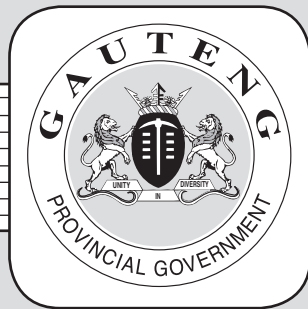


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PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

PROVINCIAL NOTICE 246 OF 2017**EKURHULENI METROPOLITAN MUNICIPALITY
ALBERTON CUSTOMER CARE AREA****DECLARATION OF ALBERTSDAL EXTENSION 31 AS AN APPROVED TOWNSHIP**

In terms of section 103(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986) read together with the relevant section of the Spatial Planning and Land Use Management Act, 16 of 2013, the Ekurhuleni Metropolitan Municipality, Alberton Customer Care Area, hereby declares **ALBERTSDAL EXTENSION 31 TOWNSHIP** to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION, MADE BY THE COSMOPOLITAN PROJECTS JOHANNESBURG PROPRIETARY LIMITED, REGISTRATION NUMBER 2005/013577/07 (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) READ TOGETHER WITH SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 16 OF 2013, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 188 (A PORTION OF PORTION 104) OF THE FARM PALMIETFONTEIN NO. 141-I.R. IN THE DISTRICT AND MUNICIPALITY OF EKURHULENI METROPOLITAN MUNICIPALITY, GAUTENG PROVINCE, HAS BEEN GRANTED.

1. GENERAL CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be **Albertsdal Extension 31**.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G No. 469/2015.

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.

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

2.4 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions of title and servitudes, if any, but excluding:

2.4.1 The following conditions which do not affect the township area due to the locality thereof and should not be carried forward onto the erven in the township:

1. The former Portion 29 (a portion of Portion 12) of the farm Palmietfontein No. 141, Registration Division I.R., Transvaal, as indicated by the figure M D E Q P N on Diagram S.G. No. A1443/1974, is subject to the following conditions:-
 - (a) Dat "THE VICTORIA FALLS AND TRANSVAAL POWER COMPANY LIMITED" geregtig is om elektrisiteit oor die grond hieronder gehou, te vervoer, tesame met die nodige bykomende regte en onderhewig aan kondisies en voorwaardes, soos meer ten volle sal blyk uit Notariële Akte Nr. 459/1937-S, geregistreer op 5 Julie 1937, soos gewysig deur Notariële Akte Nr. 938/1973-S, gedateer 13 Oktober 1972, welke servituut aangedui is deur die letter e f op die kaart S.G. No. A1443/1974.
 - (b) Subject to the right granted to ELECTRICITY SUPPLY COMMISSION to convey electricity over the property hereby held, together with ancillary rights and subject to conditions as will more fully appear on reference Notarial Deed No. K1300/1956-S, with diagram annexed, as amended by Notarial Deed No. K937/73-S, which servitude is indicated by the figure g h on Diagram S.G. No. A1443/1974
 - (c) Subject to the right granted to GASCOR to convey gas over the property hereby held together with ancillary rights and subject to conditions as will more fully appear on reference to the Notarial Deed No. 1624/1972-S, which servitude is indicated by the figure a b c d on Diagram S.G. No. A1443/1974.
- 2(b) The property hereby held, is further subject to Notarial Deed No. 63/1955-S, whereunder the right has been granted to the Electricity Supply Commission to convey electricity over the property together with ancillary rights, and subject to such conditions as will more fully appear from the said Notarial Deed, which Notarial Deed has been amended by Notarial Deed of Amendment of Servitude K1232/1977S and which servitude is now indicated by the figure A B C D on Diagram SG No. 1925/1976.
3. The former Portion 11 (a portion of Portion 7) of the farm PALMIETFONTEIN no. 141, Registration Division I.R., Transvaal, indicated by the figure J B L F G K on the Diagram S.G. No. A1443/1974 (of which this property forms a portion), is subject to a servitude of pipeline 2875 square metres, in favour of "Die Suid-Afrikaanse Gasdistribusiekorporasie Beperk" as will more fully appear from reference to the Notarial Deed No. K160/1973-S, with diagram annexed, which servitude is indicated by the figure l m n p q r on Diagram S.G. No. A1443/1974.
4. The former Remaining Extent of Portion 104 of the Farm Palmietfontein No. 141, Registration Division I.R., The Province of Gauteng, Measuring 365,3062 (Three Six Five comma Three Nil Six Two) Hectares, as indicated by the figure A B C D E F G H on Diagram S.G. No. 1443/1974 (of which this property forms a portion) is subject to a servitude in perpetuity in respect of pipelines already laid and to be laid indicated on Diagram S.G. No. A1441/1974 in favour of Rand Water Board as will more fully appear from Notarial Deed No. K772/1975-S.

