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IMPORTANT NOTICE

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1568

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 90 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 CLOVERSGREEN INVESTMENTS CC (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 1033 OF THE FARM KLIPFONTEIN 83 IR HAS BEEN GRANTED BY THE EKURHULENI METROPOLITAN MUNICIPALITY:

1 CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Bardene Extension 90.

1.2 DESIGN

The township shall consist of erven and the street as indicated on the General Plan SG No. 3237/2010.

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, but excluding Conditions (a) – (i) of Deed of Transfer T003448/2010, which must not be transferred to the erven in the township.

1.4 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner 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 if and when required by the local authority.

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 WITH REGARD TO ENGINEERING SERVICES

The township owners shall fulfil their obligations in respect of the provision and installation of engineering services.

1.7 ACCESS

Ingress to and egress from the township shall via a single access point along Viewpoint Road, to the satisfaction of the Executive Director: Infrastructure Services Department.

1.8 CONSOLIDATION OF ERVEN

The township owner shall at his own expense cause Erven 1300 and 1301 in the township to be consolidated.

1.9 ENVIRONMENTAL CONSIDERATIONS

Please note that the installation or construction of any road and storm-water infrastructure required for the township, within or outside the application site, may be considered a listed activity in terms of the

National Environmental Management Act. It will be the developer's responsibility to acquaint him of these regulations and to obtain the necessary authorisation from the Gauteng Department of Agriculture and Rural Development (GDARD) where applicable. Where applicable, an application must also be made to the Department of Water and Environment (DWE) in terms of the National Water Act of 1998 where any such infrastructure may require a Section 21 licence. Therefore, the necessary authorisation will be required from the Gauteng Department of Agriculture and Rural Development (GDARD) as well as Department of Water and Environment (DWE) prior to this department commenting favourably on the release of the Section 82 Certificate.

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:-

- (i) 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.
 - (ii) 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.
 - (iii) 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.
 - (iv) Both the local authority and ACSA are indemnified against any claims regarding aircraft noise/accidents.
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LOCAL AUTHORITY NOTICE 1569

EKURHULENI METROPOLITAN MUNICIPALITY

BOKSBURG AMENDMENT SCHEME 1726

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 90.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Area Manager: Boksburg Customer Care Centre, 3rd floor, Boksburg Civic Centre, c/o Trichardt's and Commissioner Streets, Boksburg, and are open for inspection at all reasonable times.

This amendment is known as Boksburg Amendment Scheme 1726.

Khaya Ngema
City Manager
Civic Centre, Cross Street, Germiston
15/3/3/04/90
