

**THE PROVINCE OF
GAUTENG**



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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 1484 OF 2016**ALVEDA EXTENSION/UITBREIDING 8**

- A. In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Johannesburg Metropolitan Municipality declares **Alveda Extension 8** 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 CENTRAL PROPERTY DEVELOPMENT JOHANNESBURG PROPRIETARY LIMITED (REGISTRATION NUMBER 2004/018352/07) (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 210 OF THE FARM OLIFANTSVLEI 327 I.Q. HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT**(1) NAME**

The name of the township is **Alveda Extension 8**.

(2) DESIGN

The township consists of erven and the streets as indicated on General Plan S.G. No. 1727/2014.

(3) PROVISION AND INSTALLATION OF ENGINEERING SERVICES

The township owner shall make the necessary arrangements with the local authority for the provision and installation of all engineering services of which the local authority is the supplier, as well as the construction of roads and stormwater drainage in and for the township, to the satisfaction of the local authority.

(4) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT)

Should the development of the township not been commenced with before 3 March 2014, the application to establish the township, shall be resubmitted to the Department of Agriculture and Rural Development for authorisation in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended.

(5) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF ROADS AND TRANSPORT)

(a) Should the development of the township not been completed before 3 August 2021, the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration.

(b) If however, before the expiry date mentioned in (a) above, circumstances change in such a manner that roads and/or PWV routes under the control of the said Department are affected by the proposed layout of the township, the township owner shall resubmit the application for the purpose of fulfilment of the requirements of the controlling authority in terms of the provisions of Section 48 of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001).

(c) The township owner shall, before or during development of the township, erect a physical barrier which is in compliance with the requirements of the said Department along the lines of no access along Road K57 (P1-1) as indicated on the approved layout plan of the township, 01-13684/X. The erection of such physical barrier and the maintenance thereof, shall be done to the satisfaction of the said Department.

(d) The township owner shall comply with the conditions of the Department as set out in the Department's letter dated 3 August 2011.

(6) NATIONAL GOVERNMENT (DEPARTMENT: MINERAL RESOURCES)

Should the development of the township not been completed before 25 March 2020, the application to establish the township, shall be resubmitted to the Department: Mineral Resources for reconsideration.

(7) ACCESS

(a) Access to or egress from the township shall be provided to the satisfaction of the local authority and/or Johannesburg Roads Agency (Pty) Ltd and/or the Department of Roads and Transport.

(b) No access to or egress from the township shall be permitted along the lines of no access as indicated on approved layout plan 01-13684/X.

(8) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE

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

(9) REFUSE REMOVAL

The township owner shall provide sufficient refuse collection points in the township and shall make arrangements to the satisfaction of the local authority for the removal of all refuse.

(10) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

If, by reason of the establishment of the township, it should be necessary to remove or replace any existing municipal, TELKOM or ESKOM services, the cost thereof shall be borne by the township owner.

(11) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own costs cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, when required by the local authority to do so.

(12) ERVEN FOR MUNICIPAL PURPOSES

Erven 965, 966 and 967 shall, prior to or simultaneously with registration of transfer of the first erf in the township and at the cost of the township owner, be transferred to the City of Johannesburg Metropolitan Municipality for municipal purposes (public open space).

(13) ENDOWMENT

The township owner shall (if applicable) in terms of the provisions of Section 98(2) read with Regulation 44 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), pay a lump sum as endowment to the local authority for the shortfall in the provision of land for a park (public open space).

(14) OBLIGATIONS WITH REGARD TO ENGINEERING SERVICES AND RESTRICTION REGARDING THE ALIENATION, TRANSFER, CONSOLIDATION AND/OR NOTARIAL TIE OF ERVEN

(a) The township owner shall, at its own costs, after proclamation of the township, submit an application to the local authority for consent to notarially tie Erf 959 with Erf 960. The notarial tie may not be registered prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the supply of engineering services to the township and/or the erven to be notarially tied, have been submitted or paid to the said local authority.

