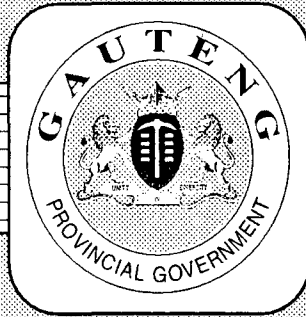


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

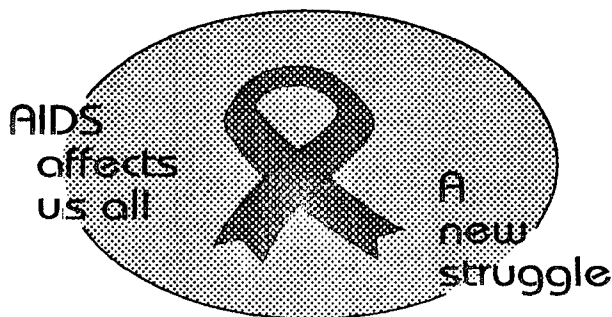
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Vol. 11

PRETORIA, 31 AUGUST
AUGUSTUS 2005

No. 363

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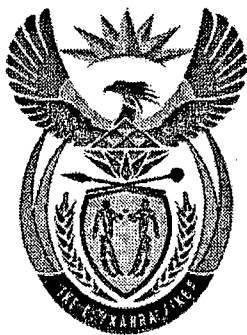
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THE GOVERNMENT PRINTING WORKS
PUBLICATIONS DIVISION

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**MASADA BUILDING at 196 PROES STREET, PRETORIA
(i.e. CORNER OF PAUL KRUGER AND PROES STREETS)**
with effect from **3 May 2005**.

For enquiries and information:

Mr M Z Montjane
Tel: (012) 334-4653
Cell: 083 640 6121

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2115

EKURHULENI METROPOLITAN MUNICIPALITY PROPOSED BARTLETT EXTENSION 69 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 hereby declares Bartlett Extension 69 township situated on Portion 837 (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 DABEN 1 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 837 (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 69.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 284/2005.

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.

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 ENDOWMENT

The township owner shall, in terms 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 R118,911.50 (Vat inclusive) - which amount shall be used by the local authority for the construction of streets and/or storm water drainage systems in or for the township.

The township owner shall, in terms of Section 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay to the local authority as a parks endowment the amount of R140,000.00 (VAT inclusive) - 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 terms of the provisions of section 81 of the said ordinance, read with section 95 thereof.

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

- (i) The township owners shall within such period as the local authority may determine, fulfil their obligations in respect of the provision and installation of engineering services as previously agreed upon between the township owner and the local authority.
- (ii) Once water, sewer and electrical networks have been installed, the same will be transferred to the local authority, free of cost, which shall maintain these networks (except internal street lights) subject to (i) above.

1.8 ACCESS

- (i) Ingress to the township and egress from the township shall be from the proposed access point along Edwin Road, via Erf 699 (internal private road) and such access shall be to the satisfaction of the Manager: Roads, Transport and Civil Works.
- (ii) A line of no access shall be applicable all along the western boundary of the township abutting the proposed road (including splays) and along the northern boundary of the township abutting onto Edwin Road (including the splays), except for the single access point via Erf 699 (internal road).
- (iii) Unhindered access must be given to emergency vehicles and all service authorities (water, electricity, Telkom etc.) at all times.
- (iv) Ingress to the township and egress from the township shall not be permitted along the proposed PWV 14 and / or Elizabeth Road.

1.9 ACCEPTANCE AND DISPOSAL OF STORM-WATER

The township owner shall arrange for the drainage of the township to fit in with that of the proposed PWV 14 for all storm water running or being diverted from the road to be received and disposed of.

1.10 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER.

The township owner shall at its own expense, erect a fence or other physical barrier to the satisfaction of the local authority, as when required by it to do so and the township owner shall maintain such fence or physical barrier in good order.

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

- (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, 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 on 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) Every owner of the erf, or of any subdivided portion thereof, or any person who has interest therein shall become and shall remain a member of the Home Owner's Association and be subject to its constitution until he/she ceases to be an owner of the aforesaid.
- (e) The erf may not be transferred without the prior written consent of the Section 21 company, or the universitas personarum (Home Owners Association).
- (f) The term "Home Owners Association" in the aforesaid condition of Title shall mean the homeowners association of (an Association Incorporated in terms of Section 21 of the Companies Act, 1973, Act 61 of 1973) as amended.
- (g) The erf is entitled to a right-of-way servitude over Erf 699 (private Road) in the township.
- (h) Both the local authority and ACSA are indemnified against any claims regarding aircraft noise / accidents.

2.2 ERF 699 (PRIVATE ROAD)

- (i) The erf is subject to a right-way-servitude in favour of Erven 659 up to and including Erf 698 in the township.
- (ii) 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.

LOCAL AUTHORITY NOTICE 2116

NOTICE OF APPROVAL EKURHULENI METROPOLITAN MUNICIPALITY BOKSBURG AMENDMENT SCHEME 1222

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 69 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. The said amendment scheme is known as Boksburg Amendment Scheme 1222.

