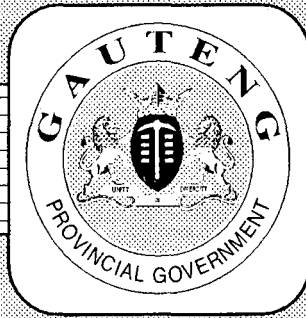


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
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Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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Other countries • Buitelands: R3,25

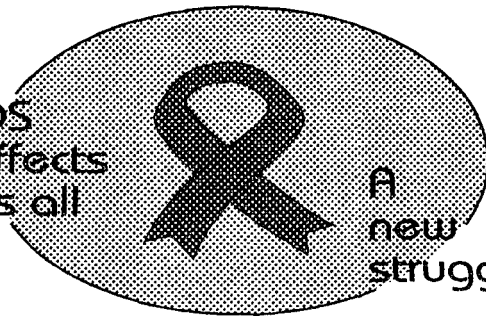
Vol. 11

PRETORIA, 3 JUNE
JUNIE 2005

No. 240

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
HELPLINE**

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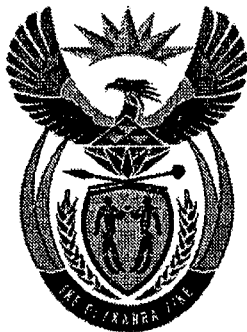
DEPARTMENT OF HEALTH



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THE GOVERNMENT PRINTING WORKS
PUBLICATIONS DIVISION

NB: The Publications Division of the Government Printing Works will be relocating to its new premises within the:

**MASADA BUILDING at 196 PROES STREET, PRETORIA
(i.e. CORNER OF PAUL KRUGER AND PROES STREETS)**
with effect from **3 May 2005**.

For enquiries and information:

Mr M Z Montjane
Tel: (012) 334-4653
Cell: 083 640 6121

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1250

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 56 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 VIEWPOINT DEVELOPMENTS CC (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 741 (A PORTION OF PORTION 175) 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 56.

1.2 DESIGN

The township shall consist of erven and the street as indicated on the Surveyor General Plan SG No. 9689/2004.

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 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, 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 the provisions of Section 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay to the local authority an endowment of R3,531.68 (VAT included and valid till 30 June 2005), which amount shall be used by the local authority for the construction of roads and storm water drainage in or for the township. Such endowment shall be payable in accordance with the provisions of Section 81 read with Section 95 of the aforesaid ordinance.

The township owner 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 R60,000.00 (VAT included), which amount shall be used by the local authority for the provision of parks and / or open spaces. Such endowment shall be payable in accordance with the provisions of Section 81 read with Section 95 of the aforesaid ordinance.

1.6 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.

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 the systems thereof, 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 ACCESS

Ingress to the township and egress from the township shall be restricted to a single ingress and egress point along Viewpoint Road (Erf 1179- internal private road), to the satisfaction of the Director: Roads, Transport and Civil Works Department.

1.9 LAND FOR MUNICIPAL PURPOSES

Erf 1178 shall be transferred to the local authority by and at the cost of the township owner within a period of six (6) months from the date of declaration of this township as an approved township.

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 of the erf 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.
- d. As the erf forms part of land which may be subject to noise pollution and noise related to airport activities, present or future, in the vicinity thereof, the owner thereof accepts all liability for any inconvenience which may be experienced as a result of such airport related activities and / or noise.
- e. As the erf forms part of land which may be subjected to flooding and associated damage, the owner thereof accepts all liability for any such damage which may arise as a result of such flooding.

2.2 ERF 1179, 1178 AND SABIE STREET

The erven and streets within the township are subject to a perpetual servitude sewerage and municipal purposes in favour of the Council, 2 meters wide, along and parallel to the entire western boundary of the property, as will more fully appear from Notarial Deed K5159/1998S and S.G Diagram No. A 2517/44.

PLAASLIKE BESTUURSKENNISGEWING 1250**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 Bardene Dorp Uitbreiding 56 tot 'n goedgekeurde dorp verklaar onderworpe aan die voorwaardes soos in die bygaande Bylae uiteengesit.

BYLAE

VERKLARING VAN DIE VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR VIEWPOINT DEVELOPMENTS CC (HIERNA DIE AANSOEKDOENERS) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 15 VAN 1986, OM TOESTEMMING OM 'N DORP OP GEDEELTE 741 ('N GEDELTE VAN GEDEELTE 175) VAN DIE PLAAS KLIPFONTEIN 83 IR TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Bardene Uitbreiding 56.

