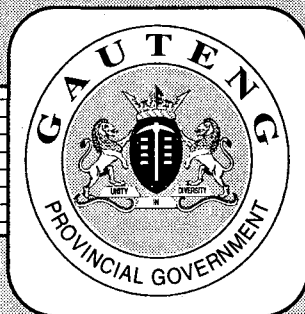


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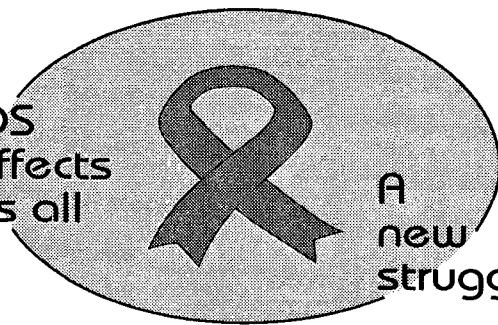
Vol. 10

**PRETORIA, 16 JANUARY
JANUARIE 2004**

No. 17

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 90

EKURHULENI METROPOLITAN MUNICIPALITY
PROPOSED BARTLETT EXTENSION 67 TOWNSHIP
DECLARATION AS AN APPROVED TOWNSHIP AND AMENDMENT OF THE
BOKSBURG TOWNPLANNING 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 67 township, situated on Portion 763 (a portion of Portion 213) of the farm Klipfontein 83 I.R. to be an approved township, subject to the conditions as set out in the schedule hereto.

SCHEDULE

Conditions under which the application made by PTY PROPS 56 (PTY) LTD (Registration No 2002/002567/07), 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 763 (a portion of Portion 213) of the farm Klipfontein 83 I.R., Gauteng, has been approved:-

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Bartlett Extension 67.

1.2 DESIGN

The township shall consist of the erven and a street as indicated on General Plan S.G. No 7342/2003.

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.

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 an endowment the amount of R42 500,00, which amount shall be used by the local authority for the provision of land for parks and/or open spaces in or for the township.

Such endowment is payable in accordance with the provisions of section 81 read with section 95 of the aforesaid ordinance.

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 owner.

1.6 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its 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.

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 514 (PRIVATE ROAD)

- (a) The is erf 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.
- (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 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 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 the Swallows Nest Homeowners Association (Registration No 2003/009008/08).
- (e) The erf is entitled to a right-of-way servitude over Erf 514 (private road) in the township.

2.2 ERF 514 (PRIVATE ROAD)

- (a) The erf is subject to a right-of-way servitude in favour of Erven 480 up to and including 513 in the township.
- (b) The erf is subject to a servitude for sewerage, water reticulation, electrical purposes (excluding streetlights) 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 of the Boksburg Town Planning Scheme, 1991 relating to land included in Bartlett Extension 67 township. A copy of the said town-planning scheme as adopted is open for inspection at all reasonable times at the office of the Executive Director : 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 1077.

PAUL MAVI MASEKO
CITY MANAGER
CIVIC CENTRE
BOKSBURG
16 JANUARY 2004
NOTICE NUMBER 9/2004
14/19/3/10/67
14/21/1/1077

PLAASLIKE BESTUURSKENNISGEWING 90

EKURHULENI METROPOLITAANSE MUNISIPALITEIT
VOORGESTELDE DORP BARTLETT UITBREIDING 67
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 67, geleë op Gedeelte 763 ('n gedeelte van Gedeelte 213) van die plaas Klipfontein 83 I.R. tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

Voorwaardes waarop die aansoek gedoen deur PTY PROPS 56 (EDMS) BPK (Registrasie nommer 2002/002567/07), ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie nr 15 van 1986) om toestemming om 'n dorp op Gedeelte 763 ('n gedeelte van Gedeelte 213) van die plaas Klipfontein 83 I.R. Gauteng, te stig, toegestaan is :

1. STIGTINGSVOORWAARDES**1.1 NAAM**

Die naam van die dorp is Bartlett Uitbreiding 67.

1.2 ONTWERP

Die dorp bestaan uit die erwe en die straat soos aangedui op Algemene Plan S.G. nr. 7342/2003.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande titelvoorwaardes en serwitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale.

1.4 BEGIFTIGING

Die dorpselenaar moet ingevolge die bepalings van artikel 98(2) en (3) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 as 'n begiftiging aan die plaaslike bestuur die bedrag van R42 500,00 betaal, welke bedrag deur die plaaslike bestuur aangewend moet word vir die voorsiening van grond vir parke en/of oopruimtes in of vir die dorp.

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

1.5 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.

1.6 SLOPING VAN GEBOUE EN STRUKTURE

Die dorpselenaar moet, op eie koste, alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes, of oor gemeenskaplike grense geleë is, tot bevrediging van die plaaslike bestuur sloop, binne 'n tydperk van ses (6) maande vanaf die datum van publikasie van hierdie kennisgewing.

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 514 (PRIVAATPAD)

- (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 toegangsdeelte 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 geboue 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 rioolhoofpypleidings en ander werke wat hy volgens goëddunke 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 rioolhoofpypleidings en ander werke veroorsaak word.
- (d) Die erf mag nie getransporteer word sonder die voorafverkreë geskrewe toestemming van die Swallows Nest Homeowners Association (Registrasie nommer 2003/009008/08).
- (e) Die erf is geregtig op 'n reg-van-weg serwituut oor Erf 514 (privaatpad) in die dorp.

2.2 ERF 514 (PRIVAATPAD)

- (a) Die erf is onderworpe aan 'n reg-van-weg serwituut ten gunste van Erwe 480 tot en met 513 in die dorp.
- (b) Die erf is onderworpe aan 'n serwituut vir riolering, water netwerk, elektriese doeleindes (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, 1988, dat dit 'n wysiging synde 'n wysiging van die Boksburg Dorpsbeplanningskema, 1991 wat betrekking het op die grond ingesluit in die dorp Bartlett Uitbreiding 67 aanvaar het. 'n Afskrif van die gemelde dorpsbeplanningskema soos aanvaar, lê te alle redelike tye ter insae in die kantoor van die Uitvoerende Direkteur : Ontwikkelings-beplanning, 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 1077.

PAUL MAVI MASEKO
STADSBESTUURDER
BURGERSENTRUM
BOKSBURG
16 JANUARIE 2004
KENNISGEWING NR 9/2004
14/19/B10/67
14/21/1/1077

IMPORTANT NOTICE

The
Gauteng Provincial Gazette Function
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NEW PARTICULARS ARE AS FOLLOWS:

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Fax.: (012) 323-9574

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*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)

