

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

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DEPARTMENT OF HEALTH

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1497 EKURHULENI METROPOLITAN MUNICIPALITY DECLARATION AS 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 hereby declares **ALBERTSDAL EXTENSION 21** to be an approved township subject to the conditions set out in the Schedule hereto.

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY RAND LEASES SECURITISATION (PROPRIETARY) LIMITED (HEREIN AFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF SECTION C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 1986 (ORDINANCE NO 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 185 OF THE FARM PALMIETFONTEIN NO 141-IR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be **Albertsdal Extension 21**.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan No 3802/2011.

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 channeling of the streets therein together with the provisions 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 ground.

1.3.3 The storm water drainage and attenuation ponds in the township shall be done to the satisfaction of Infrastructure Services (roads, Transport and Civil Works) department.

1.4 DISPOSAL OF EXISTING CONDITIONS OF TITLE

1.4.1 All erven shall be made subject to existing conditions and servitudes, if any, but Excluding the following conditions which are cancelled with effect from the date of proclamation of the township as an approved township:

Subject to the following restrictive conditions imposed by Notarial Deed of Servitude No K43/1954S registered on 20th January 1954, in favour of the General Public reading as follows:-

- a) The land may not be subdivided nor may any share in it or portion of it be sold, leased or disposed of in any way without the written approval of the Townships Board.

- b) Not more than one dwelling house together with such outbuildings as are ordinarily required to be used in connection therewith, shall be erected on the land except with the approval of the Townships Board.
- c) The land shall be used for residential and agricultural purposes only, and on store or place of business or industry whatsoever may be opened or conducted on the land without the written approval of the Townships Board.

(Registrar of Deeds to confirm that, with reference to Notarial Deed of Servitude No K43/1954S registered on 20th January 1954 in favour of the General Public that the above paragraph is adequate to address the restrictive conditions imposed in terms of Notarial Deed of Servitude No K43/1954).

1.4.2 The Following conditions affect only Erven 3925 and 3926:

- A. Subject to a servitude of right of way 15,74 meters wide in favour of the General Public indicated by the figure lettered A a b C on Diagram S.G. No. A4170/45 annexed to Certificate of Registered Title No. 1174/1954 dated 20th January, 1954, and as will more fully appear from Diagram S.G. No. A4173/45 annexed to Notarial Deed of Servitude No. 42/1954S, registered on 20th January 1954.
- B. Onderhewig aan die reg ten gunste van die Elektriesiteitvoorsienings kommissie om elektrisiteit oor die eiendom hiermee getranspoteer te vervoer resame met bykomended regte en onderhewig aan kondisies, soos meer volledig sal blyk uit Notariele Akte No 593/1970-S met kaart daarby aangheg.
- C. Onderhewig aan 'n Pyplyn Serwituut gesedeer aan Republiek van Suid-Afrika kragtens Akte van Sessie No. K1709/1981S geregistreer 22 Junie 1981.
- D. Onderhewig aan 'n Pyplyn Serwituut 1,50 meter gesedeer aan Republiek van Suid-Afrika kragtens Akte van Sessie NO. K2929/1975S, geregistreer 23 Oktober 1975.
- E. Onderhewig aan 'n Pyplyn Serwituut gesedeer aan Republiek van Suid-Afrika kragtens Akte van Sessie No. K2029/84S, geregistreer 20 Junie 1984.

1.5 ACCESS

- 1.5.1 Access to the township shall be designed by a professional in the field of civil engineering to the satisfaction of Infrastructure Services (roads, Transport and Civil Works) department.
- 1.5.2 The working drawings for access and internal roads shall be submitted to Infrastructure Services (road Transport and Civil Works) department for comments and or approval.

1.6 DEMOLITION OF BUILDINGS OR STRUCTURES

The township owner shall at his expense cause all existing building/s and or structure situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority.

1.7 REMOVAL OF LITTER

The township owner shall at his expense cause all litter within the township area to be removed to the satisfaction of the local authority.

1.8 GENERAL

- 1.8.1 The township owner shall comply with the requirements of Community Safety Department (Emergency Services) of Ekurhuleni Metropolitan Municipality.
- 1.8.2 The township owner shall familiarize himself/herself before any development takes place on site with all conditions / requirements and observe all relevant conditions or requirements to the satisfaction of Eskom Transmission and Eskom's Distributing Division. The township owner shall further comply with any other relevant legislation.
- 1.8.3 The township owner shall familiarize himself/herself before any development takes place on site with all Transnet's servitude rights and conditions contained vide Deed of Cession of Servitude numbers K2029/1984s and K1709/1981s and requirements to the satisfaction of Transnet. The township owner shall further comply with any other relevant legislation.
- 1.8.4 The township owner shall comply with all relevant public health legislations before any development commences.

1.9 ENDOWMENT

No endowment or contribution towards the provision of parks or open spaces shall be payable.

1.10 LAND FOR MUNICIPAL PURPOSES

The following erven, as shown on the general plan, shall be transferred to the local authority by and at the expense of the township owner:

Parks: Erven 3925 and 3926

2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as indicated, imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

- 2.1 All Erven with the exception of Erven 3925 and 3926:
- 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 its, is 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.

- 2.2 Erf 3911 is subject to an electrical substation 10m x 15m in favour of the local authority as indicated by the figure a'b'c'd' on the general plan of the township.
- 2.3 Erf 3917 is subject to a servitude for an attenuation pond in favour of the local authority, as indicated by the figure e'f'g'h'i'j'k' on the general plan of the township.
- 2.4 Erf 3921 is subject to a servitude for an attenuation pond in favour of the local authority, as indicated by the figure l'm'n'm'p'q'P5 on the general plan of the township.
- 2.5 Erf 3922 is subject to a servitude for an attenuation pond in favour of the local authority, as indicated by the figure P5q'r's't'u' on the general plan of the township.

**Rodney Kubheka, Area Manager: Alberton Customer Care Centre
Ekurhuleni Metropolitan Municipality, P.O. Box 4, Alberton 1450**

**LOCAL AUTHORITY NOTICE 1498
EKURHULENI METROPOLITAN MUNICIPALITY
ALBERTON AMENDMENT SCHEME 2305**

The Ekurhuleni Metropolitan Municipality (Alberton Customer Care Area) hereby, in terms of the provisions of Section 125 (1) of the Town Planning and Townships Ordinance, 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 21 township.

Map 3, Annexure and scheme clauses of the amendment scheme are available for inspection at all reasonable times at the offices of the Area Manager, Development Planning, Ekurhuleni Metropolitan Municipality (Alberton Customer Care Area), Civic Centre, Alwyn Taljaard Street, Alberton.

This amendment is known as Alberton Amendment Scheme 2305 and shall come into operation on the date of this publication.

**Rodney Kubheka, Area Manager: Alberton Customer Care Centre
Ekurhuleni Metropolitan Municipality, P.O. Box 4, Alberton 1450**
