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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 1610 OF 2018**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
(BENONI 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), read together with SPLUMA, 2013 the City of Ekurhuleni Metropolitan Municipality, Benoni Customer Care Area hereby declares BRENTWOOD EXTENSION 40 Township to be an approved Township subject to the conditions set out in the Schedule hereto.

SCHEDULE

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY SMITH AND SEEGER INVESTMENTS CC: REGISTRATION NUMBER: 2003/084792/23 (HEREINAFTER REFERRED TO AS THE APPLICANT) 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 PORTION 521 (A PORTION OF PORTION 516) OF THE FARM VLAKFONTEIN 30 I.R. HAS BEEN GRANTED

A. CONDITIONS OF ESTABLISHMENT

- (1) **NAME**
The name of township shall be BRENTWOOD EXTENSION 40.
- (2) **DESIGN**
The township shall consist of erven as indicated on the approved General Plan No. 747/2018. Dated 17 April 2018.
- (3) **EXISTING CONDITIONS OF TITLE**
All erven shall be made subject to existing conditions of title and servitude, if any.
- (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 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 erf 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 provisions of the appointed Professional Engineer and shall, for his 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 systems have been constructed as set out in sub-clause (b) above.
 - (d) Should the township owner fail to comply with the provisions (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, fulfil 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) **REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES**
If, by reason of the establishment of the township, it become necessary to remove or replace any existing municipal services, the costs thereof shall be borne by the township owner.
- (7) **ENDOWMENT**
The township owner shall, in terms of Section 98(2) and (3) of the Town Planning and Townships Ordinance, 15 of 1986, pay a lump sum endowment to the Local Authority, for the provision of land for parks (Public Open Space).
- (8) **ACCEPTANCE AND DISPOSAL OF STORMWATER**
The township owner shall arrange for the drainage of the township to fit in which those adjacent to public roads, for all stormwater running off or being diverted from the roads to be received and disposed of.
- (9) **ACCESS**
The proposed Township, can be accessed from either Kirschner or Calvinia Road. There shall be a line of no access on the Remainder of Holding 22 of Benoni North Agricultural Holdings.
- (10) **SOIL CONDITIONS**
Proposal 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.
- (11) **DEMOLITION OF BUILDINGS AND STRUCTURES**
The township owner shall at his / her expense, cause all existing buildings and structures, situated within the building line reserves, side spaces or other common boundaries to be demolished, to the satisfaction of the Local Authority, when required to do so by the Local Authority.
- (12) **PRECAUTIONARY MEASURES**
The township owner shall at his/her own expense, make arrangements within the Local Authority, in order to ensure that the recommendations as laid down in the Geological Report, prepared by Africa Exposed Consulting Engineering Geologist CC (July 2008) are fully complied with and when required to do so, engineering certificates for the foundations of the structures be submitted.
- (13) **REMOVAL OF LITTER**
The township owner shall at his / her expense, cause all litter within the township area to be removed, to the satisfaction of the Local Authority, when required to do so by the Local Authority.
- (14) **CONSOLIDATION OF PROPERTIES**
The township owner shall at his own expense cause the Erven 810 and 811 in the township to be consolidated.

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 all 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.
- (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 the servitudes shown on the General Plan.

Dr Imogen Mashazi: City Manager, City of Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston 1400, Notice CD82/2018

NOTICE OF APPROVAL
CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
EKURHULENI AMENDMENT SCHEME B0553

The City of Ekurhuleni Metropolitan Municipality, Benoni Customer Care Area hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, read together with SPLUMA, 2013 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 BRENTWOOD EXTENSION 40 Township.

The amendment scheme documents will lie for inspection during normal office hours at the offices of the Head of Department: City Planning, City of Ekurhuleni Metropolitan Municipality and at the offices of the Area Manager: Benoni Civic Centre, as well as at the Gauteng Provincial Government, Office of the Premier, Gauteng Planning Division.

This amendment is known as Ekurhuleni Amendment Scheme B0553 and shall come into operation from date of publication of this notice.

Dr Imogen Mashazi, City Manager, City of Ekurhuleni Metropolitan Municipality, Civic Centre, Cross Street, Germiston. Notice No. CD82/2018

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