

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

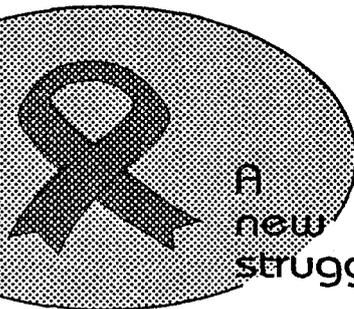
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AUGUSTUS 2006

No. 328

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
HELPLINE**

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DEPARTMENT OF HEALTH



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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2522

METROPOLITAN MUNICIPALITY PROPOSED
BARTLETT EXTENSION 75 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 75 Township situated on Portion 845 (a portion of Portion 240) of the farm Klipfontein 83 I.R to be an approved township subject to the conditions set out in the schedule hereto:

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY ANNA ELIZABETH ROSSOUW IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 1986, (ORDINANCE 15 OF 1986), FOR THE PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 845 (A PORTION OF PORTION 240) 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 75.

1.2 DESIGN

The Township shall consist of Erven and a street as indicated on General Plan. S.G. No. 4747/2005.

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 owner shall at her 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 owner.

1.6 OBLIGATIONS IN REGARD TO ENGINEERING SERVICES

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

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;

(ii) The section 21 company or a universitas personarum will be responsible for the maintenance of the internal road (including storm water) and internal street lights (including electrical power usage).

(iii) The owner /developer is liable for the erection and maintenance of street name signs on the private road.

(iv)

1.7 ENDOWMENT

The Township owner shall, in terms of the provision of Section 98 (2) and (3) of the Town Planning and Townships Ordinance, 1986, pay a lump sum endowment of R17,507.22 (Vat inclusive and valid until June 2006) to the Local Authority which amount shall be used by the Local Authority for the construction of streets and/or storm-water drainage 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 a lump sum endowment of R68 500, 00 (Vat inclusive) to the Local Authority 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.

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Such endowments are payable in terms of the provisions of Section 81 of the said Ordinance, read with Section 95 thereof.

1.8 ACCESS

- (i) Except for Erf 740, ingress to the Township and egress from the Township shall be from the proposed access point along Ridge Road, via Erf 741 (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 Northern boundary of the Township abutting Ridge Road (including splays), except for the single access point via Erf 741 (internal private road), as well as the existing access to erf 740.
- (iii) Unhindered access must be given to emergency vehicles and all service authorities (water, electricity, Telkom etc.) at all times.

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, (excluding Erf 740) or of any sub divided portion thereof, or any person who has an interest therein shall become and shall remain a member of the Home Owners Association and be subject to its constitution until he/she ceases to be an owner of the aforesaid.
- (e) the Erf (excluding Erf 740) 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 conditions of Title shall mean the Home Owners Association of the MONTANA CLOSE Home Owners Association, a universitas personarum.
- (g) the Erf (excluding Erf 740) is entitled to a right of way servitude over 741 (private road) in the Township.
- (h) both the Local Authority and ACSA are indemnified against any claims regarding aircraft noise.

2.2 Erf 741 (private road)

- (i) the erf is subject to a right-of-way servitude in favour of Erven 725 up to and

including erf 739 in the township.

- (ii) the entire erf is subject to servitude for sewerage, water reticulation, electrical purposes (excluding street lights) and other municipal purposes in favour of the local authority.

LOCAL AUTHORITY NOTICE 2523

APPROVAL EKURHULENI METROPOLITAN MUNICIPALITY BOKSBURG AMENDMENT SCHEME 1244

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 75 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 1244.

PAUL MAVI MASEKO CITY MANAGER
CIVIC CENTRE
BOKSBURG XXXXXXXX

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Fax: (012) 325-5984

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