(b) The township owner shall at its own costs and to the satisfaction of the local authority, remove all refuse, building rubble and/or other materials from Erven 965, 966 and 967, prior to the transfer of the erven in the name of the City of Johannesburg Metropolitan Municipality.

(c) The township owner shall, at its own costs and to the satisfaction of the local authority, design, provide and construct all engineering services including the internal roads and the stormwater reticulation, within the boundaries of the township. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser nor shall a Certificate of Registered Title be registered in the name of the township owner, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been provided and installed; and

(d) The township owner shall, within such period as the local authority may determine, fulfil its obligations in respect of the provision of electricity, water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor as previously agreed upon between the township owner and the local authority. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser nor shall a Certificate of Registered Title be registered in the name of the township owner, prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the supply of engineering services by the township owner, have been submitted or paid to the said local authority; and

(e) The township owner shall, at its own costs and to the satisfaction of the local authority, survey and register all servitudes required to protect the engineering services provided, constructed and/or installed as contemplated above. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser nor shall a Certificate of Registered Title be registered in the name of the township owner, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been or will be protected to the satisfaction of the local authority.

2. DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

A. Excluding the following servitude which only affects Erf 958 and Erf 960:

(i) *The 6m wide pipeline servitude registered in favour of Transnet in terms of Notarial Deed of Servitude K 765/2014S vide diagram S.G. No. 1094/2012.*

B. Excluding the following servitude which only affects Erf 960 and Erf 961:

(i) *The 6m wide pipeline servitude registered in favour of Transnet in terms of Notarial Deed of Servitude K766/2014S vide diagram S.G. No. 1111/2012.*

C. Excluding the following servitude which only affects Erf 961, Erf 962, Aloe Street and Paul Street:

(i) *The 4,72m wide servitude of right of way registered in favour of the Remaining Extent of Portion 11 of Portion A vide diagram No. A 2625/1958.*

- D. Excluding the following servitude which only affects Erf 966, Erf 967, Willow Street and Matumi Close :**
- (i) *Notarial Deed No. K590/1936S in terms of which the perpetual right to convey electricity over the property by means of transmission lines, was granted to Rand Mines Power Supply Company Limited, subject to certain conditions as will more fully appear from the said Deed of Servitude K590/1930S dated 27 May 1991 registered on 11 June 1991 and as amended by Notarial Deed of Amendment of Servitude No. 754/1966S dated 10 June 1966 and Notarial Deed of Amendment of Servitude K585/1966 dated 26 April 1966, ceded to ESKOM HOLDINGS SOC LIMITED by Deed of Cession K1243/1956S dated 15 November 1956 and registered on 26 November 1956, the route which was determined by Notarial Deed of Route Description No. K15/05649S registered on 8 October 2015 vide diagram S.G. No. 5485/2013.*
- E. Excluding the following servitude which only affects Erf 962, Erf 967, Tamboti Street Willow Street and Paul Street:**
- (i) *Notarial Deed No. K590/1936S in terms of which the perpetual right to convey electricity over the property by means of transmission lines, was granted to Rand Mines Power Supply Company Limited, subject to certain conditions as will more fully appear from the said Deed of Servitude K590/1930S dated 27 May 1991 registered on 11 June 1991 and as amended by Notarial Deed of Amendment of Servitude No. 754/1966S dated 10 June 1966 and Notarial Deed of Amendment of Servitude K585/1966 dated 26 April 1966, ceded to ESKOM HOLDINGS SOC LIMITED by Deed of Cession K1243/1956S dated 15 November 1956 and registered on 26 November 1956, the route which was determined by Notarial Deed of Route Description No. K15/05649S registered on 8 October 2015 vide diagram S.G. No. 5496/2013.*
- F. Excluding the following which does affect the township but shall not be made applicable to the individual erven in the township:**
- (a) *The special conditions imposed in terms of Section 11(6) of Act 21 of 1940.*

