

***THE PROVINCE OF
GAUTENG***

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2638

EKURHULENI METROPOLITAN MUNICIPALITY

DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 15 of 1986, the Ekurhuleni Metropolitan Municipality hereby declares Bartlett Extension 90 Township to be an approved township subject to the conditions set out in the schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY DIAMOND DUO PROPERTIES 201 CC (HEREINAFTER REFERRED TO AS THE OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 993 (A PORTION OF PORTION 213) OF THE FARM KLIPFONTEIN 83 IR HAS BEEN GRANTED:

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Bartlett Extension 90.

1.2 DESIGN

The township shall consist of erven and the street as indicated on General Plan SG No. 1216/2008.

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.

Accept the following condition which only applies to Erf 996:

The erf is subject to a servitude for drainage and other municipal purposes in favour of the local authority, 3, 15 metres in width as indicated on the General Plan

1.4 DEMOLISHMENT OF BUILDINGS AND STRUCTURES

The township owners shall at their own expense cause all existing building 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 the publication of this notice.

1.5 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 a lump sum endowment of R131 673.28 (VAT included), which amount shall be used by the local authority for the construction of external roads and / or flood water drainage in or for the township.

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 a lump sum endowment of R75 000.00 to the local authority which amount shall be used by the local authority for the provisions of parks and or open spaces.

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

1.6 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owner.

1.7 OBLIGATION WITH REGARD TO ENGINEERING SERVICES

The township owner shall within such period as the local authority may determine, fulfil his obligations in respect of the provision of water, electricity and sanitary services and the installation of the systems thereof, as well as the construction of the roads and stormwater drainage system as previously agreed upon between the township owner and the local authority.

1.8 ACCESS

Ingress and egress to and from the township shall be restricted to Leith Road as well as being to the satisfaction of the Executive Director: Roads, Transport and Civil Works Department..

1.9 ERF 996

The erf is subject to a servitude for drainage and other municipal purposes in favour of the local authority, 3,15 metres in width as indicated on the General Plan.

1.10 CONSOLIDATION

Erf 995 and 996 are to be consolidated prior to the registration of the two erven

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, 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 purposes 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) Erf 996 is subject to a servitude for electrical substation purposes 8m x 8m measured from the western boundary of the 3.15 stormwater servitude.

LOCAL AUTHORITY NOTICE 2639

EKURHULENI METROPOLITAN MUNICIPALITY

BOKSBURG AMENDMENT SCHEME 1549

The Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 15 of 1986, declares that it has approved an Amendment Scheme being an amendment of the Boksburg Town Planning Scheme, 1991, comprising the same land as included in the township of Bartlett Extension 90.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Area Manager: Boksburg Customer Care Centre, 3rd floor, Boksburg Civic Centre, c/o Trichardt's and Commissioner Streets, Boksburg, and are open for inspection at all reasonable times.

This amendment is known as Boksburg Amendment Scheme 1549.

Patrick Flusk
City Manager
File reference: 7/2/05/90