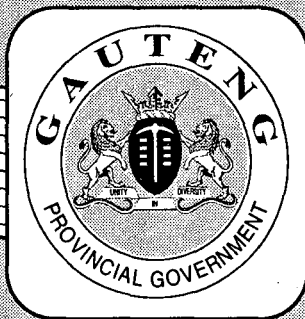


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**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

Selling price • Verkoopprys: **R2,50**

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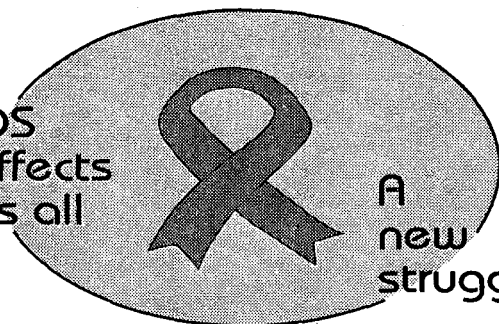
Vol. 9

PRETORIA, 23 DECEMBER
DESEMBER 2003

No. 563

We all have the power to prevent AIDS

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affects
us all



A
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struggle

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 2714

DECLARATION AS APPROVED TOWNSHIP

In terms of section 20(4) of the Township and Town-planning Ordinance, 1931 (Ordinance 11 of 1931), the Administrator hereby declares Bergtuin township to be an approved township, subject to the conditions set out in the Schedule hereto.

GO 15/3/2/3/304

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY RSD CONSTRUCTION CC UNDER THE PROVISIONS OF THE TOWNSHIP AND TOWN-PLANNING ORDINANCE, 1931, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 435 (A PORTION OF PORTION 256) OF THE FARM DERDEPOORT NO. 326-J.R., PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Bergtuin.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 8919/1996.

(3) STREETS

(a) The township owner shall form, grade and maintain the streets in the township to the satisfaction of the local authority until such time as this responsibility is taken over by the local authority: Provided that the Administrator shall be entitled from time to time to relieve the township owner wholly or partially from this obligation after reference to the local authority.

(b) The township owner shall, at his own expense, remove all obstacles from the street reserves to the satisfaction of the local authority.

- (c) If the township owner fails to comply with the provisions of paragraphs (a) and (b) hereof the local authority shall be entitled to do the work at the cost of the township owner.

(4) DONATION FOR STREETBUILDING

The township owner shall, in terms of the proviso of Section 27(1)(d) of Ordinance 11 of 1931 as a donation to the local authority, pay an amount equal to 15% of only the land value of all erven which are sold, exchanged or donated or disposed of by any other manner by the township owner (excluding erven transferred in terms of Section 24 of that Ordinance), such value calculated as on the date of the proclamation, should the erven prior to such proclamation be disposed of or as on the date of such disposal, should the erven be disposed of after proclamation and be determined as set out in paragraph (d).

The township owner shall submit audited, detailed quarterly statements, together with the amount as shown thereon as owed to the local authority.

The local authority or any properly delegated officer owns the right to, at all reasonable times, investigate the township owner's books regarding the disposal of the erven in the township. On request of the mentioned local authority or officer, the township owner shall present all books and documents necessary for such inspection and auditing. If no such monies is received within a period of three months, the local authority can accept a statement in which mention is made thereof in stead of audited statements.

(5) DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

- (a) the following servitudes which does not affect the township area:

"Kragtens Notariele Akte Nr 202/64-S gedateer 17 Februarie 1954 is aan die Stadsraad van Pretoria die reg verleen om elektrisiteit oor die hiermee getransporteerde eiendom te vervoer tesame met bykomstige regte langs die lyn a.b. soos aangedui op Kaart S.G. A.5477/65 hierby aangeheg soos meer ten volle sal blyk uit die gemelde Notariele Akte."

- (c) the following servitude which affects Erf 65 and a street in the township only:

"Kragtens Notariële Akte No. K1266/1981S gedateer 26 Maart 1981 is die hierinvermelde eiendom onderworpe aan 'n serwituut van Waterpypleiding (2 meter breed) die middellyn waarvan aangetoon word deur die ABCD en

die lyn EFGHJKL op S.G. Kaart Nr. A4032/80 soos meer volledig sal blyk uit gemelde Notariële Akte geregistreer op 29 April 1981.”

(6) LAND FOR MUNICIPAL PURPOSES

Erf 65 shall be transferred to the local authority by and at the expense of the township owner as a park.

(7) ACCESS

No ingress from Road N1-22 to the township and no egress to Road N1-22 from the township shall be allowed.

(8) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of Road N1-22 and for all stormwater running off or being diverted from the road to be received and disposed of.

(9) REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

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

(10) AMENDMENT OF TOWN-PLANNING SCHEME

The township owner at his own cost take the necessary steps to have the town-planning scheme amended when requested by the local authority..

3. CONDITIONS OF TITLE

All erven, with the exception of the erf mentioned in clause 2(6) hereof, shall be subject to the conditions mentioned hereafter imposed by the Administrator in terms of the provisions of the Township and Town-planning Ordinance, 1931.

(1) ALL ERVEN

- (a) The erf is subject to a servitude, 2 m 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 2 m 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.

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- (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 2 m 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 and other works being made good by the local authority.

(2) ERVEN 1 TO 10 AND 14 TO 19

Seeing that the erf is situated in the vicinity of a quarry and may be liable to noise or dust from mining activities, the owner accepts that discomfort may arise from such mining activities.

IMPORTANT NOTICE

The
Gauteng Provincial Gazette Function
 will be transferred to the
Government Printer in Pretoria
 as from 2nd January 2002

NEW PARTICULARS ARE AS FOLLOWS:

Physical address:

Government Printing Works
 149 Bosman Street
 Pretoria

Postal address:

Private Bag X85
 Pretoria
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 Mrs J. Wehmeyer Tel.: (012) 334-4753
 Fax.: (012) 323-9574

This phase-in period is to commence from **November 2001** (suggest date of advert) and notice comes into operation as from **2 January 2002**.

Subscribers and all other stakeholders are advised to send their advertisements directly to the **Government Printing Works**, two weeks before the 2nd January 2002.

*In future, adverts have to be paid in advance
 before being published in the Gazette.*

HENNIE MALAN

Director: Financial Management
 Office of the Premier (Gauteng)