3. CONDITIONS OF TITLE

- A. Conditions of Title imposed by the local authority in terms of the provisions of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986):**
- (1) ALL ERVEN
- The erven lie in an area with soil conditions that can cause serious damage to buildings and structures. In order to limit such damage, foundations and other structural elements of the buildings and structures must be designed by a competent professional engineer and erected under his supervision unless it can be proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means.
- (2) ERVEN 958 TO 964
- (a) Each 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 process 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) ERF 958

(a) The erf shall not be transferred without the written consent of the local authority first having been obtained and the local authority shall have an absolute discretion to withhold such consent, unless the transferee accepts the following condition: The local authority had limited the electricity supply to the erf to 1 659 kVA and should the registered owner of the erf exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electrical contributions as determined by the local authority, shall become due and payable by such owner to the local authority.

(4) ERF 959

(a) The erf shall not be transferred without the written consent of the local authority first having been obtained and the local authority shall have an absolute discretion to withhold such consent, unless the transferee accepts the following condition: The local authority had limited the electricity supply to the erf to 350 kVA and should the registered owner of the erf exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electrical contributions as determined by the local authority, shall become due and payable by such owner to the local authority.

(5) ERF 960

(a) The erf shall not be transferred without the written consent of the local authority first having been obtained and the local authority shall have an absolute discretion to withhold such consent, unless the transferee accepts the following condition: The local authority had limited the electricity supply to the erf to 426 kVA and should the registered owner of the erf exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electrical contributions as determined by the local authority, shall become due and payable by such owner to the local authority.

(6) ERF 961

(a) The erf shall not be transferred without the written consent of the local authority first having been obtained and the local authority shall have an absolute discretion to withhold such consent, unless the transferee accepts the following condition: The local authority had limited the electricity supply to the erf to 420 kVA and should the registered owner of the erf exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electrical contributions as determined by the local authority, shall become due and payable by such owner to the local authority.

(7) ERF 962

(a) The erf shall not be transferred without the written consent of the local authority first having been obtained and the local authority shall have an absolute discretion to withhold such consent, unless the transferee accepts the following condition: The local authority had limited the electricity supply to the erf to 273 kVA and should the registered owner of the erf exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electrical contributions as determined by the local authority, shall become due and payable by such owner to the local authority.

(8) ERF 963

(a) The erf shall not be transferred without the written consent of the local authority first having been obtained and the local authority shall have an absolute discretion to withhold such consent, unless the transferee accepts the following condition: The local authority had limited the electricity supply to the erf to 278 kVA and should the registered owner of the erf exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electrical contributions as determined by the local authority, shall become due and payable by such owner to the local authority.

(9) ERF 964

(a) The erf shall not be transferred without the written consent of the local authority first having been obtained and the local authority shall have an absolute discretion to withhold such consent, unless the transferee accepts the following condition: The local authority had limited the electricity

supply to the erf to 568 kVA and should the registered owner of the erf exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electrical contributions as determined by the local authority, shall become due and payable by such owner to the local authority.

(b) The erf is subject to a 4m wide servitude of right of way and municipal purposes in favour of the local authority as indicated on the General Plan.

B. Conditions of Title imposed by the Department of Roads and Transport (Gauteng Provincial Government) in terms of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001), as amended.

(1) ERVEN 958, 960 AND 961

(a) The registered owner of each erf shall maintain, to the satisfaction of the Department of Roads and Transport (Gauteng Provincial Government), the physical barrier erected along the erf boundary abutting Provincial Road K57 (P1-1).

(b) Except for the physical barrier referred to in clause (a) above, or any essential stormwater drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected neither shall anything be constructed or laid under or below the surface of the erf within a distance less than 16m from the boundary of the erf abutting Road K57 (P1-1). No alteration or addition to any existing structure or building situated within such distance of the said boundary shall be made, except with the written consent of the Department of Roads and Transport (Gauteng Provincial Government).

