

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

Selling price • Verkoopprys: R2,50
Other countries • Buitelands: R3,25

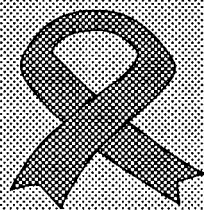
Vol. 10

PRETORIA, 24 MARCH
MAART 2004

No. 112

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

Prevention is the cure



9771682452005

04112



CONTENTS

No.

*Page
No. Gazette
 No.*

LOCAL AUTHORITY NOTICE

506	Town-planning and Townships Ordinance (15/1986): Ekurhuleni Metropolitan Municipality: Declaration as an approved township: Bartlett Extension 35	3	112
-----	---	---	-----

LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 506

PROPOSED BARTLETT EXTENSION 35 TOWNSHIP: DECLARATION AS AN APPROVED TOWNSHIP AND AMENDMENT OF THE BOKSBURG TOWN PLANNING SCHEME, 1991

In terms of the provisions of section 103(1) of the Town-planning and Townships Ordinance, 1986 the Ekurhuleni Metropolitan Municipality hereby declares Bartlett Extension 35 township, situated on Portion 607 (a portion of Portion 213) 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 VITA-PAZ VI CONSTRUCTIONS CC 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 607 (a portion of Portion 213) of the farm Klipfontein 83 IR, has been approved.

1. **CONDITIONS OF ESTABLISHMENT**

1.1 **NAME**

The name of the township shall be Bartlett Extension 35.

1.2 **DESIGN**

The township shall consist of the erven and a street as indicated on General Plan S.G. No. 6303/2003.

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 excluding the servitude in favour of the Transitional Local Council of Boksburg registered in terms of Notarial Deed of Servitude No. K2775/1996 – S which affects Elizabeth Road 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 in cash a lump sum endowment of R35 000,00 which amount shall be used for the provision of land for a park and/or public open space in or for the township.

Such endowment shall be payable in accordance with the provisions of section 81 read with section 95 of the said ordinance.

1.5 **OBLIGATIONS IN REGARD TO ENGINEERING SERVICES**

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

1.6 **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 owner.

1.7 **ACCESS**

No ingress from Erven 405 up to and including Erf 410 in the township to Elizabeth Road and no egress from Elizabeth Road to Erven 405 up to and including Erf 410 in the township shall be allowed.

1.8 RESTRICTION ON TRANSFER OF ALL ERVEN IN THE TOWNSHIP

Transfer of all erven in the township shall not be permitted unless, simultaneously with or prior to the first transfer of the first erf to be transferred by the township owner, the Vita-Paz VI Homeowners Association (a section 21 company) is incorporated at the cost of the township owner.

2. CONDITIONS OF TITLE

The erven in the township 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 435 (PRIVATE ROAD)

- (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 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.
- (b) No building or other structure may be erected within the aforesaid servitude area, and no large-rooted trees may 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.
- (d) The erf may not be transferred without the prior written consent of Vita-Paz VI Homeowners Association (section 21 company).
- (e) The erf is entitled to a right-of-way servitude over Erf 435 (private road) in the township.

2.3 ERF 435 (PRIVATE ROAD)

- (a) The erf is subject to a right-of-way servitude in favour of Erven 405 up to and including Erf 434 in the township.
- (b) The erf is subject to a servitude for sewerage, water reticulation, electrical services (excluding street lights) and other municipal purposes in favour of the local authority.

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 to the Boksburg Town Planning Scheme, 1991 relating to the land included in Bartlett Extension 35 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 Department, Department Development Planning and Local Government, Gauteng Provincial Government, Johannesburg. The said amendment scheme is known as Boksburg Amendment Scheme 1074.

PAUL MAVI MASEKO CITY MANAGER

**CIVIC CENTRE BOKSBURG
23 MARCH 2004
14/19/3/B10/35 (TN)**

**Notice No. 33/2004
14/21/1/1074 (TN)**

PLAASLIKE BESTUURSKENNISGEWING 506
VOORGESTELDE DORP BARTLETT UITBREIDING 35:
VERKLARING TOT GOEDGEKEURDE DORP EN WYSIGING VAN DIE BOKSBURG
DORPSBEPLANNINGSKEMA, 1991

Ingevolge die bepalings van artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 verklaar die Ekurhuleni Metropolitaanse Munisipaliteit hierby die dorp Bartlett Uitbreiding 35 geleë op Gedeelte 607 ('n gedeelte van Gedeelte 213) 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 VITA-PAZ VI CONSTRUCTIONS CC ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) om toestemming om 'n dorp op Gedeelte 607 ('n gedeelte van Gedeelte 213) van die plaas Klipfontein 83 IR, te stig, toegestaan is.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Bartlett Uitbreiding 35.

