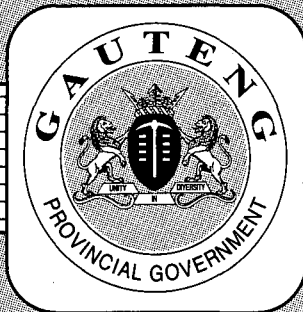


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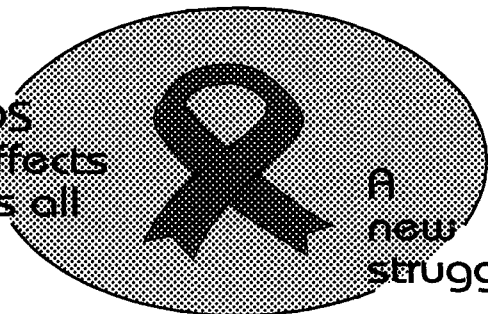
Vol. 10

PRETORIA, 18 OCTOBER  
OKTOBER 2004

No. 445

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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 2240

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 54 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 A. J. F. PEREIRA (HEREINAFTER REFERRED TO AS THE OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 778 OF THE FARM KLIPFONTEIN 83 IR HAS BEEN GRANTED:

#### 1. CONDITIONS OF ESTABLISHMENT

##### 1.1 NAME

The name of the township shall be Bardene Extension 54.

##### 1.2 DESIGN

The township shall consist of erven and street as indicated on General Plan SG No. 8106/2003.

##### 1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be subject to existing conditions of title and servitudes, if any, including the reservation of rights to minerals, but excluding the following servitude which affects only Erf 1169 Bardene Extension 54 Township as will appear on the General Plan SG 8106/2003 and SG A8105/2003 in the township:

By virtue of Notarial Deed of servitude K 8771/96S dated 10 September 1996, the within mentioned property is subject to a perpetual servitude in favour of the Council, for sewerage and other Municipal purposes, 2 (two) metres wide as indicated by the line lettered ABCDE on Diagram SG No 3553 / 1996. As will more fully appear from the annexed Diagram SG No 3553 / 1996.

##### 1.4 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at his own expense cause all existing buildings and structures situated in 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.

##### 1.5 ENDOWMENT

The township owner shall, in terms of Section 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay an amount of R179 607.56 (VAT included and valid till 30 June 2004), to the local authority which amount shall be used by the local authority for the provision of roads and or stormwater drainage in or for the township, and an endowment of R1 440.00 (VAT included) to the local authority which amount shall be used by the local authority for the provision of parks and / or open spaces.

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

##### 1.6 ACCESS

A line of no access along the N12. Entrance to and egress from the property shall be provided to the satisfaction of the local authority from View Point Road.

##### 1.7 OBLIGATIONS WITH REGARD TO ESSENTIAL ENGINEERING SERVICES

The township owner shall within such period as the local authority may determine, fulfil his obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, as well as

the construction of the roads and storm water drainage system as previously agreed upon between the township owner and the local authority.

## 1.8 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.

## 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

- a. 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 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 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.

## PLAASLIKE BESTUURSKENNISGEWING 2240

### EKURHULENI METROPOLITAANSE MUNISIPALITEIT

#### VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 15 van 1986, verklaar die Ekurhuleni Metropolitaanse Munisipaliteit dat die dorp Bardene Uitbreiding 54 tot 'n goedgekeurde dorp verklaar word onderworpe aan die voorwaardes soos in die bygaande Bylae uiteengesit.

#### BYLAE

VERKLARING VAN DIE VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR A. J. F. PEREIRA (HIERNA DIE AANSOEKDOENERS) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 15 VAN 1986, OM TOESTEMMING OM 'N DORP OP GEDEELTE 778 VAN DIE PLAAS KLIPFONTEIN 83 IR TE STIG, TOEGESTAAN IS.

### 1. STIGTINGSVOORWAARDES

#### 1.1 NAAM

Die naam van die dorp is Bardene Uitbreiding 54.