B. The City of Johannesburg Metropolitan Municipality herewith 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 Johannesburg Town Planning Scheme, 1979, comprising the same land as included in the township of **Alveda Extension 8**. Map 3 and the scheme clauses of the amendment schemes are filed with the Executive Director: Development Planning: City of Johannesburg and are open for inspection at all reasonable times. This amendment is known as Amendment Scheme 01-13684.

PLAASLIKE OWERHEID KENNISGEWING 1484 VAN 2016

- C. Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg Metropolitaanse Munisipaliteit hiermee die dorp **Alveda Uitbreiding 8** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die meegaande Bylae.

BYLAE

VERKLARING VAN DIE VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR CENTRAL PROPERTY DEVELOPMENT JOHANNESBURG EIENDOMS BEPERK (REGISTRASIENOMMER 2004/018352/07) (HIERNA DIE DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 210 295 VAN DIE PLAAS OLIFANTSFONTEIN 327 I.Q GOEDGEKEUR IS.

1. STIGTINGSVOORWAARDES**(1) NAAM**

Die naam van die dorp is **Alveda Uitbreiding 8**.

(2) ONTWERP

Die dorp bestaan uit erwe en die strate soos aangedui op Algemene Plan LG Nr 1727/2014.

(3) VOORSIENING EN INSTALLERING VAN INGENIEURSDIENSTE

Die dorpseienaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering van alle ingenieursdienste waarvan die plaaslike bestuur die verskaffer is, asook die konstruksie van strate en stormwaterdreinerings in en vir die dorp, tot die tevredenheid van die plaaslike bestuur.

(4) GAUTENG PROVINSIALE REGERING (DEPARTEMENT VAN LANDBOU EN LANDELIKE ONTWIKKELING)

Indien die ontwikkeling van die dorp nie voor 3 Maart 2014 in aanvang neem, moet die aansoek om die dorp te stig, heringedien word by die Departement van Landbou en Landelike Ontwikkeling vir magtiging ingevolge die Wet op Nasionale Omgewingsbestuur, 1998 (Wet 107 van 1998), soos gewysig.

(5) GAUTENG PROVINSIALE REGERING (DEPARTEMENT VAN PAAIE EN VERVOER)

(a) Indien die ontwikkeling van die dorp nie voor 3 Augustus 2021 voltooi word nie, moet die aansoek om die dorp te stig, heringedien word by die Departement van Paaie en Vervoer vir heroorweging.

