

IMPORTANT NOTICE

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CONTENTS • INHOUD

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES			
740	Town-planning and Townships Ordinance (15/1986): Ekurhuleni Metropolitan Municipality: Establishment of township: Bardene Extension 71	3	156
741	do.: do.: Boksburg Amendment Scheme 1650	4	156

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 740

EKURHULENI METROPOLITAN MUNICIPALITY

DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 15 of 1986, the Ekurhuleni Metropolitan Municipality hereby declares Bardene Extension 71 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 ROELAND STREET INVESTMENTS (PROPRIETARY) LIMITED REGISTRATION NO. 2011/011717/07 (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 990 OF THE FARM KLIPFONTEIN 83 IR HAS BEEN GRANTED BY THE EKURHULENI METROPOLITAN MUNICIPALITY:

1 CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Bardene Extension 71.

1.2 DESIGN

The township shall consist of erven and the street as indicated on the General Plan SG No. 4757/2008.

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.

1.4 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owners 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 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.

1.6 OBLIGATIONS WITH REGARD TO ENGINEERING SERVICES

The township owners shall within such period as the local authority may determine, fulfill their obligations in respect of the provision and installation of engineering services as previously agreed upon between the township owner and the local authority.

1.7 ENDOWMENT

The township owners shall, in terms of the provisions of section 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay a lump sum endowment of R1 560 363.67 [roads & stormwater is subject to VAT, above figure valid until June 2012] to the local authority, which amount shall be used by the local authority for construction of streets and/or stormwater drainage in or for the township.

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

1.8 ACCESS

- (i) Ingress to the township and egress from the township shall not be permitted from existing N12 Freeway or the proposed PWV 14.
- (ii) A line of no access shall be applicable all along the northern boundary of the township abutting the existing N12 / proposed PWV 14.
- (iii) Unhindered access must be given to emergency vehicles and all service authorities (water, electricity, Telkom etc.) at all times.

1.9 ACCEPTANCE AND DISPOSAL OF STORM-WATER.

The township owner shall arrange for the drainage of the township to fit in with that of the existing N12 / proposed PWV 14 for all storm water running off or being diverted from the road to be received and disposed of.

1.10 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER.

The township owner shall at its own expense; erect a fence or other physical barrier to the satisfaction of the local authority, as when required by it to do so and the township owner shall maintain such fence or physical barrier in good order.

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:-

- (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 when required by the local authority: Provided that the local authority may dispense with any such servitude.
- (ii) 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.
- (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 purposes 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) All erven shall be subject to the existing conditions of title including the reservation of Mineral Rights.

LOCAL AUTHORITY NOTICE 741**EKURHULENI METROPOLITAN MUNICIPALITY****BOKSBURG AMENDMENT SCHEME 1650**

The Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 15 of 1986, declares that it has approved an Amendment Scheme being an amendment of the Boksburg Town Planning Scheme, 1991, comprising the same land as included in the township of Bardene Extension 71.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Area Manager: Boksburg Customer Care Centre, 3rd floor, Boksburg Civic Centre, c/o Trichardts and Commissioner Streets, Boksburg, and are open for inspection at all reasonable times.

This amendment is known as Boksburg Amendment Scheme 1650.

Khaya Ngema
City Manager
Civic Centre, Cross Street, Germiston
7/2/04/71