

*THE PROVINCE OF  
GAUTENG*

*DIE PROVINSIE  
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**CONTENTS • INHOUD**

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
<b>GENERAL NOTICES</b>			
1170	Town-planning and Townships Ordinance (15/1986): Ekurhuleni Metropolitan Municipality: Declaration as approved township: Bardene 77 .....	3	76
1171	do.: do.: Boksburg Amendment Scheme 1506 .....	4	76

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## GENERAL NOTICES

### NOTICE 1170 OF 2008

#### 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 77 Township**, situated on the Remainder of Portion 821 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 SOUTHERN PALACE INVESTMENTS 22 PTY LIMITED 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 REMAINDER OF PORTION 821 OF THE FARM KLIPFONTEIN 83 I.R, GAUTENG, HAS BEEN APPROVED.

#### 1. CONDITIONS OF ESTABLISHMENT

- 1.1 **NAME**  
The name of the township shall be "**Bardene 77**".
- 1.2 **DESIGN**  
The township shall consist of the Erven and street as indicated on General Plan S G No. 10085/2007.
- 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 owner shall at it's 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 three (3) months from the date of publication of this notice.
- 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 **OBLIGATIONS IN REGARD TO ENGINEERING SERVICES**  
The township owner shall within such period as the local authority may determine, fulfil it's 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 R124,792.68 (VAT included and valid until June 2008) to the local authority which amount shall be used by the local authority for the construction of streets and / or storm-water drainage in or for the township.
- The township owner shall, in terms of section 98(2) and (3) of the Town planning and Townships Ordinance, 1986, pay to the local authority a lump sum endowment of R128,500.00 (VAT included) to the local authority which amount shall be used by the local authority for the provision of land for parks and / or open spaces in or for the township.
- Such endowments are 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 to the satisfaction of the Executive Director: Roads, Transport and Civil Works Department.

## 1.9 NOTARIAL TIE

Erf 1284 and Erf 1285 are to be notarially tied simultaneously with the opening of the sectional title register.

**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, 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 pan handle 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.
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**NOTICE 1171 OF 2008****NOTICE OF APPROVAL****EKURHULENI METROPOLITAN MUNICIPALITY  
BOKSBURG AMENDMENT SCHEME 1506**

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 77 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 1506

**PATRICK FLUSK, City Manager**  
Civic Centre, Boksburg

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