- (b) Indien omstandighede egter, voor die vervaldatum vermeld in (a) hierbo, tot so 'n mate verander dat paaie en/of PWV roetes onder die beheer van die betrokke Departement deur die beoogde uitleg van die dorp geraak word, moet die dorpseienaar die aansoek herindien vir doeleindes van die nakoming van die vereistes van die beherende liggaam in gevolge die bepalings van Artikel 48 van die Gauteng Vervoerinfrastruktuur Wet, 2001 (Wet 8 van 2001).
- (c) Die dorpseienaar moet voor of tydens ontwikkeling van die dorp, 'n fisiese versperring wat in ooreenstemming is met die vereistes van die Departement, langs die lyne van geen toegang langs pad K57 (P1-1) soos aangedui op die goedgekeurde uitlegplan van die dorp, Nr 01-13684/X, oprig. Die oprigting van sodanige versperring en die instandhouding daarvan, moet tot tevredenheid van die gemelde Departement gedoen word.
- (d) Die dorpseienaar moet voldoen aan die voorwaardes van die Departement soos uiteengesit in die Departement se skrywe gedateer 3 Augustus 2011.
- (6) NATIONALE REGERING (DEPARTEMENT: MINERALE HULPBRONNE)
Indien die ontwikkeling van die dorp nie voor 25 Maart 2020 voltooi word nie, moet die aansoek om die dorp te stig, heringedien word by die Departement: Minerale Hulpbronne vir heroorweging.
- (7) TOEGANG
- (a) Toegang tot of uitgang vanuit die dorp moet voorsien word tot die tevredenheid van die plaaslike bestuur en/of Johannesburg Paaie Agentskap (Edms) Bpk en/of die Departement van Paaie en Vervoer (Gauteng Provinsiale Regering).
- (b) Geen toegang tot of uitgang vanuit die dorp sal toegelaat word via die lyne van geen toegang soos aangedui op goedgekeurde uitlegplan 01-13684/X.
- (8) ONTVANGS EN VERSORGING VAN STORMWATERDREINERING
Die dorpseienaar moet reël dat die stormwaterdreinering van die dorp inpas by dië van die aangrensende paaie en dat alle stormwater wat van die paaie afloop of afgelei word, ontvang en versorg word.
- (9) VULLISVERWYDERING
Die dorpseienaar moet voldoende vullisversamelingspunte in die dorp voorsien en moet reëlings tot tevredenheid van die plaaslike bestuur tref vir die verwydering van alle vullis.
- (10) VERWYDERING OF VERVANGING VAN BESTAANDE DIENSTE
Indien dit, as gevolg van die stigting van die dorp, nodig is om enige bestaande munisipale, TELKOM en/of ESKOM dienste te verwyder of te vervang, moet die koste van sodanige verwydering of vervanging deur die dorpseienaar gedra word.
- (11) SLOPING VAN GEBOUE EN STRUKTURE
Die dorpseienaar moet op sy eie koste, alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot die tevredenheid van die plaaslike bestuur, wanneer daartoe versoek deur die plaaslike bestuur.
- (12) ERWE VIR MUNISIPALE DOELEINDES
Erwe 965, 966 en 967 moet voor of gelyktydig met registrasie van oordrag van die eerste erf in die dorp en op koste van die dorpseienaar, aan die Stad van Johannesburg Metropolitaanse Munisipaliteit oorgedra word vir munisipale doeleindes (openbare oop ruimte).
- (13) BEGIFTIGING
Die dorpseienaar moet (indien van toepassing) ingevolge die bepalings van Artikel 98(2) saamgelees met Regulasie 44 van die Dorpsbeplanning en Dorpe Ordonnansie, 1986 (Ordonnansie 15 van 1986) 'n globale bedrag as begiftiging aan die plaaslike bestuur betaal vir die voorsiening van grond vir 'n park (openbare oop ruimte).

(14) VERPLIGTINGE TEN OPSIGTE VAN INGENIEURSDIENSTE EN BEPERKING
BETREFFENDE DIE VERVREEMDING, OORDRAG, KONSOLIDASIE EN/OF NOTARIËLE
VERBINDING VAN ERWE

(a) Die dorpseienaar moet op sy eie koste, na proklamasie van die dorp, 'n aansoek vir toestemming om Erf 959 notariëel te verbind met Erf 960, by die plaaslike bestuur indien vir goedkeuring. Die notariële verbinding mag nie geregistreer word, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van die ingenieursdienste aan die dorp en/of die erwe wat gekonsolideer gaan word, aan die plaaslike bestuur gelewer of betaal is.

(b) Die dorpseienaar moet op sy eie koste en tot tevredenheid van die plaaslike bestuur, alle vullis, bourommel en/of ander materiale vanaf Erwe 965, 966 en 960 verwyder, voor die oordrag daarvan in naam van die Stad van Johannesburg Metropolitaanse Munisipaliteit; en

(c) Die dorpseienaar moet op sy eie koste en tot tevredenheid van die plaaslike bestuur, alle ingenieursdienste binne die grense van die dorp, ontwerp, voorsien en konstrueer, insluitend die interne paaie en die stormwaterretikulasie. Erwe en/of eenhede in die dorp mag nie vervreem of oorgedra word in die naam van 'n koper, ook mag 'n Sertifikaat van Geregistreeerde Titel nie in naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie ingenieursdienste voorsien en geïnstalleer is; en

(d) Die dorpseienaar moet, binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van elektrisiteit, water en sanitêre ingenieursdienste asook die konstruksie van paaie en stormwaterdreinerings en die installering van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom, insluitend die konstruksie van Twainstraat. Erwe en/of eenhede in die dorp mag nie vervreem of oorgedra word in die naam van 'n koper, ook mag 'n Sertifikaat van Geregistreeerde Titel nie in naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van die ingenieursdienste deur die dorpseienaar, aan die plaaslike bestuur gelewer of betaal is; en

