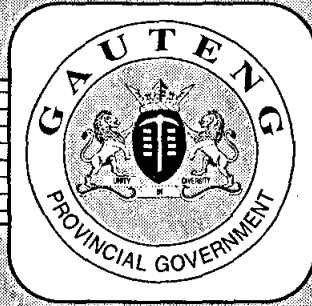


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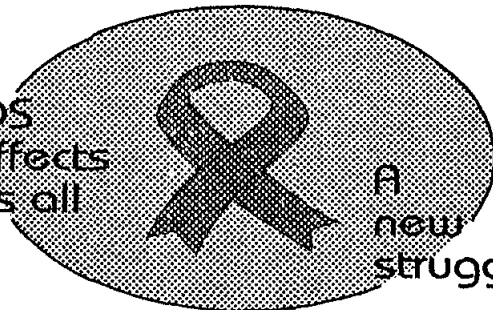
Vol. 11

PRETORIA, 27 SEPTEMBER 2005

No. 407

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with effect from **3 May 2005**.

For enquiries and information:

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2355

EKURHULENI METROPOLITAN MUNICIPALITY DECLARATION AS APPROVED TOWNSHIP

In terms of the provision of section 103(1) of the Town-planning and Townships Ordinance, 1986, the Ekurhuleni Metropolitan Municipality hereby declares **Bardene Extension 23 Township**, situated on the remaining extent of Portion 496 (a portion of Portion 175) of the Farm Klipfontein 83 – IR, to be an approved township, subject to the conditions set out in the Schedule hereto:

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY MOTORCYCLE EXCELLENCE CC NO. C K 1993/017683/23 IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON THE REMAINING EXTENT OF PORTION 496 (A PORTION OF PORTION 175) OF THE FARM KLIPFONTEIN 83 IR, GAUTENG, HAS BEEN APPROVED.

I. CONDITIONS OF ESTABLISHMENT

- 1.1 NAME
The name of the township shall be "**Bardene Extension 23**".
- 1.2 DESIGN
The township shall consist of the erven and the streets as indicated on General Plan SG No. 7455/2002.
- 1.3 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 affect a road outside the Township only:
 - (i) a perpetual servitude for roadway purposes in favour of the State as more fully set out and defined on reference to K818/44s
 - (ii) A servitude of Wayleave 0, 94 metres wide as more fully appear from Deed of Servitude No 1275/1938 S.
- 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, when required by the local authority to do so.
- 1.5 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES.
If, by reason of the establishment of the township, it become necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owner.
- 1.6 OBLIGATIONS WITH REGARD TO ESSENTIAL ENGINEERING SERVICES
The township owner shall within such period as the local authority may determine, fulfill his obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefor, as well as the construction of the roads and stormwater drainage system as previously agreed upon between the township owner and the local authority.
- 1.7 ACCESS.
Ingress to and egress from the township shall be restricted to Guilder Street.

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 Township Ordinances, 1986:

2.1 All erven

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

2.2 Erf 1141

- (a) The Erf is entitled to a right-of-way servitude over Erf 1142 as indicated by the figure a-A8-c-d on the General Plan. (This Servitude shall come in to being on date of Registration of Transfer of either Erf 1141 or 1142 into the name of any person other than the Township applicant).

2.3 Erf 1142

- (b) The Erf is subject to a right-of-way servitude in favour of Erf 1141 as indicated by the figure a-A8-c-d on the General Plan. (This servitude shall come into being on date of Registration of Transfer of either Erf 1141 or 1142 into the name of any person other than the Township applicant).
-

LOCAL AUTHORITY NOTICE 2356

NOTICE OF APPROVAL

EKURHULENI METROPOLITAN MUNICIPALITY BOKSBURG AMENDMENT SCHEME 1249

The Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of section 125 (1) of the Town-planning and Townships Ordinance, 1986, declares that it has adopted an amendment scheme being an amendment of the Boksburg Townplanning Scheme, 1991, in relation to the land included in Bardene Extension 23 Township.

A copy of the said town-planning scheme as adopted is open for inspection at all reasonable times at the office of the Area Manager: Development Planning, Civic Centre, Boksburg, and the office of the Head of Development Planning and Local Government, Gauteng Provincial Government, Johannesburg.

