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IMPORTANT NOTICE

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CONTENTS • INHOUD

<i>No.</i>	<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES		
332 Town-planning and Townships Ordinance (15/1986): Ekurhuleni Metropolitan Municipality: Declaration as an approved township: Bassonia Rock Extension 21.....	3	75
333 do.: do.: Alberton Amendment Scheme 2303.....	7	75

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 332

EKURHULENI METROPOLITAN MUNICIPALITY ALBERTON CUSTOMER CARE CENTRE DECLARATION AS AN APPROVED TOWNSHIP

In terms of Section 103(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Ekurhuleni Metropolitan Municipality, Alberton Customer Care Centre hereby declares Bassonia Rock Extension 21 Township to be an approved township, subject to the conditions set out in the Schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY INVESTMENT FACILITATION COMPANY FIVE EIGHT EIGHT PROPRIETARY LIMITED (IN LIQUIDATION) (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 THE REMAINDER OF PORTION 214 (A PORTION OF PORTION 136) OF THE FARM KLIPRIVIERSBERG 106-I.R. HAS BEEN GRANTED:

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 fulfilment 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 storm water 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;

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. GENERAL CONDITIONS OF ESTABLISHMENT

2.1 NAME

The name of the township shall be **Bassonia Rock Extension 21**.

2.2 DESIGN

The township shall consist of erven and streets as indicated on **General Plan SG 7327/2007**.

2.3 STORMWATER DRAINAGE AND STREET CONSTRUCTION

- 2.3.1 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 channeling of the streets therein together with the provision of such retaining walls as may be considered necessary by the Council. 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 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.
- 2.3.3 If the Township Owner fails to comply with the provisions of paragraphs 2.3.1, and 2.3.2 hereof the Council 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 Council 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 Council 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 Council until the networks have been constructed as set out in sub-clause 2.4.2.
- 2.4.4 If the Township Owner fails to comply with the provisions of paragraphs 2.4.1., 2.4.2 and 2.4.3 hereof the Council 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 does not affect the township and shall not be passed on to the erven in the township:

- (a) 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 weg vir die lê of oprigting en onderhoud van 'n elektriese kraglyn daarvoor ten gunste van die Stadsraad van Johannesburg, soos meer ten volle sal blyk ui 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 Nr. T.14270/1970.
- (b) Die voormalige Resterende Gedeelte van Gedeelte 2 van gemelde Plaas KLIPRIVIERSBERG, groot 1556,7209 Hektaar (waarvan die eiendom hiermee getransporteer, '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.
- (c) 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 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.

- (d) Die voormalige Resterende Gedeelte van Gedeelte 2 van gemelde Plaas 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.
- (e) Die voormalige Resterende Gedeelte van Gedeelte 2 van gemelde plaas Klipriviersberg, 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 T 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 enigsinds moontlik, die uitloop en/of oorloopwater van enige reservoir na die valei aan die noordekant van die genoemde gedeelte gevoer word.
- (f) Die resterende Gedeelte van Gedeelte 136 ('n gedeelte van Gedeelte 2) van die Plaas Klipriviersberg 106, Groot 130,9786 (EENHONDERD EN DERTIG komma NEGE SEVE 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. T14270/1970.
- (g) 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 gas te lei deur middle van pyplyne met meegaande regte ten gunste van Gaskor soos volledig sal blyk uit Notariële Akte Nr. 1088/1967 S geregistreer op 31 Augustus 1967.
- (h) Die Resterende Gedeelte van Gedeelte 2 van die gemelde Plaas KLIPRIVIERSBERG 106, Registrasie Afdeling I.R., 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.
- (i) 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 ewigdurende reg van pyleiding ten gunste van die randwaterraad, as eienaar van Gedeelte 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 Hektaar groot onderskeidelik met bykomende regte, soos meer volledig sal blyk uit Notariële Akte Nr 1257/71 S gedateer die 1ste Julie 1971 met Kaart daaraan geheg.
- (j) 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.

- (k) **KRAGTENS Notariële Akte Nr. 2331/1978 S, gedateer 31 Julie 1978, en geregistreer op 26 September 1978, is 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) onderhewig aan 'n ewigdurende Servituut 20 (TWINTIG) Vierkante meter en 3 (DRIE) Meter wyd soos aangedui deur die Figuur A B C D op Kaart S.G. Nr. A. 1149/78 ten gunste van die Stadsraad van Johannesburg, soos meer volledig sal blyk uit gemelde Notariële Akte waarvan 'n afskrif aangeheg is aan Transport T8200/1975.**
- (l) **KRAGTENS Notariële Akte No. K.2069/1985 S gedateer 19 Junie 1985 en geregistreer op 19 Julie 1985, is die binne gemelde eiendom onderhewig aan 'n reg van waterleiding met bykomstige regte ten gunste van Gedeelte 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.**

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 ALL ERVEN:

- 3.1.1 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.
- 3.1.2 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.
- 3.1.3 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.

3.2 ERVEN 844, 845, 846, 847, 848, 849, 850, 851 AND 852

- 3.2.1 The erf is subject to a servitude for municipal and emergency services in favour of the local authority as indicated on the general plan.
- 3.2.2 The erf is subject to a right-of-way servitude to provide access to the nearest public road in favour of the Bassonia Estate Home Owners Association NPC registration number 1999/010293/08 as indicated on the general plan.

KHAYA NGEMA: CITY MANAGER
EKURHULENI METROPOLITAN MUNICIPALITY, Private Bag X1069, Germiston, 1400

LOCAL AUTHORITY NOTICE 333

**EKURHULENI METROPOLITAN MUNICIPALITY
ALBERTON CUSTOMER CARE CENTRE
ALBERTON TOWN PLANNING SCHEME: AMENDMENT SCHEME 2303**

The Ekurhuleni Metropolitan Municipality (Alberton Customer Care Centre) hereby, in terms of Section 125(1) 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 Bassonia Rock Extension 21 Township.

Map 3 and the scheme clauses of the amendment scheme are available for inspection at all reasonable times at the offices of City Development, Level 11, Alberton Civic Centre, Alwyn Taljaard Road, Alberton.

This scheme will come into operation on the date of publication of this notice.

This amendment scheme is known as Alberton Town Planning Amendment Scheme 2303.

KHAYA NGEMA: CITY MANAGER
EKURHULENI METROPOLITAN MUNICIPALITY, Private Bag X1069, Germiston, 1400
