by the Department Minerals and Energy:

"As this erf (stand, land, etc.) forms part of land which may be undermined in future and which may be liable so subsidence, settlement, shock and cracking due to mining operations which might take place in future, the owner thereof accepts all liability for any damage thereto or any structure thereon which may result from such subsidence, settlement, shock or cracking".

**P FLUSK, CITY MANAGER**  
**CIVIC CENTRE, ALWYN TALJAARD AVENUE, ALBERTON**

DATE: ..... 2007  
NOTICE NO. A141/2007

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**LOCAL AUTHORITY NOTICE 2012****EKURHULENI METROPOLITAN MUNICIPALITY  
(ALBERTON CUSTOMER CARE CENTRE)****ALBERTON AMENDMENT SCHEME 1982**

The Ekurhuleni Metropolitan Municipality (Alberton Customer Care Centre) hereby, in terms of the provisions of section 125(1)(a) of the Town-planning and Townships Ordinance, 1986 (Ordinance 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 **ALBERTSDAL EXTENSION 19**.

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 City Manager, City Development, Alberton Customer Care Centre, and are open for inspection during office hours.

The amendment scheme is known as **Alberton Amendment Scheme 1982**.

**P FLUSK, CITY MANAGER  
CIVIC CENTRE, ALWYN TALJAARD AVENUE, ALBERTON**

DATE: ..... 2007  
NOTICE NO. A141/2007

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