(e) Die dorpseienaar op sy eie koste en tot tevredenheid van die plaaslike bestuur, alle serwitute opmeet en registreer om die ingenieursdienste wat voorsien, gebou en/of geïnstalleer is soos beoog hierbo, te beskerm. Erwe en/of eenhede in die dorp, mag nie vervreem of oorgedra word in die naam van 'n koper, ook mag 'n Sertifikaat van Geregistreeerde Titel nie in naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie ingenieursdienste beskerm is of sal word, tot tevredenheid van die plaaslike bestuur.

2. BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige:-

A. Uitgesonderd die volgende serwitute wat slegs Erf 958 en Erf 960 raak:

(i) *Die 6m wide pipeline servitude registered in favour of Transnet in terms of Notarial Deed of Servitude K 765/2014S vide diagram S.G. No. 1094/2012.*

B. Uitgesonderd die volgende serwitute wat slegs Erf 960 en Erf 961 raak:

(i) *The 6m wide pipeline servitude registered in favour of Transnet in terms of Notarial Deed of Servitude K766/2014S vide diagram S.G. No. 1111/2012.*

C. Uitgesonderd die volgende serwitute wat slegs Erf 961, Erf 962, Aloestraat en Paulstraat raak:

(i) *The 4,72m wide servitude of right of way registered in favour of the Remaining Extent of Portion 11 of Portion A vide diagram No. A 2625/1958.*

D. Uitgesonderd die volgende serwitute wat slegs Erf 966, Erf 967, Willowstraat en Matumisingel raak :

- (i) *Notarial Deed No. K590/1936S in terms of which the perpetual right to convey electricity over the property by means of transmission lines, was granted to Rand Mines Power Supply Company Limited, subject to certain conditions as will more fully appear from the said Deed of Servitude K590/1930S dated 27 May 1991 registered on 11 June 1991 and as amended by Notarial Deed of Amendment of Servitude No. 754/1966S dated 10 June 1966 and Notarial Deed of Amendment of Servitude K585/1966 dated 26 April 1966, ceded to ESKOM HOLDINGS SOC LIMITED by Deed of Cession K1243/1956S dated 15 November 1956 and registered on 26 November 1956, the route which was determined by Notarial Deed of Route Description No. K15/05649S registered on 8 October 2015 vide diagram S.G. No. 5485/2013.*

E. Uitgesonderd die volgende serwituut wat slegs Erf 962, Erf 967, Tambotistraat, Willowstraat en Paulstraat raak:

- (i) *Notarial Deed No. K590/1936S in terms of which the perpetual right to convey electricity over the property by means of transmission lines, was granted to Rand Mines Power Supply Company Limited, subject to certain conditions as will more fully appear from the said Deed of Servitude K590/1930S dated 27 May 1991 registered on 11 June 1991 and as amended by Notarial Deed of Amendment of Servitude No. 754/1966S dated 10 June 1966 and Notarial Deed of Amendment of Servitude K585/1966 dated 26 April 1966, ceded to ESKOM HOLDINGS SOC LIMITED by Deed of Cession K1243/1956S dated 15 November 1956 and registered on 26 November 1956, the route which was determined by Notarial Deed of Route Description No. K15/05649S registered on 8 October 2015 vide diagram S.G. No. 5496/2013.*

F. Uitgesonderd die volgende wat die dorp raak maar wat nie van toepassing gemaak sal word op die individuele erwe in die dorp nie:

- (a) *The special conditions imposed in terms of Section 11(6) of Act 21 of 1940.*

3. TITELVOORWAARDES

A. Titelvoorwaardes opgelê ten gunste van die plaaslike bestuur ingevolge die bepaling van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).

