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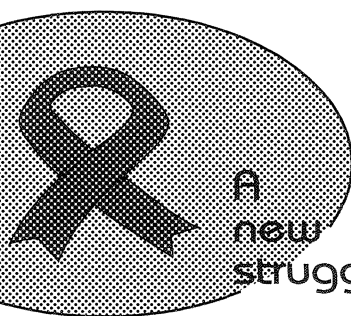
Vol. 18

PRETORIA, 3 SEPTEMBER 2012

No. 261

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

**AIDS
HELPLINE**

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DEPARTMENT OF HEALTH

Prevention is the cure

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 1247

EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK SERVICE DELIVERY CENTRE)
DECLARATION AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Ekurhuleni Metropolitan Municipality, Kempton Park Service Delivery Centre hereby declares Birchleigh Extension 25 township 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 HOCOM PROPERTIES (PTY) LTD. (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER 3 OF THE TOWNSHIP PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 58(A PORTION OF PORTION 33) OF THE FARM ZUURFONTEIN 33 I.R. HAS BEEN GRANTED.

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP.

1.1 CANCELLATION OF EXISTING CONDITIONS OF TITLE

The applicant shall at his own expense cause the following conditions and servitudes to be cancelled or the township area to be freed there from:

Conditions A.(1), A(2) and A(3) in Deed of Transfer T33544/2012.

1.2 GENERAL

(a) The applicant shall satisfy the local authority that:

- (i) The relevant amendment scheme is in order and can be published simultaneously with the declaration of the township as an approved township.
- (ii) Satisfactory access from a public street system to all erven in the township is available;
- (iii) The proposed township is not affected by a 1:100 year floodline
- (iv) The applicant shall comply with the provisions of sections 72 (General Plan); 75 (General Plan: Local Authority) and 101 (Township Register) of the Township Planning and Township Ordinance, 1986 (Ordinance 15 of 1986).

2. CONDITIONS OF ESTABLISHMENT

2.1 NAME

The name of the township shall be **Birchleigh Extension 25**,

2.2 DESIGN

The township shall consist of erven and streets as indicated on S.G. Plan No. 7354/2008.

2.3 ENDOWMENT

Payable to the local authority:

The township owner shall, in terms of the provisions of Section 81, as well as Sections 98(2) and (3) of the Town Planning and Townships Ordinance, 1986 pay a lump sum endowment of R30 400 (Thirty Thousand, Four Hundred Rand) to the local authority.

This money can be used for the purposes of upgrading any parks.

2.4 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, including Condition B in Deed of Transfer 33544/2012 which reads, specially entitled to a right of way 4.72 (four comma seven two) metres wide on portion A of portion 2 of portion G of the Farm ZUURFONTEIN, measuring eleven comma three five one nine (11,3515) Hectares, registered in the name of CHRISTOFFEL BRINK by Deed of Transfer No. 16199/1939, along the side marked AB on Diagram S.G. No A.4550/1925, annexed to Deed of Transfer No. 826/1926, which affects all the erven in the Township.

2.5 ACCESS

No ingress from Road P91-1(K155) and Mooirivier Drive to the township and no egress to Road P91-1(K155) and Mooirivier Drive from the township shall be allowed.

2.6 ENGINEERING SERVICES

- (i) The applicant shall be responsible for the installation and provision of internal engineering services.
- (ii) Once water, sewer and electrical networks have been installed, same will be transferred to the Local Council, free of cost, who shall maintain these networks.

2.7 ACCEPTANCE AND DISPOSAL OF STORMWATER

The Township owner 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.

2.8 PRECAUTIONARY MEASURES

- (a) The township owner 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;
- (ii) trenches and excavations for foundations, pipes, cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150mm, and compacted until the same grade of compaction as that of the surrounding material is obtained;
- (iii) The recommendations as laid down in the geological report/soil report of the township are complied with and, when required, engineering certificates for the foundations of the structures are submitted.

2.9 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.

2.10 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.

2.11 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.

2.12 CONDITION TO BE COMPLIED WITH BEFORE ERVEN BECOME REGISTERABLE

The applicant shall at his own expense cause Erven 1904 and 1905 in the township to be consolidated.

3 CONDITONS OF TITLE

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

(a) ERF 1904 -1905

- (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 of 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.

4. CONDITIONS TO BE INCORPORATED IN THE TOWN PLANNING SCHEME IN TERMS OF SECTION 125 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION.

4.1 "RESIDENTIAL 4: - USE ZONE 4

Erf 1904-1905

The erf shall be zoned "Residential 4" subject to:

- (i) The height of the building will be restricted to 2 storeys.
- (ii) The coverage will be restricted to 60%
- (iii) The density will be restricted to 80 units/ha

4.2 "EXISTING PUBLIC ROADS" – USE ZONE 29

A portion.

4.3 ERVEN SUBJECT TO SPECIAL CONDITIONS:

In addition to the relevant conditions set out above, the under mentioned erven shall be subject to the conditions as indicated:

(a) Erf 1904

- (i) The registered owner of the erf shall erect a physical barrier consisting of a 2.0m high brick or concrete wall or a barrier of such other material as may be approved by the local authority, in accordance with the most recent standards of the Gauteng Provincial Government (Department of Public – Transport and Roads) before or during development of the erf along the northern and eastern boundary thereof abutting on Provincial Road P91-1 and Mooirivier Road to the satisfaction of the local authority and shall maintain such barrier to the satisfaction of the local authority.
- (ii) Except for the physical barrier referred to in sub-clause (i) above, a swimming bath or any essential storm water drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of the land, shall be erected nor 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 on Provincial Road P91-1(K155) nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the

consent in writing of the Gauteng Provincial Government (Department of Public Transport and Roads).

- (iii) Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on Provincial Road P91-1 and Mooirivier Drive.

(b) ERF 1905

- (i) Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on Mooirivier Drive.

KHAYA NGEMA: CITY MANAGER, EKURHULENI METROPOLITAN MUNICIPALITY:
PRIVATE BAG X1069 GERMISTON 1400
NOTICE DP.34.2012

EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK CUSTOMER CARE CENTRE)
KEMPTON PARK TOWN PLANNING SCHEME 1987: AMENDMENT SCHEME 1916

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 Birchleigh Extension 25 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 of Economic Development, Gauteng Provincial Government, Johannesburg, as well as the Area Manager, Development Planning, Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre), 5th Floor, Civil Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park.

This amendment is known as Kempton Park Amendment Scheme 1916 and shall come into operation on the date of the proclamation of this notice.

KHAYA NGEMA: CITY MANAGER, EKURHULENI METROPOLITAN MUNICIPALITY,
PRIVATE BAG X1069 GERMISTON 1400

NOTICE DP.30.2012 [15/3/7/B6X25]