1.2 ONTWERP

Die dorp bestaan uit erwe en die straat soos aangedui op Algemene Plan SG Nr. 9689/2004.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande titelvoorwaardes en serwitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale.

1.4 SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet, op hulle 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, binne 'n tydperk van ses (6) maande van die datum van publikasie van hierdie kennisgewing.

1.5 BEGIFIGING

Die dorpseienaar moet kragtens die bepallings van Artikel 98(2) en (3) van die Ordonnansie op Dorpspeplanning en Dorpe, 1986, as begifiging aan die plaaslike bestuur die som van R3,531.68 (BTW ingesluit en geldig tot 30 Junie 2005), welke bedrag deur die plaaslike bestuur aangewend moet word vir die bou van paaie en stormwaterdreineringsstelsels in of vir die dorp. Sodanige begifigings is betaalbaar ingevolge Artikel 81 van die gemelde Ordonnansie, gelees met Artikel 95 daarvan.

Die dorpseienaar moet kragtens die bepallings van Artikel 98(2) en (3) van die Ordonnansie op Dorpspeplanning en Dorpe, 1986, die ronde som van R60,000.00, welke bedrag deur die plaaslike bestuur aangewend moet word vir die voorsiening van parke en / of openbare oopruimte. Sodanige begifigings is betaalbaar ingevolge Artikel 81 van die gemelde Ordonnansie, gelees met Artikel 95 daarvan.

1.6 VERWYDERING 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 gdra word.

1.7 VERPLIGTING MET BETREKKING TOT ENGENIEURSDIENSTE

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 TOEGANG

Toegang en uitgang tot en vanaf die dorp sal beperk via 'n enkele toegangspunt (Erf296 Intere Privaat Pad) langs Viewpointweg, tot die bevrediging van die Direkteur: Paaie, Transport en Sivielewerke Departement wees.

1.9 GROND VIR MUNISIPALE DOELIENDES

Erf 1178 sal aan die Plaaslike Bestuur oorgeda word binne ses (6) maande vanaf datum van die verklaring van die dorp as 'n goedgekeurde dorp.

2. TITELVOORWAARDES

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

2.1 ALLE ERWE

- a. Die erf is onderworpe aan 'n serwituut 2m breed, vir riolering – en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur. Met dien verstande dat die plaaslike bestuur 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 plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke wat hy volgens goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde grond vir die voorgenoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpyleidings en ander werke veroorsaak word.
- d. Aangesien die erf deel vorm van grond wat onderworpe mag wees aan geraas en geraas wat verband hou met lughaweaktiviteite, nou of in die toekoms, en in die omgewing daarvan geleë is, aanvaar die eienaar alle verantwoordelikheid vir ongerief wat verduur mag word as gevolg van sodanige lughaweaktiviteite en / of geraas.
- e. Aangesien die erf deel vorm van grond wat onderworpe mag wees aan vloede en verwante skade sal die eienaar alle verantwoordelikheid aanvaar vir enige skade wat gely word.

3.2 ERWE 1179, 1178 EN SABIESTRAAT

Die erwe en straat binne die dorpsgebied is onderworpe aan 'n lewenslange serwituut vir riolering en munisipale doeleindes ten gunste van die munisipale raad, 2m wyd, langs en parallel met die geheel van die westelike grens van die eiendom, soos meer volledig uiteengesit in die Noteriele Akte K5159/1998S en L G Diagram Nr. 2517/44.

LOCAL AUTHORITY NOTICE 1251**EKURHULENI METROPOLITAN MUNICIPALITY****BOKSBURG AMENDMENT SCHEME 1184**

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 56.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Area Manager, Boksburg Customer Care Centre, 5th 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 1184.

Paul Maseko
City Manager
Civic Centre, Cross Street, Germiston
7/2/04/56

PLAASLIKE BESTUURSKENNISGEWING 1251**EKURHULENI METROPOLITAANSE MUNISIPALITEIT****BOKSBURG WYSIGINGSKEMA 1184**

Die Ekurhuleni Metropolitaanse Munisipaliteit verklaar hierby, ingevolge die bepalinge van artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 15 van 1986, dat dit 'n wysigingskema synde 'n wysiging van die Boksburg Dorpsbeplanningkema, 1991, wat uit dieselfde grond as die dorp Bardene Uitbreiding 56 bestaan, goedgekeur het.

Kaart 3 en die Skemaklousules van die Wysigingskema word vir bewaring gehou by die Area Bestuurder: 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 1187.

Paul Maseko
Stadsbestuurder
Burgersentrum, Crossstraat, Germiston
7/2/04/56