(1) ALLE ERWE

Die erwe is geleë in 'n area waar grondtoestande ernstige skade aan geboue en strukture kan aanrig. Ten einde sulke skade te beperk, moet fundamente en strukturele elemente van die geboue en strukture deur 'n bevoegde professionele ingenieur ontwerp en onder sy toesig opgerig word, tensy aan die plaaslike bestuur bewys kan word dat sodanige maatreëls onnodig is of dat dieselfde doel op ander meer effektiewe wyse bereik kan word.

(2) ERWE 958 TOT 964

(a) Elke erf is onderworpe aan 'n serwituut 2m breed, ten gunste van die plaaslike bestuur, vir riolerings- en ander munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.

(b) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 2m daarvan, geplant word nie.

(c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings, en ander werke wat hy volgens goeie noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts sal die plaaslike bestuur geregtig wees tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleiding en ander werke veroorsaak word.

(3) ERF 958

(a) Die erf mag nie oorgedra word sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie en die plaaslike bestuur sal 'n absolute diskresie hê om sodanige toestemming te weerhou, tensy die oordragnemer die volgende voorwaarde aanvaar: Die plaaslike bestuur het die elektrisiteitskapasiteit tot die erf tot 1 659 kVA beperk en indien die geregistreerde eienaar van enige erf die kapasiteit oorskry of indien 'n aansoek om sodanige kapasiteit te oorskry, ingedien word by die plaaslike bestuur, sal addisionele elektrisiteitsbydraes soos bepaal deur die plaaslike bestuur, verskuldig en betaalbaar wees aan die plaaslike bestuur deur sodanige eienaar.

(4) ERF 959

(a) Die erf mag nie oorgedra word sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie en die plaaslike bestuur sal 'n absolute diskresie hê om sodanige toestemming te weerhou, tensy die oordragnemer die volgende voorwaarde aanvaar: Die plaaslike bestuur het die elektrisiteitskapasiteit tot die erf tot 350 kVA beperk en indien die geregistreerde eienaar van enige erf die kapasiteit oorskry of indien 'n aansoek om sodanige kapasiteit te oorskry, ingedien word by die plaaslike bestuur, sal addisionele elektrisiteitsbydraes soos bepaal deur die plaaslike bestuur, verskuldig en betaalbaar wees aan die plaaslike bestuur deur sodanige eienaar.

(5) ERF 960

(a) Die erf mag nie oorgedra word sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie en die plaaslike bestuur sal 'n absolute diskresie hê om sodanige toestemming te weerhou, tensy die oordragnemer die volgende voorwaarde aanvaar: Die plaaslike bestuur het die elektrisiteitskapasiteit tot die erf tot 426 kVA beperk en indien die geregistreerde eienaar van enige erf die kapasiteit oorskry of indien 'n aansoek om sodanige kapasiteit te oorskry, ingedien word by die plaaslike bestuur, sal addisionele elektrisiteitsbydraes soos bepaal deur die plaaslike bestuur, verskuldig en betaalbaar wees aan die plaaslike bestuur deur sodanige eienaar.

(6) ERF 961

(a) Die erf mag nie oorgedra word sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie en die plaaslike bestuur sal 'n absolute diskresie hê om sodanige toestemming te weerhou, tensy die oordragnemer die volgende voorwaarde aanvaar: Die plaaslike bestuur het die elektrisiteitskapasiteit tot die erf tot 420 kVA beperk en indien die geregistreerde eienaar van enige erf die kapasiteit oorskry of indien 'n aansoek om sodanige kapasiteit te oorskry, ingedien word by die plaaslike bestuur, sal addisionele elektrisiteitsbydraes soos bepaal deur die plaaslike bestuur, verskuldig en betaalbaar wees aan die plaaslike bestuur deur sodanige eienaar.

