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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1516

EKURHULENI METROPOLITAN MUNICIPALITY ALBERTON CUSTOMER CARE CENTRE

DECLARATION OF ALBERTSDAL EXTENSION 22 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 22 TOWNSHIP**, to be an approved township, subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION, MADE BY NAMRU 89 CC (HEREAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF SECTION C OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 1986, (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 36 (A PORTION OF PORTION 34) OF THE FARM PALMIETFONTEIN NO.141-I.R., 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 22**.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General plan SG No. 9050/2008.

2. STORMWATER DRAINAGE AND STREET CONSTRUCTION

2.1 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.

2.2 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.

3. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, and as follows:

SERVITUDES

- 3.1 The following servitude affects only the streets in the township. The figure A B A19 r s t D A represents a servitude of Right of Way 15,74 metres wide and affects the streets, Vide Diagram S.G. No. A4173/1945; Deed of Servitude No. 42/1954^S.
- 3.2 The line a b represents the western boundary of a pipeline servitude 6,00 metres wide in favour of Ekurhuleni Metropolitan Municipality and affects Erven 3758, 3759, 3763, 3764 and the Street, Vide Diagram S.G. No. 8276/1995. Deed of Servitude no K2974/2011S.
- 3.3 The line c d e represents the centre line of a pipeline servitude 6,00 metres wide and affects Erven 3758, 3759, 3763, 3764 and the Street, Vide Diagram S.G. No. A5436/1980; Deed of Servitude No. K2689/1982S.
- 3.4 The following servitude affects only the streets in the township: The line f g h represents the centre line of a pipeline Servitude and affects the Street, Vide Diagram S. G. No. A5717/1974; Deed of Servitude No. K1248/1975S.
- 3.5 The lines j k m n and p q represent the centre lines of Electric power line Servitudes with under ground cables and affect Erven 3758, 3759, 3763, 3764 and the Street as shown. Vide Notarial Deed of Servitude No. K971/1970S as altered by K857/1977S.

4. ACCESS

- 4.1 Access shall be gained over a servitude of right of way (Erf 3764 in Albertsdal Extension 22 Township) in favour of all the residents in the township to guarantee access to the public road.
- 4.2 The private road Erf 3764 in Albertsdal Extension 22 Township shall gain access from the existing servitude of right of way which is traversing the subject township and which is in favour of the general public.

5. ENGINEERING SERVICES

- 5.1 The provision of engineering services shall be dealt with in detail in the services agreement between the local authority and the township owner where the responsibility for the installation and provision of internal engineering services will be agreed upon, as well as the responsibility for maintenance of water, sewer and electrical networks and the maintenance of internal roads.

6. GENERAL

- 6.1 Where blasting is to occur within 500m of a pipeline consent will have to be obtained by the township owner from Transnet.
- 6.2 The township owner shall also familiarise himself with all other conditions and observe all relevant conditions to the satisfaction of Transnet.
- 6.3 The township owner shall make all prospective owners aware of the existence of the pipeline operated under high pressure. All relevant title deeds shall be endorsed with details of the pipeline servitudes.
- 6.4 The township owner shall comply with the requirements of Department Public Safety (Emergency Services) of the Ekurhuleni Metropolitan Municipality.

7. FORMULATION AND DUTIES OF THE HOME OWNERS ASSOCIATION

- 7.1 The township owner shall institute and register a Home Owners Association as a Non-Profit Company in terms of the Companies Act, 2008 as amended which shall include all land owners in the township of Albertsdal Extension 22.
- 7.2 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 ceases 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.
- 7.3 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.
- 7.4 Erf 3764, shall be transferred into the name of the association incorporated in terms of the Companies Act, 2008 and such association shall be responsible for the maintenance of the road.
- 7.5 A Notarial Servitude of right of way servitude, Erf 3764 in Albertsdal Extension 22 Township, in favour of all other erven in the township must be registered over the entire erf to guarantee access to a public road to all the residents.

8. ENDOWMENT

- 8.1 The applicant shall pay contribution towards the provision of parks or open spaces to the local authority.

9. 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.

9.1 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.

9.2 Erf 3764

- a. 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).
- b. A right of way servitude in favour of all the other erven in the township as indicated on the general plan must be registered by way of Notarial Deed of Servitude over the entire erf to guarantee access to a public road to all the residents.

Khaya Ngema, City Manager

Civic Centre, Alwyn Taljaard Avenue, Alberton

Notice No. A032/2011

LOCAL AUTHORITY NOTICE 1517

**EKURHULENI METROPOLITAN MUNICIPALITY
ALBERTON CUSTOMER CARE CENTRE**

AMENDMENT SCHEME 2250

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 **ALBERTDAL EXTENSION 22**.

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

The amendment scheme is known as Alberton Amendment Scheme 2250.

Khaya Ngema, City Manager

Civic Centre, Alwyn Taljaard Avenue, Alberton

Notice No. A033/2011