The said amendment scheme is known as Boksburg Amendment Scheme 1249

PAUL MAVI MASEKO, City Manager
Civic Centre, Boksburg

PLAASLIKE BESTUURSKENNISGEWING 2355**EKURHULENI METROPOLITAANSE MUNISIPALITEIT****VOORGESTELDE DORP BARDENE UITBREIDING 23****VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge die bepalings van artikel 103 (1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, verklaar die Ekurhuleni Metropolitaanse Munisipaliteit hiermee dat die Dorp Bardene Uitbreiding 23, gelee op die resterende Gedeelte van gedeelte 496 (n gedeelte van Gedeelte 175) van die Plaas Klipfontein 83 IR, tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR MOTORCYCLE EXCELLENCE CC C K NO. 1993/017683/23 INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP DIE RESTERENDE GEDEELTE VAN 496 (N GEDEELTE VAN GEDEELTE; 175) VAN DIE PLAAS KLIPFONTEIN 83 IR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES**1.1 NAAM**

Die naam van die dorp is "**Bardene Uitbreiding 23**".

1.2 ONTWERP

Die dorp bestaan uit die erwe en die strate soos aangedui op Algemene Plan SG Nr. 7455/2002.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe sal onderworpe gemaak word aan bestaande titelvoorwaardes en serwitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale maar, uitgesonderd:

(a) die volgende serwitute wat slegs n pad buite die dorpsgebied affekteer:

- (i) n ewigdurende serwituut vir paddoeleindes tengunste van die Staat soos meer volledig uiteengesit en omskryf met verwysing na K818/44S
- (ii) n serwituut van "Wayleave" 0.94 meter breed soos meer volledig sal blyk van akte van serwituut nr. 1275/1938S.

1.4 SLOPING VAN GEBOUE OF STRUKTURE

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit verlang.

1.5 VERWYDERING OF 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 gedra word.

1.6 VERPLIGTING MET BETREKKING TOT INGENIEURSDIENSTE

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

1.7 TOEGANG

Toegang tot en vanaf die dorpsgebied is beperk tot Guilderstraat.

2. TITELVOORWAARDES

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

2.1 *Alle erwe*

- (a) Die erf is onderworpe aan 'n serwituut, 2 meter breed, vir riolerings-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, 2 meter wyd 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 strukture mag binne die voorgemelde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 meter 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 rioolhoofpypleidings en ander werke wat hy volgens goeiddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voormelde serwituut grens; en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voormelde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke veroorsaak mag word.

2.2 *Erf 1141*

- (a) Die Erf is geregtig op 'n reg-van-weg serwituut oor Erf 1142 soos aangedui deur die figuur a-A8-c-d op die algemene plan. (hierdie serwituut sal tot stand kom op die datum van registrasie van transport van of erf 1141 of 1142 in die naam van n persoon anders as die dorpsseenaar).

2.3 *Erf 1142*

- (a) Die erf is onderhewig aan 'n reg-van-weg serwituut tengunste van erf 1141 soos angedui deur die figuur a-A8-c-d op die algemene plan. (hierdie serwituut sal tot stand kom op datum van registrasie van transport van of erf 1141 of 1142 in die naam van n persoon anders as die dorpsseenaar).

PLAASLIKE BESTUURSKENNISGEWING 2356

KENNIS VAN GOEDKEURING.

EKURHULENI METROPOLITAANSE MUNISIPALITEIT

BOKSBURG-WYSIGINGSKEMA 1249

Die Ekurhuleni Metropolitaanse Munisipaliteit verklaar hiermee, ingevolge die bepalings van artikel 125 (1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat dit 'n wysigingskema van die Boksburg Dorpsbeplanningskema 1991, wat betrekking het op die grond ingesluit in die dorp Bardene Uitbreiding 23 aanvaar het.

'n Afskrif van die gemelde dorpsbeplanningskema soos aanvaar, is te alle redelike tye ter insae in die kantoor van die Area Bestuurder: Ontwikkelingsbeplanning, Burgersentrum, Boksburg, en die kantoor van die Hoof van Departement, Departement Ontwikkelingsbeplanning en Plaaslike Regering, Gauteng Provinsiale Regering, Johannesburg, .

Die gemelde wysigingskema staan bekend as Boksburg-wysigingskema 1249

PAUL MAVI MASEKO, Stadsbestuurder
Burgersentrum, Boksburg

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