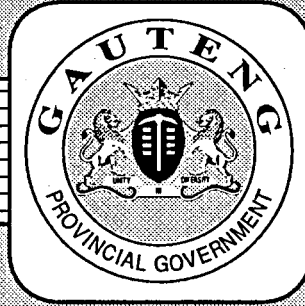


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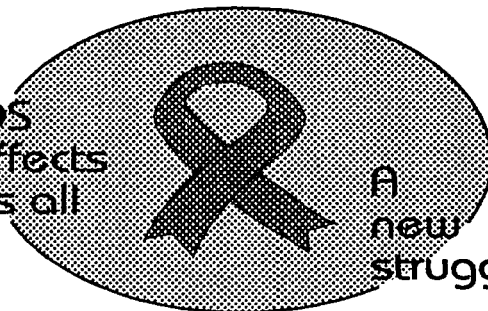
Vol. 12

PRETORIA, 13 NOVEMBER 2006

No. 413

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 3195

EKURHULENI METROPOLITAN MUNICIPALITY PROPOSED BARDENE EXTENSION 75 TOWNSHIP;

DECLARATION AS AN APPROVED TOWNSHIP AND AMENDMENT OF THE BOKSBURG TOWN PLANNING SCHEME, 1991

In terms of the provisions of section 103(1) of the Town-planning and Townships Ordinance, 1986, the Ekurhuleni Metropolitan Municipality hereby declares Bardene Extension 75 township, situated on Portion 926 of the farm Klipfontein 83 I.R., to be an approved township, subject to the conditions set out in the schedule hereto.

SCHEDULE

Conditions under which the application made by Cloversgreen Investments (Proprietary) Ltd. in terms of the provisions of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) for permission to establish a township on Portion 926 of the farm Klipfontein 83 I.R., has been approved.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Bardene Extension 75.

1.2 DESIGN

The township shall consist of the erven as indicated on General Plan S.G. No. 5785/2006.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions of title and servitudes, if any.

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 if and 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 becomes necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owners.

1.6 OBLIGATION IN REGARD TO ENGINEERING SERVICES

The township owners shall within such period as the local authority may determine, fulfil 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 R2 369 543,42 [VAT inclusive and valid until June 2007] to the local authority which amount shall be used by the local authority for the construction of streets and/or storm-water drainage systems in or for the township.

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

1.8 ACCESS

Ingress and egress to and from the township shall be from a single access point along Viewpoint Street,

02020000

and shall be to the satisfaction of the Executive Director: Roads, Transport and Civil Works Department.

1.9 ERF 1260

The Erf is subject to a 2m wide servitude parallel to and on the eastern side of its eastern boundary for municipal purposes.

1.10 ERF 1261

The erf is subject to a servitude for electrical substation purposes on the north eastern corner of Erf 1261

1.11 CONSOLIDATION

The township owner shall at its own expense cause the erven in the township to be consolidated.

2 CONDITIONS OF TITLE

All erven shall be subject to the following conditions, imposed by the local authority in terms of the provisions of the Town-planning and Township Ordinance, 1986:

- (a) The erf shall be 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, if and 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 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.
- (d) ACSA as well as the Ekurhuleni Metropolitan Municipality shall be indemnified against any such claims whatsoever in respect of aircraft noise and any nuisance caused as a result thereof.

Furthermore 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 to the Boksburg Town Planning Scheme, 1991, relating to the land included in Bardene Extension 75 township. A copy of the said town-planning scheme, as adopted, is open for inspection at all reasonable times at the office of the Executive Director: Development Planning, Civic Centre, Boksburg and at the office of the Head of Department, Department Finance and Economic Affairs, Gauteng Provincial Government, Johannesburg. The said amendment is known as Boksburg Amendment Scheme 1341.

PATRICK FLUSK
CITY MANAGER

Civic Centre
BOKSBURG
8 November 2006
Notice No. /2006
7/2/04/75



PLAASLIKE BESTUURSKENNISGEWING 3195**EKURHULENI METROPOLITAANSE MUNISIPALITEIT
VOORGESTELDE DORP BARDENE UITBREIDING 75****VERKLARING TOT GOEDGEKEURDE DORP EN
WYSINGING VAN DIE BOKSBURG DORPSBEPLANNINGSKEMA, 1991**

Ingevolge die bepalings van artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, verklaar die Ekurhuleni Metropolitaanse Munisipaliteit hierby die dorp Bardene Uitbreiding 75 geleë op Gedeelte 926 van die plaas Klipfontein 83 I.R. tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes in die bygaande bylae uiteengesit.