#### 1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan SG No. 8106/2003.

#### 1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes van titel en serwitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale, uitsluitend die volgende serwitut wat slegs Erf 1169 Bardene Uitbreiding 54 raak, soos aangetoon op Algemene Plan LG 8106/2003 en LG A8105/2003:

Kragtens die Notariele Akte van Serwituut K 8771/96 S gedateer 10 September 1996, is die binnevermelde eiendom onderworpe aan 'n ewigdurende serwituut ten gunste van die Raad, vir riool en ander munisipale doeleindes, twee (2) meter wyd, soos aangetoon deur die lyn ABCDE op diagram LG No 3553/1996 soos meer volledig aangetoon op die aangehegte Diagram LG No 3553/1996.

#### 1.4 SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot die bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

#### 1.5 BEGIFIGING

Die dorpseienaar moet kragtens die bepalings van Artikel 98(2) en (3) van die Ordonnansie op Dorpspeplanning en Dorpe, 1986 as begiffiging aan die plaaslike bestuur die bedrag van R 179 607.56 (BTW ingesluit en valid tot 30 Junie 2004) betaal – welke bedrag deur die plaaslike bestuur aangewend moet word vir die voorsiening van grond vir die bou van paaie en stormwaterdreineringsstelsels in of vir die dorp en die som van R1 440.00 (BTW ingesluit) betaal – welke bedrag deur die plaaslike bestuur aangewend moet word vir die voorsiening van grond vir parke en / of oopruimtes.

Sodanige begiffigings is betaalbaar ingevolge Artikel 81 van die gemelde Ordonnansie, gelees met Artikel 95 daarvan.

#### 1.6 TOEGANG

Lyn van geen toegang lanks N12. Toegang tot en van die eiendom moet tot die bevrediging van die plaaslike bestuur voorsien word van View Point Pad.

#### 1.7 VERPLIGTING MET BETREKKING TOT ENGINIEURSDIENSTE

Die dorpseienaar moet, binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening en installering van ingenieursdienste, soos voorheen ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom.

#### 1.8 VERSKUIWING OF DIE VERVANGING VAN MUNISIPALE DIENSTE

Indien dit, as gevolg van die stigting van die dorp, nodig word om enige bestaande munisipale dienste te verwyder of te vervang, moet die koste daarvan deur die dorpseienaar gadra word.

### 2 TITELVOORWAARDES

Die erwe is onderworpe aan die volgende voorwaardes opgelê deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpspeplanning en Dorpe, 1986:-

Alle Erwe

- a. Die erf is onderworpe aan 'n serwituut 2 m breed, vir riolerings – en ander munisipale doeleindes, ten gunste van die Raad, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 m breed oor die toegangsgedeelte van die erf, indien en wanneer velang deur die Raad: Met dien verstande dat die Raad van enige sodanige serwituut mag afsien.
- b. Geen geboue of ander struktuur mag binne die voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 m daarvan geplant word nie.
- c. Die Raad is geregtig om enige materiaal wat duer hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke wat hy volgens goeie doedunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde grond vir die voornoemde doel, onderworpe daaraan dat die Raad enige skade verged wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpyleidings en ander werke veroorsaak word.

**LOCAL AUTHORITY NOTICE 2241****EKURHULENI METROPOLITAN MUNICIPALITY  
BOKSBURG AMENDMENT SCHEME 1161**

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 54.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Area Manager: Boksburg Customer Care Centre, fifth 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 1161.

Paul Maseko  
City Manager  
Civic Centre, Cross Street, Germiston

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**PLAASLIKE BESTUURSKENNISGEWING 2241****EKURHULENI METROPOLITAANSE MUNISIPALETEIT  
BOKSBURG WYSIGINGSKEMA 1161**

Die Ekurhuleni Metropolitaanse Munisipaleiteit verklaar hierby, ingevolge die bepalings van artikel 125(1) van die Ordinnansie op Dorpsbeplanning en Dorpe, 15 van 1986, dat dit 'n wysigingskema synde 'n wysiging van die Boksburg Dorpsbeplanningskema, 1991, wat uit dieselfde grond as die dorp Bardene Uitbreiding 54 bestaan, goedgekeur het.

Kaart 3 en die Skemaklousules van die Wysigingskema word vir bewaring gehou by die Areabestuurder: Boksburg Dienssentrum, Vyfde vloer, h/v Trichardtstraat en Commissionerstraat, Boksburg, en is te alle redelike tye ter insae beskikbaar.

Hierdie wysiging staan bekend as Boksburg Wysigingskema 1161.

Paul Maseko  
Stadsbestuurder  
Burgersentrum, Crossstraat, Germiston

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