PAUL MAVI MASEKO
CIVIC CENTRE,

CITY MANAGER
BOKSBURG

PLAASLIKE BESTUURSKENNISGEWING 2115**EKURHULENI METROPOLITAANSE MUNISIPALITEIT**
VOORGESTELDE DORP BARTLETT UITBREIDING 69**VERKLARING TOT GOEDGEKEURDE DORP**

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 69, geleë op Gedeelte 873 ('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 DABEN CC, INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) OM TOESTEMMING OM 'N DORP OP GEDEELTE 873 ('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 69.

1.2 ONTWERP

Die dorp bestaan uit die erwe en die straat soos aangedui op Algemene Plan S.G. Nr 284/2005.

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.

1.4 SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserves, 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 heirdie kennisgewing.

1.5 BEGIFTIGING

Die dorpseienaar moet ingevolge die bepalings van artikel 98(2) en (3) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 as begiftiging aan die plaaslike bestuur die bedrag van R118,911.50 (BTW Ingesluit) betaal:- welke bedrag deur die plaaslike bestuur aangewend moet word vir die bou van paaie en/of stormwaterdreineringsstelsels in of vir die dorp.

Die dorpseienaar moet ingevolge die bepalings van artikel 98(2) en (3) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 as begiftiging aan die plaaslike bestuur die bedrag van R140,000.00 (BTW ingesluit) betaal:- welke bedrag deur die plaaslike bestuur aangewend moet word vir die voorsiening van grond vir parke en / of openbare oopruimte in of vir die dorp.

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

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 dorpseienaar gedra word.

1.7 VERPLIGTING MET BETREKKING TOT INGENIEURSDIENSTE

- (i) Die dorpseienaar 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 dorpseienaar en die plaaslike bestuur, nakom.
- (ii) Sodra water, riool en elektriese netwerke geïnstalleer is, sal sodanige netwerke verniet oorgedra word na die plaaslike bestuur, wie hierdie netwerke in stand sal hou (uitgesluit interne straatligte) onderworpe aan (i) hierbo.

1.8 TOEGANG

- (i) Toegang tot die dorp en uitgang vanaf die dorp sal vanaf die voorgestelde toegangspunt langs Edwinweg, via Erf 699 (interne privaatpad) en sodanige toegang sal tot bevrediging van die Bestuurder: Paaie, Vervoer en Siviele Dienste wees.
- (ii) Geen toegang sal toegelaat word langs die westelike grens van die dorp, ingesluit die afskuinsings aan die voorgestelde pad of langs die noordelike grens van die dorp aangrensend aan Edwinweg met uitsluiting van die enkel toegangspunt via Erf 699 (interne privaatpad).
- (iii) Toegang moet toegelaat word aan noodvoertuie en alle dienslewerende owerhede (water, elektrisiteit, Telkom ens) te alle tye.
- (iv) Ingang en uitgang tot die dorp sal nie toegelaat word langs die voorgestelde PWV 14 en / of Elizabethstraat nie.

1.9 ONTVANG EN AFSETTING VAN STORMWATER

Die dorpseienaar sal voorsiening maak vir die nodige dreinerings van die dorp om in te pas met die voorgestelde PWV 14 vir alle stormwater vanaf die pad welke van die pad weggekeer word.

1.10 OPRIGTING VAN HEINING OF FISIESE VERSPERING

Die dorpseienaar sal op sy eie koste 'n heining of fisiese verspering tot die bevrediging van die plaaslike bestuur oprig wanneer sodanig versoek word en die dorpseienaar sal sodanige heining of fisiese verspering onderhou in 'n goeie toestand.

2. TITELVOORWAARDES

Alle 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

- (a) Die erf is onderworpe aan 'n serwituu, 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 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 goeë dunde 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) Elke eienaar van 'n erf of 'n onderverdeelde gedeelte daarvan of enige persoon met 'n belang in sodanige erf sal 'n lid word van die Huiseienaars Vereeniging en sal onderhewig wees aan die konstitusie daarvan so lank as wat hy / sy 'n eienaar is.
- (e) Die erf mag nie getransporeer word sonder die skriftelike toestemming van die Artikel 21 Maatskappy of die universitas personarum (Huiseienaars Vereeniging).
- (f) Die term "Huiseienaar's Vereeniging" in die voorafgaande kondisie van tittle is Die Huiseienaar's Vereeniging ge-inkorporeer in terme van Artikel 21 van die Maatskappy, Wet 61 van 1973, soos gewysig.
- (g) Die erf is onderworpe aan 'n reg-van-weg serwituut oor Erf 699 (privaatpad) in die dorp.
- (h) Die plaaslike bestuur en ACSA is vrygestel teen enige eis rakende vliegtuig geraas / ongelukke.

PLAASLIKE BESTUURSKENNISGEWING 2116

KENNIS VAN GOEDKEURING EKURHULENI METROPOLITAANSE MUNISIPALITET BOKSBURG-WYSIGINGSKEMA 1222

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 69 aanvaar het. 'n Afskrif van die gemelde dorpsbeplanningskema soos aanvaar, le te alle redelike tye ter insae in die kantoor van die Areabestuurder: Stedelike Beplanning, Bugesentrum, Boksburg. Die gemelde wysigingskema staan bekend as Boksburg Wysigingskema 1222.

PAUL MAVI MASEKO
BURGERSENTRUM,

STADSBESTUURDER
BOKSBURG