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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 1278 OF 2022**

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

CORRECTION NOTICE: BARTLETT EXTENSION 93 TOWNSHIP

Notice is hereby given in terms of Section 80 of the Town Planning and Townships Ordinance, 15 of 1986, read with Section 95 of the said ordinance that the correction notice, Local Authority Notice 1186 dated 18 June 2019 in respect of Bartlett Extension 93 Township established under Local Authority Notice 253 dated 20 February 2019 is hereby rescinded in totality and replaced by the following:

DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 15 of 1986, the City of Ekurhuleni Metropolitan Municipality hereby declares Bartlett Extension 93 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 GONRINHA CONSTRUCTIONS (PTY) LTD REGISTRATION NO. 2015/384568/07 (HEREAFTER REFERRED TO AS THE APPLICANT/ TOWNSHIP OWNERS) UNDER THE PROVISIONS OF SECTION C OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 1986, (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 1068 (A PORTION OF PORTION 648) OF THE FARM KLIPFONTEIN 83 IR HAS BEEN GRANTED BY THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP: -
 - 1.1. GENERAL

The applicant shall satisfy the local authority that: -

 - (a) The applicant shall comply with the provisions of sections 72, 75 and 101 of the Town-planning and Townships Ordinance, 1986.
 - (b) Payment for the preparation of the relevant amendment scheme has been made, that the relevant amendment scheme is in order and can be published simultaneously with the declaration of the township as an approved township.
2. CONDITIONS OF ESTABLISHMENT
 - 2.1. NAME

The name of the township shall be Bartlett Extension 93.
 - 2.2. DESIGN

The township shall consist of erven and streets as indicated on the General Plan S.G. No 481/2013.
 - 2.3. 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.
 - 2.4. 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.
 - 2.5. ENDOWMENTS

The township owners shall, in terms of the provisions of section 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay a lump sum endowment of R114 800.00 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.
 - 2.6. 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.

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

2.8. ACCESS

Ingress and egress to and from the township shall be via Erf 1222 Impala Park and over Erf 1032 Bartlett Extension 89 Township to the satisfaction of the Roads and Stormwater Department. No access will be permitted from Ridge Road.

Access shall be in terms of a Notarial Tie Agreement for the erven of Bartlett Extension 89 & 93 Townships and Erf 1222 Impala Park Township. Should the Notarial Tie be cancelled, the necessary servitudes must be registered.

2.9. CONSOLIDATION OF ERVEN

Erven 1160 and 1161 shall be consolidated to the satisfaction of the Local Authority within 6 (six) months from the date of publication of the notice declaring the township an approved township.

2.10. NOTARIAL TIE OF ERVEN

The township owner shall at his own expense cause the erven within the Bartlett Extensions 89 and 93 Townships and Erf 1222 Impala Park Township to be notarial tied to each other for access purposes, within six months from the opening of the sectional title register for the scheme.

3. CONDITIONS OF TITLE

- 3.1. 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: -

3.2. ALL ERVEN

- 3.2.1. 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.
- 3.2.2. 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.
- 3.2.3. 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.

LOCAL AUTHORITY NOTICE

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY EKURHULENI AMENDMENT SCHEME F0051C

The City of Ekurhuleni Metropolitan Municipality (Boksburg Customer Care Centre) hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, declares that it has approved an amendment scheme, being an amendment of the Ekurhuleni Town Planning Scheme 2014, as replaced by the City of Ekurhuleni Land Use Scheme, 2021, comprising the same land as included in the township of BARTLETT EXTENSION 93 Township

All relevant information is filed with the Area Manager: Boksburg Customer Care Centre, 3rd floor, Boksburg Civic Centre, c/o Trichardt and Commissioner Streets, Boksburg, and are open for inspection at all reasonable times.

This amendment is known as City of Ekurhuleni Amendment Scheme F0051C (previously Ekurhuleni Amendment Scheme F0050) and shall come into operation on the date of this notice.

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

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Contact Centre Tel: 012-748 6200. eMail: info.egazette@gpw.gov.za
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