BYLAE

Voorwaardes waarop die aansoek gedoen deur Cloversgreen Investments (Eiendoms) Bpk. ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) om toestemming om 'n dorp op Gedeelte 926 van die plaas Klipfontein 83 I.R., stig, toegestaan is.

1. STIGTINGSVOORWAARDES**1.1 NAAM**

Die naam van die dorp is Bardene Uitbreiding 75.

1.2 ONTWERP

Die dorp bestaan uit die erwe soos aangedui op Algemene Plan S.G. Nr. 5785/2006.

1.3 BESIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe sal onderworpe gemaak word aan bestaande titelvoorwaardes en serwitute, indien enige.

1.4 SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet eie koste alle bestaande geboue en strukture binne die boubeperringsgebied, syruimtes of wat oor gemeenskaplike erwe bestaan, tot bevrediging van die plaaslike bestuur sloop, indien en wanneer die Plaaslike Bestuur dit versoek.

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 VERPLIGTINGE 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 vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom.

1.7 BEGIFTIGING

Die dorpseienaar moet ingevolge die bepalings van artikel 98(2) en (3) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 aan die plaaslike bestuur as begiftiging 'n globale bedrag van R2 369 543,42 (BTW inklusief en geldig tot Junie 2007) in kontant betaal welke bedrag deur die plaaslike bestuur aangewend moet word vir die bou van paaie en/of stormwaterdreineringsstelsels in of vir die dorp.

Sodanige begiftiging is betaalbaar ooreenkomstig die bepalings van artikel 81 gelees met artikel 95 van die gemelde ordonnansie.

1.8 TOEGANG

Ingang na en uitgang vanaf die dorp sal vanaf 'n enkele toegangspunt langs Viewpointweg en tot die bevrediging van die Uitvoerende Direkteur: Paaie, Vervoer en Siviele Werkedepartement wees.

1.9 ERF 1260

Die erf is onderhewig aan 'n 2m wye serwituut vir munisipale doeleindes parallel aan en aan die oostekant van die oostelike grens daarvan.

1.10 ERF 1261

Die erf is onderhewig aan 'n serwituut op die noord-oostelike hoek daarvan vir elektriese substasiedoeleindes.

1.11 KONSOLIDASIE

Die dorpseienaar moet op eie koste die erwe in die dorp konsolideer.

2. TITELVOORWAARDES

Alle erwe in die dorp is onderworpe aan die volgende voorwaardes opgelê deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

- (a) Die erf is onderworpe aan 'n serwituut ten gunste van die plaaslike bestuur, 2m breed, vir riolering en ander munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 2m breed, oor die teoegangsgedeelte 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 gebou of ander struktuur mag binne die voormelde serwituutgebied opgerig word nie, en geen grootwortelbome mag binne die gebied van sodanige serwituut, of binne 'n afstand van 2m 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 goeie 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 gemelde 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 word.
- (d) ACSA sowel as Ekurhuleni Metropolitaanse Munisipaliteit sal gevrywaar word van enige eise hoegenaamd voortspruitend uit vliegtuiggeraas en enige hindernis daaruit voortspruitend.

Voorts verklaar die Ekurhuleni Metropolitaanse Munisipaliteit hiermee ingevolge die bepalings van artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat dit 'n wysiging van die Boksburg Dorpsbeplanningskema 1991, wat betrekking het op die grond ingesluit in die dorp bardene Uitbreiding 75 aanvaar het. 'n Afskrif van die gemelde wysigingskema soos aanvaar, lê te alle redelike tye ter insae in die kantoor van die Uitvoerende Direkteur; Stedelike Beplanning, Burgersentrum, Boksburg en die kantoor van die Hoof van Departement, Departement Finansies en Ekonomiese Sake, Gauteng Provinsiale Regering, Johannesburg. Die gemelde wysigingskema staan bekend as Boksburg Wysigingskema 1341.

PATRICK FLUSK
STADSBESTUURDER

Burgersentrum

BOKSBURG

8 November 2006

Kennisgewing Nr./2006

7/2/04/75

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