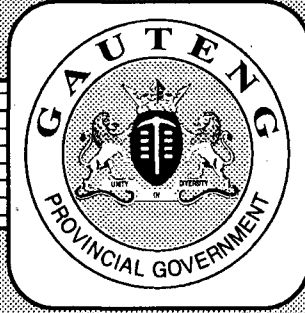


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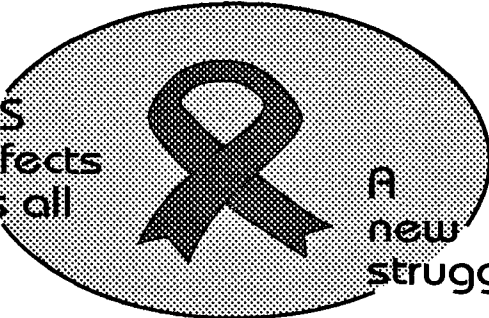
Vol. 8

PRETORIA, 7 OCTOBER 2002
OKTOBER

No. 332

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CONTENTS

<i>No.</i>	<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES		
1559 Town-planning and Townships Ordinance (15/1986): Ekurhuleni Metropolitan Municipality: Declaration as an approved township: Bartlett Extension 58	3	332
1560 do.: do.: Boksburg Amendment Scheme 981	6	332

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1559 EKURHULENI METROPOLITAN MUNICIPALITY (BOKSBURG SERVICE DELIVERY CENTRE)

PROPOSED BARTLETT EXTENSION 58 TOWNSHIP: DECLARATION AS APPROVED TOWNSHIP

In terms of the provisions of section 103 (1) of the Town-planning and Townships Ordinance, 1986, the Ekurhuleni Metropolitan Municipality (Boksburg Service Delivery Centre) hereby declares **Bartlett Extension 58 Township** situated on Portion 736 of the farm Klipfontein 83 IR, to be an approved township, subject to the conditions set out in the schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY KEVIN DOUGLAS EDWIN CLOETE 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 736 OF THE FARM KLIPFONTEIN 83 IR, GAUTENG, HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be **Bartlett Extension 58**.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 4715/2002.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be subject to existing conditions of title and servitudes, if any, including the reservation of rights to minerals, but excluding the servitude 7,5 metres wide for municipal purposes in favour of the Transitional Local Council of Boksburg, registered by virtue of Notarial Deed No. K3373/99 dated 25 June 1999, and as indicated on Diagram L.G. No. A 12858/94, which affects a street in the township only.

1.4 ENDOWMENT

The township owner shall, in terms of the provisions of section 98 (2) and (3) of the Town-planning and Townships Ordinance, 1986, pay to the local authority as endowments:

- (a) the amount of R93,460,12—which amount shall be used by the local authority for the construction of streets and/or stormwater drainage systems in or for the township, and
- (b) the amount of R32 376,00—which amount shall be used by the local authority for the provision of parks and/or open spaces.

Such endowments are payable in accordance with the provisions of section 81 of the said ordinance, read with section 95 thereof.

1.5 ACCESS

Ingress to the township and egress from the township shall be restricted to a single ingress and egress point along Ridge Road via Erf 342.

1.6 OBLIGATIONS IN REGARD TO ENGINEERING SERVICES

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

1.7 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 owner.

1.8 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall, at his cost, arrange for the drainage of the township to fit in with that of Ridge Road and for all stormwater running off or being diverted from the mentioned road to be received and disposed of to the satisfaction of the local authority.

1.9 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at his 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, when required by the local authority to do so.

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:

2.1 ALL ERVEN EXCEPT ERF 342 (PRIVATE ROAD)

- (a) The erf is subject to a servitude, 2 m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary: 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 2 m 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 aforesaid purpose, subject to any damage done during the process 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 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) The erf may not be transferred without the prior written consent of Biz Afrika 1763 (Reg. No 2002/01756/08) being the Home Owners' Association of Bartlett Extension 58.
- (e) The erf is entitled to a right-of-way servitude over the entire Erf 342 (private road) in the township.

2.2 ERF 342 (PRIVATE ROAD)

- (a) The entire erf is subject to a right-of-way servitude in favour of Erven 323 up to and including 341 in the township.
- (b) The entire erf is subject to a servitude for sewerage, water reticulation, electrical purposes (excluding street lights) and other municipal purposes in favour of the local authority.

PAUL MQESHI MASEKO, City Manager

Civic Centre, Boksburg

4 October 2002

Notice No. 108/2002

14/19/3/B10/58(FW)

PLAASLIKE BESTUURSKENNISGEWING 1559

EKURHULENI METROPOLITAANSE MUNISIPALITEIT

(BOKSBURG DIENSLEWERINGSENTRUM)

VOORGESTELDE DORP BARTLETT UITBREIDING 58: VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge die bepalings van artikel 103 (1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, verklaar die Ekurhuleni Metropolitaanse Munisipaliteit (Boksburg Diensleweringsentrum) hierby die dorp **Bartlett Uitbreiding 58** geleë op Gedeelte 736 van die plaas Klipfontein 83 IR tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR KEVIN DOUGLAS EDWIN CLOETE INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE No. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 736 VAN DIE PLAAS KLIPFONTEIN 83 IR, GAUTENG, TE STIG, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is **Bartlett Uitbreiding 58**.

