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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1732

EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK CUSTOMER CARE CENTRE)
DECLARATION AS AN APPROVED TOWNSHIP

In terms of Section 103(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance of 1986), the Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre hereby declares Bredell Extension 3 township to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY 189 HIGH ROAD BREDELL CC (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 329 (A PORTION OF PORTION 5) OF THE FARM RIETFONTEIN 31, REGISTRATION DIVISION IR, PROVINCE OF GAUTENG HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Bredell Extension 3.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No. 9371/2005.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, except the following condition that does not effect the erven in the township:

Gedeelte A van Gedeelte A van die plaas Rietfontein Nr. 18 geleë in die distrik Benoni, waarvan bostaande hoewe 'n gedeelte uitmaak, is onderworpe aan die volgende servituut, naamlik:
"Zjinde dit eigendom bezwaard met een servituut ten faveure van gedeelten getransporteerd op Hendrik Jacobus Duvenhage an Johannes Petru Jacobus Fourie by Acten van Transport Nos. 312/1887 en 313/1887, groot 328,2260 Hektaar en 250,6869 Hektaar, bestaande uit het recht om het water of te leiden uit de fontein glegen nabij de scheidingslijn van het gedeelten van gemelden Hendrik Jacobus Duvenhage en op het hierbij getransporteerde eigendom."

1.4 ACCESS

No ingress from Road P68-1 to the township and no egress to Road P68-1 from the township shall be allowed.

1.5 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owners shall arrange for the drainage of the township to fit in with that of the existing and planned road and storm water infrastructure in the vicinity and for all storm water running off or diverted from the roads to be received and disposed of.

1.6 PRECAUTIONARY MEASURES

(a) The township owners shall at his own expense, make arrangements with the local authority in order to ensure that:

- (i) water will not dam up, that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen; and
- (ii) the recommendations as laid down in the geological report/soil report of the township are complied with and when required engineer certificates for the foundations of the structures are submitted.

1.7 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at his own expense 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.

1.8 REMOVAL OF LITTER

The township owner shall at his own expense cause all litter within the township area to be removed to the satisfaction of the local authority, when required by the local authority to do so.

1.9 REPOSITIONING OF SERVICES

If, by reason of the establishment of the township, it should become necessary to reposition any existing services of ESCOM, Telkom or the local authority, the cost thereof shall be borne by the township owner.

1.10 ENGINEERING SERVICES

- (a) The applicant shall be responsible for the installation and provision of internal engineering services.
- (b) As a result of the absence of municipal sewer reticulation services in the area, the applicant must provide the erven with a septic tank and French drainage system.
- (c) Water is only available for a small diameter and low pressure municipal reticulation system. Each erf must therefore be provided with an elevated holding tank system that will cater for both domestic and fire fighting use.

2. CONDITIONS OF TITLE**2.1 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, 1986.****(a) ALL ERVEN**

- (i) 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.
- (ii) 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.
- (iii) 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.

(b) ERF 3

- (i) Subject to a servitude for municipal purposes in favour of the local authority, as indicated on the general plan to guarantee access to the local authority's personnel and vehicles in order to carry out repair and maintenance work to the water, sewer and electrical networks (if any).
- (ii) Subject to a servitude of right of way in favour of all the owners and occupiers in the township, as indicated on the general plan, to guarantee access to a public road to all the owners and occupiers.

Customer Care Area Kempton Park, c/o C R Swart Avenue and Pretoria Road, (P 0 Box 13), Kempton Park, 1620

LOCAL AUTHORITY NOTICE 1733

EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK CUSTOMER CARE CENTRE)

KEMPTON PARK TOWN PLANNING SCHEME 1987: AMENDMENT SCHEME 1503

The Ekurhuleni Metropolitan Municipality (Kempton Park 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 Kempton Park Town Planning Scheme 1987, comprising the same land as included in the township of Bredell Extension 3 Township.

Map 3 and the scheme clauses of the amendment scheme are available for inspection at all reasonable times at the offices of the Head of Department, Department Development Planning and Local Government, Gauteng Provincial Government, Johannesburg, as well as the Manager Development Planning, Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre), 5th Floor, Civil Centre, c/o C R Swart Drive and Pretoria Road, Kempton Park.

This amendment is known as Kempton Park Amendment Scheme 1503.

Customer Care Area Kempton Park, c/o C R Swart Avenue and Pretoria Road, (P 0 Box 13), Kempton Park, 1620.
