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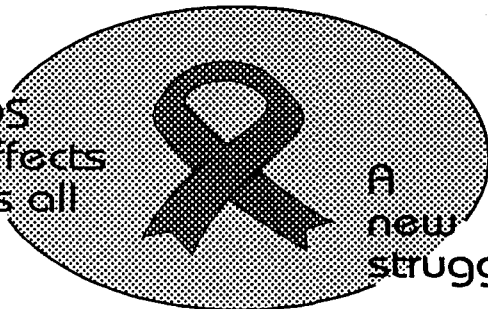
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PRETORIA, 29 JULY
JULIE 2004

No. 303

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1506

EKURHULENI METROPOLITAN MUNICIPALITY (BENONI 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 (Benoni Customer Care Centre) hereby declares Brentwood Extension 14 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 Brentren Properties (Proprietary) Limited, (hereinafter referred to as the township owner) under the provisions of Chapter III Part C of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), for permission to establish a township on the Remaining Extent of the farm Rietpan 66 IR, has been granted.

A. CONDITIONS OF ESTABLISHMENT

(1) **NAME**

The name of the township shall be Brentwood Extension 14

(2) **DESIGN**

The township shall consist of erven and streets as indicated on the General Plan SG No. 2366/2004.

(3) **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.

(4) **STORMWATER DRAINAGE AND STREET CONSTRUCTION**

(a) The township owner shall, on request by the Local Authority, submit for his approval a detailed scheme complete with plans, sections and specifications, prepared by a professional Engineer, who shall be a member of the South African Association of Consulting Engineers or SABTACO, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, surfacing, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the Local Authority. Furthermore, the scheme shall indicate the route and gradient by which each property gains access to the street on which it abuts.

- (b) The township owner shall, when required to do so by the Local Authority, carry out the approved scheme at his/her own expense on behalf of and to the satisfaction of the Local Authority under the supervision of the appointed Professional Engineer and shall, for this purpose, provide financial guarantees to the Local Authority as determined by it.
- (c) The township owner shall be responsible for the maintenance of the streets and stormwater drainage system to the satisfaction of the Local Authority until the streets and stormwater drainage system have been constructed as set out in sub-clause (b) above.
- (d) Should the township owner fail to comply with the provisions of (a), (b) and (c) hereof the Local Authority shall be entitled to do the work at the cost of the township owner.

(5) **OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES**

The township owner shall within such period as the Local Authority may determine, fulfill its obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, as previously agreed upon between the township owner and the Local Authority.

(6) **BULK WATER METER**

A bulk water meter for the entire development is to be installed by the applicant at a location determined by the Local Authority. All costs relating to the purchase and installation thereof, will be for the township owner's account.

(7) **ACCEPTANCE AND DISPOSAL OF STORMWATER**

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

(8) **SOIL CONDITIONS**

- (a) Proposals to overcome detrimental soil conditions to the satisfaction of the Local Authority shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Local Authority.

(9) **ENDOWMENT**

The township owner shall, in terms of section 98(2) and (3) of the Town Planning and Townships Ordinance 1986, pay a lump sum endowment to the Local Authority for the provision of land for a park/parks (public open space).

(10) **SPECIAL CONDITION**

Erven 490 and 491, shall be consolidated on proclamation of the township

B. CONDITIONS OF TITLE

(1) All erven shall be subject to the following conditions imposed by the Local Authority in terms of the provisions of the Town Planning and Townships Ordinance, 15 of 1986:

(a) The property is subject to a servitude, 2m wide, in favour of the Local Authority, for sewerage and other municipal purposes, along the side and rear 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 property 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 or other works being made good by the Local Authority.

- (2) All erven shall be made subject to existing conditions and servitudes including the rights to minerals.
- (3) All erven shall be made subject to any servitudes shown on the General Plan.

P M Maseko, City Manager, Ekurhuleni Metropolitan Municipality, 2nd Floor, Head Office Building, corner Cross and Rose Streets, Germiston, Private Bag X1069, Germiston, 1400

26 July 2004

Notice No: 191/2004

LOCAL AUTHORITY NOTICE 1507
EKURHULENI METROPOLITAN MUNICIPALITY
(BENONI CUSTOMER CARE CENTRE)

NOTICE OF BENONI AMENDMENT SCHEME NO. 1/1283

The Ekurhuleni Metropolitan Municipality (Benoni Customer Care Centre) 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 Benoni Town Planning Scheme 1/1946, comprising the same land as included in the township of Brentwood Extension 14, Benoni.

Map 3 and the scheme clauses of the amendment scheme are available for inspection at all reasonable times at the office of the Head of Department, Department Development Planning and Local Government, Gauteng Provincial Government, Johannesburg, as well as at the office of the Area Manager: Development Planning, Ekurhuleni Metropolitan Municipality (Benoni Customer Care Centre), Treasury Building, Elston Avenue, 6th Floor, Benoni.

This amendment is known as Benoni Amendment Scheme 1/1283.

P M Maseko, City Manager, Ekurhuleni Metropolitan Municipality, 2nd Floor, Head Office Building, Corner Cross and Rose Streets, Germiston, Private Bag X1069, Germiston, 1400.

26 July 2004

Notice No.: 191/2004

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