1.2 ONTWERP

Die dorp bestaan uit die erwe en die straat soos aangedui op Algemene Plan SG Nr. 4715/2002.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe sal onderworpe gemaak word aan bestaande titelvoorwaardes en serwiture, indien enige, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd die serwituut, 7,5 meter wyd vir munisipale doeleindes ten gunste van die Plaaslike Oorgangsraad van Boksburg geregistreer kragtens Notariële Akte Nr. K3373/99 gedateer 25 Junie 1999 en soos aangetoon op diagram L.G. No A12858/94, wat slegs 'n straat in die dorp raak.

1.4 BEGIFTIGING

Die dorpeienaar moet kragtens die bepalings van artikel 98 (2) en (3) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 as begiftiging aan die plaaslike bestuur die volgende bedrae betaal:

- (a) die bedrag van R93,460,12—welke bedrag deur die plaaslike bestuur aangewend moet word vir die bou van paaie en stormwaterdreineringsstelsels in of vir die dorp; en
- (b) die bedrag van R32 376,00—welke bedrag deur die plaaslike bestuur aangewend moet word vir die voorsiening van parke en/of openbare oopruimtes in of vir die dorp.

Sodanige begiftiging is betaalbaar ingevolge die bepalings van artikel 81 van die gemelde Ordonnansie, gelees met artikel 95 daarvan.

1.5 TOEGANG

Ingang na die dorp en uitgang van die dorp sal beperk word tot 'n enkele ingangs- en uitgangspunt langs Ridgeweg oor Erf 342.

1.6 VERPLIGTINGE MET BETREKKING TOT INGENIEURSDIENSTE

Die dorpeienaar moet, binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening en installering van ingenieursdienste, soos voorheen ooreengekom tussen die dorpeienaar en die plaaslike bestuur, nakom.

1.7 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 dorpeienaar gedra word.

1.8 ONTVANGS EN VERSORGING VAN STORMWATER

Die dorpeienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van Ridgeweg en moet die stormwater wat van die pad afloop of afgelei mag word ontvang en versorg tot bevrediging van die plaaslike bestuur.

1.9 SLOPING VAN GEBOUE EN STRUKTURE

Die dorpeienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

2. TITELVOORWAARDES

Die erwe is onderworpe aan die volgende voorwaardes opgelê deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986:

2.1 ALLE ERWE UITGESONDERD ERF 342 (PRIVAAT PAD)

- (a) Die erf is onderworpe aan 'n serwituut, 2 m breed, vir riolerings- en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, langs enige twee grense, uitgesonderd 'n straatgrens: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (b) Geen geboue of ander strukture mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut, of binne 'n afstand van 2 m 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 goedgekeurde noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde 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) Die erf mag nie getranspoteer word sonder die voorafverkreë skriftelike toestemming van Biz Afrika 1763 (registrasie nr. 2002/07156/08) synde die Huis-eienaarsvereniging van Bartlett Uitbreiding 58.
- (e) Die erf is geregtig op 'n reg-van-weg serwituut oor die hele Erf 342 (privaat pad) in die dorp.

2.2 ERF 342 (PRIVAAT PAD)

- (a) Die hele erf is onderhewig aan 'n reg-van-weg serwituut ten gunste van Erwe 323 tot en insluitend 341 in die dorp.
- (b) Die hele erf is onderhewig aan 'n serwituut vir riolering, water verspreiding, elektriese doeleindes (uitsluitende straatligte) en ander munisipale doeleindes ten gunste van die plaaslike bestuur.

PAUL MQESHI MASEKO, Stadsbestuurder

Burgersentrum, Boksburg

4 Oktober 2002

Kennisgewing 108/2002

14/19/3/B10/58 (FW)

LOCAL AUTHORITY NOTICE 1560**EKURHULENI METROPOLITAN MUNICIPALITY****BOKSBURG AMENDMENT SCHEME 981**

The Ekurhuleni Metropolitan Municipality (Boksburg Service Delivery Centre) hereby declares 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 Town Planning Scheme, 1991 relating to the land included in Bartlett Extension 58 township.

A copy of the said town-planning scheme as adopted is open for inspection at all reasonable times at the office of the City Engineer, Boksburg and the office of the Head of Department, Department Development Planning and Local Government, Gauteng Provincial Government, Johannesburg.

The said amendment is known as Boksburg Amendment Scheme 981.

PAUL MQESHI MASEKO, City Manager

Civic Centre, Boksburg

4 October 2002

Notice No. 109/2002

14/21/1/1981 (FW)

PLAASLIKE BESTUURSKENNISGEWING 1560**EKURHULENI METROPOLITAANSE MUNISIPALITEIT****BOKSBURG-WYSIGINGSKEMA 981**

Die Ekurhuleni Metropolitaanse Munisipaliteit (Boksburg Diensleweringssentrum) verklaar hiermee ingevolge die bepalings van artikel 125 (1) van die Ordonnansie op Dorpebeplanning en Dorpe, 1986, dat dit 'n wysiging van die Boksburg Dorpsbeplanningskema, 1991 wat betrekking het op die grond ingesluit in die dorp Bartlett Uitbreiding 58 aanvaar het.

'n Afskrif van die gemelde dorpsbeplanningskema soos aanvaar, lê te alle redelike tye ter insae in die kantoor van die Stadsingenieur, Boksburg en die kantoor van die Hoof van Departement, Departement Ontwikkelingsbeplanning en Plaaslike Regering, Gauteng Provinsiale Regering, Johannesburg.

Die gemelde wysigingskema staan bekend as Boksburg-wysigingskema 981.

PAUL MQESHI MASEKO, Stadsbestuurder

Burgersentrum, Boksburg

4 Oktober 2002

Kennisgewing 109/2002

14/21/1/1981 (FW)

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HENNIE MALAN

Director: Financial Management
 Office of the Premier (Gauteng)

