

***THE PROVINCE OF
GAUTENG***

***DIE PROVINSIE
GAUTENG***

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

Vol. 14

**PRETORIA, 11 JUNE
JUNIE 2008**

No. 154

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1420

EKURHULENI METROPOLITAN MUNICIPALITY

BARDENE EXTENSION 70 TOWNSHIP

DECLARATION AS APPROVED TOWNSHIP

In terms of the provisions of Section 103(1) of the Town-planning and Townships Ordinance, 1986, the Ekurhuleni Metropolitan Municipality hereby declares Bardene Extension 70 Township situated on Portion 698 of the farm Klipfontein 83 I.R. to be an approved township subject to the conditions set out in the schedule hereto:

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY IMPERIAL GROUP (PTY) LTD IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 698 OF THE FARM KLIPFONTEIN 83 I.R. HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Bardene Extension 70.

1.2 DESIGN

The township shall consist of erven and streets as indicated on the General Plan SG No 580/2005.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions of title and servitudes, if any, including the reservation of rights to minerals, but excluding:

1.3.1 The following conditions which do not affect the township area:

Conditions 1.A. and 1.B. in Deed of Transfer No. T44171/2004, Wayleave for conducting water, as depicted on Diagram S.G. No. A3489/35 and Diagram S.G. No. A3491/35.

1.3.2 The following condition which affects a street (Oosthuizen Road) in the township only:

Condition 1.D. in Deed of Transfer No. T44171/2004, Deed of Cession of Servitude K1993/1976s in favour of Transnet Limited for pipeline purposes as depicted on Diagram S.G. No. A2537/1975.

1.3.3 The following conditions which affect a street (Rietfontein Road / Road R21) in the township only:

Condition 1.E. in Deed of Transfer No. T44171/2004, Notice of Expropriation No. EX107/1998, as depicted on Expropriation Plan No. A/12/308/67 in favour of the South African Roads Board and Condition 2.A. in Deed of Transfer No. T44171/2004, Notice of Expropriation No. EX120/1998, as depicted on Expropriation Plan No. A/12/308/66, in favour of South African Roads Board.

1.4 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at their 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, within a period of six (6) months from the date of publication of this notice.

1.5 ENDOWMENT

The township owner shall, in terms of section 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay to the local authority as an endowment the amount of R1 761 219.31 (Vat inclusive and valid till 30 June 2008) – which amount shall be used by the local authority for the construction of streets and/or storm water drainage systems in or for the township.

Such endowment is payable in terms of the provisions of section 81 of the said ordinance, read with section 95 thereof.

1.6 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If, by reason of the establishment of the township, it becomes necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owners.

1.7 ACCESS

Ingress and egress to and from the township shall be to the satisfaction of the Executive Director: Roads, Transport and Civil Works.

2. CONDITIONS OF TITLE

The 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

- 2.1.1 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, provided that the local authority may dispense with any such servitude.
- 2.1.2 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.
- 2.1.3 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.

LOCAL AUTHORITY NOTICE 1421

**NOTICE OF APPROVAL
EKURHULENI METROPOLITAN MUNICIPALITY
BOKSBURG AMENDMENT SCHEME 1196**

The Ekurhuleni Metropolitan Municipality hereby in terms of the provisions of Section 125(1) of the Town-planning and Township Ordinance, 1986, declares that it has adopted an amendment scheme being an amendment to the Boksburg Town Planning Scheme, 1991 relating to the land included in Bardene Extension 70 Township

A copy of the said Amendment Scheme as adopted is open for inspection at all reasonable times at the office of the Area Manager : City Development, Civic Centre, 3rd Floor, Boksburg

The said amendment scheme is known as Boksburg Amendment Scheme 1196

PATRICK FLUSK : CITY MANAGER
CIVIC CENTRE
BOKSBURG
7/2/04/70