(7) ERF 962

(a) Die erf mag nie oorgedra word sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie en die plaaslike bestuur sal 'n absolute diskresie hê om sodanige toestemming te weerhou, tensy die oordragnemer die volgende voorwaarde aanvaar: Die plaaslike bestuur het die elektrisiteitskapasiteit tot die erf tot 273 kVA beperk en indien die geregistreerde eienaar van enige erf die kapasiteit oorskry of indien 'n aansoek om sodanige kapasiteit te oorskry, ingedien word by die plaaslike bestuur, sal addisionele elektrisiteitsbydraes soos bepaal deur die plaaslike bestuur, verskuldig en betaalbaar wees aan die plaaslike bestuur deur sodanige eienaar.

(8) ERF 963

(a) Die erf mag nie oorgedra word sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie en die plaaslike bestuur sal 'n absolute diskresie hê om sodanige toestemming te weerhou, tensy die oordragnemer die volgende voorwaarde aanvaar: Die plaaslike bestuur het die elektrisiteitskapasiteit tot die erf tot 278 kVA beperk en indien die geregistreerde eienaar van enige erf die kapasiteit oorskry of indien 'n aansoek om sodanige kapasiteit te oorskry, ingedien word by die plaaslike bestuur, sal addisionele elektrisiteitsbydraes soos bepaal deur die plaaslike bestuur, verskuldig en betaalbaar wees aan die plaaslike bestuur

deur sodanige eienaar.

(9) ERF 964

(a) Die erf mag nie oorgedra word sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie en die plaaslike bestuur sal 'n absolute diskresie hê om sodanige toestemming te weerhou, tensy die oordragnemer die volgende voorwaarde aanvaar: Die plaaslike bestuur het die elektrisiteitskapasiteit tot die erf tot 568 kVA beperk en indien die geregistreerde eienaar van enige erf die kapasiteit oorskry of indien 'n aansoek om sodanige kapasiteit te oorskry, ingedien word by die plaaslike bestuur, sal addisionele elektrisiteitsbydraes soos bepaal deur die plaaslike bestuur, verskuldig en betaalbaar wees aan die plaaslike bestuur deur sodanige eienaar.

(b) Die erf is onderworpe aan 'n 4m breë serwituut van reg-van-weg en munisipale doeleindes ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.

B. Titelloosheid van die Departement van Paaie en Vervoer (Gauteng Provinsiale Regering) ingevolge die bepalings van die Gauteng Vervoerinfrastruktuur Wet, 2001 (Wet 8 van 2001), soos gewysig.

(1) ERWE 958, 960 EN 961

(a) Die geregistreerde eienaar van elke erf, moet die fisiese versperring wat langs die erfrens aangrensend aan Pad K57 (P1-1-) tot tevredenheid van die Departement van Paaie en Vervoer (Gauteng Provinsiale Regering) instandhou.

(b) Behalwe vir die fisiese versperring waarna in klousule (a) hierbo verwys word of enige noodsaaklike stormwaterdreineringsstruktuur, mag geen gebou, struktuur of ander ding wat aan die grond geheg is, selfs al vorm dit nie deel van die grond nie, opgerig word nie of sal niks gebou word op of gelê word binne of onder die oppervlakte van die erwe binne 'n afstand van minder as 16m vanaf die erfrense aangrensend aan Pad K-57(P1-1). Geen verandering of aanbouing mag aan enige bestaande struktuur of gebou geleë binne die vermelde afstande gedoen word nie, behalwe met die skriftelike toestemming van die Departement van Paaie en Vervoer (Gauteng Provinsiale Regering).

D. Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepalings van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), dat hy 'n wysigingskema synde 'n wysiging van die Johannesburg Dorpsbeplanningskema, 1979 wat uit dieselfde grond as die dorp **Alveda Uitbreiding 8** bestaan, goedgekeur het. Kaart 3 en die skemaklousules van die wysigingskemas word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning: Stad van Johannesburg en is beskikbaar vir inspeksie op alle redelike tye. Hierdie wysiging staan bekend as Wysigingskema 01-13684.

Hector Bheki Makhubo

Deputy Director: Legal Administration / Adjunk Direkteur: Regsadministrasie

City of Johannesburg Metropolitan Municipality /

Stad van Johannesburg Metropolitaanse Munisipaliteit

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