

***THE PROVINCE OF
GAUTENG***

***DIE PROVINSIE VAN
GAUTENG***

**Provincial Gazette
Provinsiale Koerant**
EXTRAORDINARY • BUITENGEWOON

Selling price • Verkoopprijs: **R2.50**
Other countries • Buitelands: **R3.25**

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PROCLAMATION • PROKLAMASIE

PROCLAMATION 86 OF 2019

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 15 of 1986, read together with the provisions of the Spatial Planning & Land Use Management Act, 2013, the City of Ekurhuleni Metropolitan Municipality hereby declares Bardene Extension 82 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 CLAUMON INVESTMENTS [PTY] LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 999 (A PORTION OF PORTION 224) OF THE FARM KLIPFONTEIN 83 I.R. HAS BEEN GRANTED BY CITY OF EKURHULENI METROPOLITAN MUNICIPALITY.

1 CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Bardene Extension 82.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 4000/2015.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitude's, if any.

Excluding the following which only affects Erf 1287 in the township only:

The within mentioned property is subject to an electrical substation servitude 3m x 6m in extent, in favour of the City of Ekurhuleni Metropolitan Municipality, as depicted by the figure ABCDA on Diagram SG No. 4045/2018, as will more fully appear from Notarial Deed of Servitude K19/7047S.

1.4 PROVISION AND INSTALLATION OF SERVICES

The applicant shall make the necessary arrangement with the local authority for the provision and installation / construction of the internal and external water, electricity, sewerage, roads and storm water drainage engineering services in and for the township.

1.5 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, within a period of three (3) months from the date of publication of this notice.

1.6 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.

1.7 OBLIGATIONS IN REGARD TO ENGINEERING SERVICES

The township owners shall within such period as the local authority may determine, fulfil their obligation in respect of the provision and installation of engineering services as previously agreed upon between the township owner and the local authority.

1.8 ACCESS

Ingress to and egress from the township shall be to the satisfaction of the Roads and Stormwater Department.

1.9 CONSOLIDATION OF ERVEN

The township owner shall at his own expense cause Erven 1287 and 1288 in the township to be consolidated, within a period of six (6) months from the date of publication of this notice.

2. CONDITIONS OF TITLE

2.1 All 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 (Ordinance 15 of 1986).

(a) The erf is subject to the building restriction areas & building lines outlined in the relevant Town Planning Scheme which may be amended via the procedures outlined in such Town Planning Scheme.

(b) No building or other structure shall be erected within the aforesaid building restriction area and no large-rooted trees shall be planted within the said area or within 1m thereof.

(c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid building restriction area 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.

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

EKURHULENI AMENDMENT SCHEME F0167

The City of Ekurhuleni Metropolitan Municipality (Boksburg Customer Care Centre) hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, declares that it has approved an amendment scheme, being an amendment of the Ekurhuleni Town Planning Scheme 2014, comprising the same land as included in the township of BARDENE EXTENSION 82 Township

All relevant information is filed with the Area Manager: Boksburg Customer Care Centre, 3rd 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 Ekurhuleni Amendment Scheme F0167.

Dr. Imogen Mashazi
City Manager
Civic Centre, Cross Street, Germiston