

*THE PROVINCE OF
GAUTENG*

*DIE PROVINSIE
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CONTENTS • INHOUD

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
GENERAL NOTICES • ALGEMENE KENNISGEWINGS			
2645	Town-planning and Townships Ordinance (15/1986): Ekurhuleni Metropolitan Municipality: Declaration as an approved township: Bartlett Extension 88	3	190
2646	do.: do.: Approval: Boksburg Amendment Scheme	4	190

GENERAL NOTICES

NOTICE 2645 OF 2008

EKURHULENI METROPOLITAN MUNICIPALITY

DECLARATION AS APPROVED TOWNSHIP

In terms of the provision of section 103(1) of the Town-planning and Townships Ordinance, 1986, the Ekurhuleni Metropolitan Municipality hereby declares **Bartlett Extension 88 Township**, situated on Portion 934 (a portion of Portion 213) 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 BONAMANZI TRUST 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 934 (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 88.
- 1.2 **DESIGN.**
The township shall consist of erven and street as indicated on General Plan S.G 1987/2007.
- 1.3 **DISPOSAL OF EXISTING CONDITIONS OF TITLE.**
All erven shall be made subject to the existing conditions of title and servitudes, if any, including the reservation of rights to minerals with the exception of Notarial Deed of Servitude K4394/02S, which only affects a road in the township.
- 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 three (3) 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 owners.
- 1.6 **OBLIGATION IN REGARD TO ENGINEERING SERVICES**
 - (a) 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.
 - (b) 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 (a) above.
 - (c) The Section 21 Company a voluntary association will be responsible for the maintenance of the internal roads (including storm water) and the internal street lights (including electrical power usage)
 - (d) The owner / developer is liable for the erection and maintenance of street name signs on the private road.
- 1.7 **ACCESS**
Ingress and egress to and from the township shall be to the satisfaction of the Executive Director Roads, Transport and Civil Works Department.

2. CONDITIONS OF TITLE

All erven shall be subject to the following conditions, imposed by the local authority in terms of the provisions of the Town-planning and Township Ordinance, 1986:

- 2.1 ALL ERVEN EXCEPT ERF 920 (PRIVATE ROAD)
- (a) The erf shall be 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 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 the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.
 - (d) ACSA as well as the Ekurhuleni Metropolitan Municipality shall be indemnified against any claims whatsoever in respect of aircraft noise and any nuisance caused as a result thereof.
 - (e) The erf is entitled to a right-of-way servitude over Erf 920 (Private Road) in the Township.
- 2.2 Erf 920 (Private Road):
- (a) The erf is subject to a right-of-way servitude in favour of Erven 888 up to and including Erf 919 in the township.
 - (b) The entire erf is subject to a servitude for sewerage reticulation, water reticulation, electrical purposes (excluding street lights) and other municipal purposes in favour of the local authority.
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NOTICE 2645 OF 2008**NOTICE OF APPROVAL
EKURHULENI METROPOLITAN MUNICIPALITY
BOKSBURG AMENDMENT SCHEME**

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 Townplanning Scheme, 1991, in relation to the land included in **Bartlett Extension 88 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 Development Planning and Local Government, Gauteng Provincial Government, Johannesburg.

The said amendment scheme is known as Boksburg Amendment Scheme 1556.

PATRICK FLUSK, City Manager

Civic Centre,
Boksburg
Notice No.
