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DEPARTMENT OF HEALTH

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GENERAL NOTICES • ALGEMENE KENNISGEWINGS

NOTICE 664 OF 2018

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 15 of 1986, the City of Ekurhuleni Metropolitan Municipality hereby declares Bardene Extension 92 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 PTY LTD 2012/121760/07 (HEREINAFTER REFERRED TO AS THE APPLICANTS/TOWNSHIP OWNERS) UNDER THE PROVISIONS OF PART A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON THE REMAINING EXTENT OF PORTION 1032 (A PORTION OF PORTION 175) OF THE FARM KLIPFONTEIN 83 IR HAS BEEN GRANTED BY THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY.

1 CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Bardene Extension 92.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 3194/2014.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

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, within a period of six (6) 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 OBLIGATION IN REGARD TO ENGINEERING SERVICES

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

1.7 ACCESS AND PARKING

(a) Access to the township shall be from View Point Road via Bardene Extension 90 Township for which purpose the erven in Bardene Extension 90 and Bardene Extension 92 Townships shall be notarially tied in perpetuity upon declaration of Bardene Extension 92 Township.

(b) Parking for Bardene Extension 92 shall be on Bardene Extension 98 Township, for which purposes the erven in Bardene Extension 92 and Bardene Extension 98 Townships shall be notarially tied in perpetuity within six (6) months of the declaration of Bardene Extension 92 or 98, whichever is the latter.

1.8 CONSOLIDATION OF ERVEN

The township owner shall at his own expense cause Erven 1309 and 1310 in the township to be consolidated, within a period of six (6) months from the date of publication of this notice.

1.9 NOTARIAL TIE OF ERVEN

(a) The consolidated erven in Bardene Extension 90 and Bardene Extension 92 Townships shall, for access purposes, be notarially tied in perpetuity upon declaration of Bardene Extension 92 Township;

- (b) The consolidated erven in Bardene Extension 92 and Bardene Extension 98 Townships shall, for parking purposes, be notorially tied in perpetuity within six (6) months of declaration of Bardene Extension 92 or 98, whichever is the latter.

1.10 SECTION 82 CERTIFICATE

The consolidated erven in Bardene Extension 90, Bardene Extension 92 and Bardene Extension 98 Townships must be notorially tied prior to the issuing of the Section 82 Certificate for each Township respectively.

2. CONDITIONS OF TITLE

- 2.1 All erven shall be subject to the following condition, imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986.
- 2.1.1 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, if and when required by the local authority: Provided that the local authority may dispense with any such servitude
- 2.1.2 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.
- 2.1.3 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.

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

EKURHULENI AMENDMENT SCHEME F0159

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 92 Township

All relevant information is filed with the Area Manager: Boksburg Customer Care Centre, 3rd floor, Boksburg Civic Centre, c/o Trichardt and Commissioner Streets, Boksburg, and are open for inspection at all reasonable times.

This amendment is known as Ekurhuleni Amendment Scheme F0159 and shall come into operation on the date of publication of this notice.

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

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