

**THE PROVINCE OF
GAUTENG**



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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 1565 OF 2016

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 25 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 AKANI PROPERTIES PROPRIETARY 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 668 OF THE FARM RIETFONTEIN NO. 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 25.

(1.2) DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 2918/2016.

(1.3) DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any:

1.3.1. Excluding the following servitudes and entitlements which will not be passed on to the owners of erven in the township due to the locality thereof:

- (a) "Portion A" of the farm Rietfontein No. 31 (formerly 18) Registration Division I.R., situate in the district of Kempton Park, of which the above Holding forms a part, is subject to the following servitude, namely:

Zinde dit eigendom beswaard met een servituut ten faveure van gedeelten getransporteerd op Hendrik Jacobus Duvenage en Johannes Petrus Jacobus Fourie bij Acten van Transport Nos 312/1887, groot 328,2117 hektaar en 250,6869 Hektaar bestaande uit het rect om het water af te leiden uit de fontein gelengen nabij de scheidenslijn van het gedeelte van

(1.4) 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 street lights along the private road).

(1.5) 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.

(1.6) ACCESS

Access to the township shall be obtained from the Service Road on the northern boundary, as well as the agreed limited access point from Sixth Road. No access will be allowed from Third Avenue.

(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) 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.

(1.9) 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.

(1.10) REPOSITIONING OF SERVICES

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

(1.11) PRECAUTIONARY MEASURES AND SOIL CONDITIONS

- i) No additional buildings can be placed within Zone A as indicated in the Dolomite Stability Investigation done by Martin van der Walt.
- ii) All services (certified by an engineer) should comply with the specifications of the PW344 manual for area underlain by dolomite related to the specific Dolomite Inherent Hazard Class.
- iii) All site services to be tested to zero percent leakage by a certified contractor and the result submitted to this office.
- iv) All services (certified by an engineer) should comply with the specifications of the PW344 manual for areas underlain by dolomite related to the specific Dolomite Inherent Hazard Class.
- v) All site services to be tested to zero percent leakage by a certified contractor and the result submitted to this office.

(1.12) CONSOLIDATION OF ERVEN

The township owner shall at his own expense cause the Erven 153 and 154 in the township to be consolidated.

2. 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.

(2.1) 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.
- iv) The erf is subject to a servitude of right of way, 10 metres wide on the northern boundary, in favour of the Local Authority for road purposes to serve future developments, as indicated on the General Plan.
- v) Subject to a servitude for municipal purposes, 10 metres wide on the northern boundary, 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.

Khaya Ngema: City Manager,
Ekurhuleni Metropolitan Municipality: Private Bag X1069 Germiston 1400
Notice DP.47.2016

EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK CUSTOMER CARE CENTRE)
EKURHULENI TOWN PLANNING SCHEME 2014 : AMENDMENT SCHEME K0283

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 Ekurhuleni Town Planning Scheme 2014, comprising the same land as included in the township of BREDELL 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, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park.

This amendment is known as Ekurhuleni Amendment Scheme K0283.

Khaya Ngema: City Manager,
Ekurhuleni Metropolitan Municipality: Private Bag X1069 Germiston 1400
Notice DP.47.2016

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