1.2 ONTWERP

Die dorp bestaan uit die erwe en 'n straat soos aangedui op Algemene Plan L.G. nr. 6303/2003.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe sal onderworpe gemaak word aan bestaande titelvoorwaardes en serwitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd die serwituut ten gunste van die Transitional Local Council of Boksburg geregistreer kragtens Notariële Akte van Serwituut nr. K2775/1998 – S wat slegs Elizabethweg in die dorp raak.

1.4 BEGIFTIGING

Die dorpselenaar moet ingevolge die bepalings van artikel 98(2) en (3) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 aan die plaaslike bestuur as begiftiging 'n globale bedrag van R35 000,00 in kontant betaal welke bedrag deur die plaaslike bestuur aangewend moet word vir die voorsiening van grond vir 'n park en/of openbare oopruimte in of vir die dorp.

Sodanige begiftiging is betaalbaar ooreenkomstig die bepalings van artikel 81 gelees met artikel 95 van die gemelde ordonnansie.

1.5 VERPLIGTINGE MET BETREKKING TOT INGENIEURSDIENSTE

Die dorpselenaar 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 dorpselenaar en die plaaslike bestuur, nakom.

1.6 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 dorpselenaar gedra word.

1.7 TOEGANG

Geen toegang vanaf Erwe 405 tot en met Erf 410 in die dorp na Elizabethweg en geen uitgang vanaf Elizabethweg na Erwe 405 tot en met Erf 410 in die dorp sal toegelaat word nie.

1.8 BEPERKING OP DIE OORDRAG VAN ALLE ERWE IN DIE DORP

Die oordrag van alle erwe sal nie toegelaat word nie tensy, gelyktydig met of voor die eerste oordrag van die eerste erf wat deur die dorpselenaar oorgedra word, die Vita-Paz VI Homeowners Association ('n artikel 21 maatskappy) op koste van die dorpselenaar ingelyf word.

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 BEHALWE ERF 435 (PRIVATE PAD)

- (a) Die erf is onderworpe aan 'n serwituut, 2m breed, vir riolering en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, langs enige twee grense, uitgesonderd 'n straatgrens en in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 2m breed, oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (b) Geen gebou of ander struktuur mag binne die voormelde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2m 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 rioolhoofpyleidings en ander werke wat hy volgens goeie doedunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voormelde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot gemelde grond vir die voormelde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke veroorsaak word.
- (d) Die erf mag nie sonder die voorafverkreë geskrewe toestemming van die Vita-Paz VI Huiselenaarsvereniging (artikel 21 maatskappy) getranspoteer word nie.
- (e) Die erf is geregtig op 'n reg-van-weg serwituut oor Erf 435 (private pad) in die dorp.

2.3. ERF 435 (PRIVATE PAD)

- (a) Die erf is onderworpe aan 'n reg-van-weg serwituut ten gunste van Erf 405 tot en met Erf 434 in die dorp.
- (b) Die erf is onderworpe aan 'n serwituut vir riolering, waterretikulاسie, elektriese dienste (uitgesonderd straatligte) en ander munisipale doeleindes ten gunste van die plaaslike bestuur.

Die Ekurhuleni Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepalings van artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat dit 'n wysiging van die Boksburg Dorpsbeplanningskema 1991, wat betrekking het op die grond ingesluit in die dorp Bartlett Uitbreiding 35 aanvaar het. 'n Afskrif van die gemelde dorpsbeplanningskema soos aanvaar, lê te alle redelike tye ter insae in die kantoor van die Areabestuurder: Stedelike Beplanning, Burgersentrum, 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 1074.

PAUL MAVI MASEKO STADSBESTUURDER

BURGERSENTRUM BOKSBURG

23 MAART 2004

Kennisgewing Nr. 33/2004

14/19/3/B10/35 (TN)

14/21/1/1074 (TN)

IMPORTANT NOTICE

The
Gauteng Provincial Gazette Function
 will be transferred to the
Government Printer in Pretoria
 as from 2nd January 2002

NEW PARTICULARS ARE AS FOLLOWS:

Physical address:

Government Printing Works
 149 Bosman Street
 Pretoria

Postal address:

Private Bag X85
 Pretoria
 0001

New contact persons: Awie van Zyl Tel.: (012) 334-4523
 Mrs H. Wolmarans Tel.: (012) 334-4591

Fax number: (012) 323-8805

E-mail address: awvanzyl@print.pwv.gov.za

Contact persons for subscribers:

Mrs S. M. Milanzi Tel.: (012) 334-4734
 Mrs J. Wehmeyer Tel.: (012) 334-4753
 Fax.: (012) 323-9574

This phase-in period is to commence from **November 2001** (suggest date of advert) and notice comes into operation as from **2 January 2002**.

Subscribers and all other stakeholders are advised to send their advertisements directly to the **Government Printing Works**, two weeks before the 2nd January 2002.

*In future, adverts have to be paid in advance
 before being published in the Gazette.*

HENNIE MALAN

Director: Financial Management
 Office of the Premier (Gauteng)