2.4.2 The following conditions which shall not be carried forward to the erven in the township:

2. The former Portion 10 (a portion of Portion 7) and the former Portion 11 (a portion of Portion 7) of the farm PALMIETFONTEIN No. 141, Registration Division I.R., Transvaal, indicated by the figures A J K H and J B L F G K

respectively on Diagram S.G. No. A1443/1974 (of which this property forms a portion), are subject to the following conditions:-

- (a) That the said BAREND CHRISTIAAN BEZUIDENHOUT as owner of a Portion of the said farm PALMIETFONTEIN measuring 813,7054 hectares, transferred to him by Deed of Transfer No. T7719/1910, is entitled to half of the underground water, to which the Remaining Extent of the said farm PALMIETFONTEIN (whereof a portion is hereby held) may be entitled to.

2.5 ACCESS

- 2.5.1 No direct access shall be allowed on Roads P156-1 (R59 highway) and or P72-1 (K85) (Kliprivier Road) as determined by the Gauteng Department of Public Transport, Roads and Works.
- 2.5.2 Access to the township shall be gained via the public road network in Albertsdal Extension 30 which shall be constructed first and via the registered servitude of right-of-way (SG No 7802/1994) over the Remainder of Portion 142 of the farm Palmietfontein No 141 IR to guarantee access to the public road.

2.6 DEMOLITION OF BUILDINGS OR STRUCTURES

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

2.7 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.

2.8 ENGINEERING SERVICES

- 2.8.1 The applicant shall be responsible for the installation and provision of internal engineering services to the satisfaction of the local authority.
- 2.8.2 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.

2.9 GENERAL

- 2.9.1 No buildings or structures may be erected within the building restriction of 16 metres from the reserve boundary of Roads P72-1 (K85) (Kliprivier Road) without the permission of Gauteng Department of Public Transport, Roads and Works.
- 2.9.2 No building or structures may be erected within the building restriction of 30 metres from the reserve boundaries of road(s) P156-1 for multiple storey residential use and 20 metres from the reserve boundaries of road(s) P156-1 for single story residential and any other uses without the permission of Gauteng Department of Public Transport, Roads and Works.
- 2.9.3 The township owner shall comply with the requirements of Department Public Safety (Emergency Services) of the Ekurhuleni Metropolitan Municipality.
- 2.9.4 The township owner shall comply with all the requirements and details stipulated in the approved engineering report/s with regard to internal road works, external road upgrades, accesses, geometric designs and so on to the satisfaction of the local authority and Gauteng Department of Public Transport, Roads and Works.
- 2.9.5 The applicant shall obtain the necessary permission from Eskom for the proposed private roads over its existing servitude.

- 2.9.6 The applicant shall provide public transport facilities as detailed in the Traffic Impact Assessment at his own expense to the satisfaction of the local authority (Transport Planning and Provision Department).

2.10 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall ensure that the drainage of the township complies with the requirements of the local authority and Gauteng Department of Public Transport, Roads and Works.

2.11 ERECTION OF PHYSICAL BARRIER

The township owner shall erect a physical barrier of such material as may be approved by Gauteng Department of Transport & Public Works, on the site boundaries abutting on the P156-1 and P72-1 (K85).

2.12 ENDOWMENT

The applicant shall pay a contribution towards the provision of parks or open spaces to the local authority. The calculations of the parks or open spaces contributions shall take into account the provision of parks or open spaces in all four residential townships namely Albertsdal Extensions 30, 31,32 and 43. The net parks or open spaces contribution payable shall be paid by the applicant on proclamation of the first township to be developed.

2.13 LAND FOR MUNICIPAL PURPOSES

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

- 2.13.1 **Parks:** Erf 5006

- 2.13.2 **Storm-water erf:** Erf 4550

3. 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.

3.1 ALL ERVEN WITH THE EXCEPTION OF ERF 4550 AND 5006

- (a) The erf is subject to a servitude, 1m 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 1m 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 1m 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.

3.2 ALL ERVEN SHALL BE SUBJECT TO THE FOLLOWING CONDITION IMPOSED BY THE DEPARTMENT OF MINERALS AND ENERGY:

“As the erf (stand, land, etc) forms part of land which may be undermined in future and which may be liable to 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”.

Dr Imogen Mashazi, City Manager
2nd Floor, Head Office Building,
Cnr Cross & Rosses Streets,
Germiston

Notice No. A004/2017

**EKURHULENI METROPOLITAN MUNICIPALITY
ALBERTON CUSTOMER CARE AREA**

EKURHULENI AMENDMENT SCHEME A045

The Ekurhuleni Metropolitan Municipality (Alberton Customer Care A) hereby, in terms of the provisions of section 125(1)(a) of the Town-Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) read together with the relevant section of Spatial Planning and Land Use Management Act, 16 of 2013, declares that it has approved an amendment scheme, being an amendment of the Ekurhuleni Town Planning Scheme, 2014, comprising the same land as included in the township of ALBERTDAL EXTENSION 31.

The amendment scheme documents are filed and will lie for inspection during normal office hours at the offices of Head of Department, City Planning Department, Ekurhuleni Municipality and at the offices of the Area Manager, MJ Van Staden, Alberton Civic Centre as well as the Gauteng Provincial Government, Office of the Premier, Gauteng Planning Division.

The amendment scheme is known as Ekurhuleni Amendment Scheme A0045 and shall come into operation from the date of publication of this notice.

Dr Imogen Mashazi, City Manager
2nd Floor, Head Office Building,
Cnr Cross & Rosses Streets,
Germiston

Notice No. A004/2017

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