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GAUTENG***



***DIE PROVINSIE VAN  
GAUTENG***

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**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS****LOCAL AUTHORITY NOTICE 489 OF 2024**

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY : (KEMPTON PARK SUB SECTION)  
DECLARATION AS AN APPROVED TOWNSHIP : BREDELL EXTENSION 36

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Ekurhuleni Metropolitan Municipality, Kempton Park Sub Section hereby declares BREDELL EXTENSION 36 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 REG RED CARRIERS 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 795 (A PORTION OF PORTION 5) OF THE FARM RIETFontein NO. 31-IR HAS BEEN GRANTED

**A. CONDITIONS OF ESTABLISHMENT:****(1) NAME**

The name of the township shall be Bredell Extension 36.

**(2) DESIGN**

The township shall consist of erven and streets indicated on General Plan SG No 1068/2022.

**(3) DISPOSAL OF EXISTING CONDITIONS OF TITLE**

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

i) Including the following condition which will be brought forward onto Erven 247 and 248 in the township:

A. PORTION A of the farm RIETFontein 31 IR (formerly No 18) district KEMPTON PARK (formerly district BENONI) of which the above Holding forms a part, is subject to the following servitude, namely:

Zynde 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 af te leiden uit de fontein gelegen nabij de scheidingslijn van het gedeelte van gemelden HENDRIK JACOBUS DUVENHAGE en op het hierbij getransporteerd eigendom.

ii) Excluding the following condition which only affects Erf 247 and FIRST ROAD in the township:

By virtue of Notarial Deed of Right-of-Way Servitude K1389/2024S dated 2 February 2024 the withinmentioned property is subject to a right of way servitude, in perpetuity, in favour of Portion 728 (a portion of portion 5) of the farm Rietfontein Number 31, Registration Division I.R., Province of Gauteng, which right-of-way servitude is 607 (Six Hundred and Seven) square metres in extent and indicated by the figure A B C D E F A on servitude diagram S.G. Number 3299/2019, annexed to the said Notarial Deed. As will more fully appear from the said Notarial Deed.

**(4) PRECAUTIONARY MEASURES**

- 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 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 First Road.

**(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 stormwater infrastructure in the vicinity and for all stormwater 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 Erven 247 and 248 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) **ERVEN 247 AND 248**

- 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 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 on the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
CIT OF EKURHULENI AMENDMENT SCHEME: K0839C : BREDELL EXTENSION 36**

It is hereby notified in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, that the City of Ekurhuleni Metropolitan Municipality has approved and hereby adopted the land development application for the amendment scheme with regard to the properties in the township of BREDELL EXTENSION 36 Township, being an amendment of the City of Ekurhuleni Land Use Scheme, 2021.

The approved Amendment Scheme documents will lie for inspection at the Manager: Town Planning, Kempton Park Sub Section during normal office hours.

This amendment is known as City of Ekurhuleni Amendment Scheme K0839C and shall come into operation on the date of publication of the notice.

(Reference number: CP021.2024) CITY OF EKURHULENI METROPOLITAN MUNICIPALITY 11/04/2024







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