

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

Vol. 19

PRETORIA, 6 SEPTEMBER 2013

No. 258

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DEPARTMENT OF HEALTH

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 1237

EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK CUSTOMER CARE 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 Customer Care Centre hereby declares BREDELL EXTENSION 27 township 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 NATIONAL STAINLESS STEEL PROPERTY (PTY) LIMITED (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 60 (A PORTION OF PORTION 5) OF THE FARM RIETFONTEIN 31 IR HAS BEEN GRANTED

A. CONDITIONS OF ESTABLISHMENT

- (1) **NAME**
The name of the township shall be Bredell Extension 27.
- (2) **DESIGN**
The township shall consist of erven and streets as indicated on S.G. Plan No. 292/2013.
- (3) **DISPOSAL OF EXISTING CONDITIONS OF TITLE**
All erven shall be made subject to existing conditions and servitudes, if any but
 1. **EXCLUDING THE FOLLOWING SERVITUDES WHICH DO NOT AFFECT THE TOWNSHIP AREA DUE TO ITS LOCATION:**

A. Portion A of Portion A of the farm Rietfontein 31 Registration Division IR Kempton Park, of which the within mentioned property forms a part, is subject to the following servitude, namely:

Zijnde dit eigendom bezwaard met een servituut ten faveure van gedeelten getransporteerd op Hendrik Jacobus Duvenhage en Johannes Petrus Jacobus Fourie by Acten van Transport Nos 312/1887 en 313/1887, groot 328,2117 hektaar en 250,6869 hektaar, bestaande uit het recht om het water aft e leiden uit de fontein gelegen nabij de scheidingslijn van het gedeelte van gemelden Hendrik Jacobus Duvenhage en op het hierbij getransporteerd eigendom.
- (4) **PRECAUTIONARY MEASURES**
The township owner shall at his own expense make arrangements with the local authority in order to ensure that the recommendations as laid down in the geological report of the township must be complied with and, when required, engineer certificates for the foundations of the structures must be submitted.
- (5) **ACCESS**
Access to the township shall be obtained from Fifth Avenue. No ingress and egress shall be allowed from Pomona Road (D1132).
- (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 (except internal street lights).
- (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.

- (8) **ACCEPTANCE AND DISPOSAL OF STORMWATER**
The township owner shall arrange for the drainage of the township to fit in with that of the existing 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.
- (9) **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.
- (10) **CONSOLIDATION OF ERVEN**
The township owner shall at his own expense cause the Erven 147 and 148 in the township to be consolidated.

B. CONDITIONS OF TITLE

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.

- (1) **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 and 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 structures 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.

Khaya Ngema: City Manager,
Ekurhuleni Metropolitan Municipality: Private Bag X1069 Germiston 1400
Notice DP.35.2013

**EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK CUSTOMER CARE CENTRE)
KEMPTON PARK TOWN PLANNING SCHEME 1987: AMENDMENT SCHEME 2177**

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 27 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, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park.

This amendment is known as Kempton Park Amendment Scheme 2177.

Khaya Ngema: City Manager,
Ekurhuleni Metropolitan Municipality: Private Bag X1069 Germiston 1400
Notice DP.35.2013