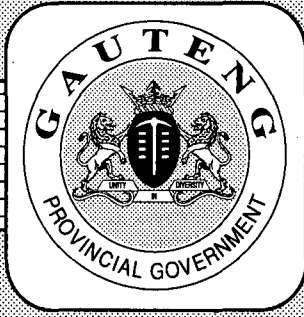


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**THE PROVINCE OF  
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**DIE PROVINSIE  
GAUTENG**

# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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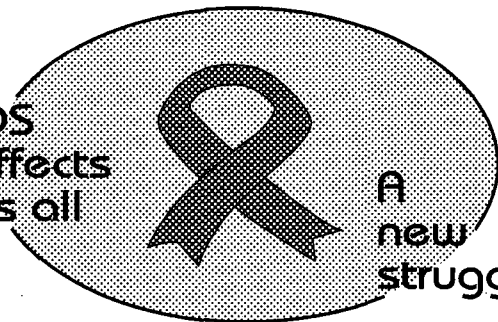
Vol. 8

PRETORIA, 19 JULY 2002  
JULIE

No. 221

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struggle

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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 1060

CITY OF JOHANNESBURG  
AMENDMENT SCHEME 02-0638

The Council hereby in terms of provisions of Section 125 of the Town-planning and Townships Ordinance, 1986, declares that it has approved the amendment scheme, being an amendment of the Sandton Town-planning Scheme 1980, comprising the same land, as included in the Township of BEVERLEY EXTENSION 40

Map 3, Annexure and scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning, Transportation and Environment: City of Johannesburg and are open for inspection at all reasonable times.

The amendment scheme is known as Amendment Scheme 02-0638

Executive Director: Development Planning  
Transportation and Environment

### PLAASLIKE BESTUURSKENNISGEWING 1060

STAD VAN JOHANNESBURG  
WYSIGINGSKEMA 02-0638

Die Stadraad verklaar hierby ingevolge die bepalings van artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat dit 'n wysigingskema synde 'n wysiging van Sandton - dorpsbeplanningskema, 1980, wat uit dieselfde grond as die dorp BEVERLEY EXTENSION 40 bestaan, goedgekeur het.

Kaart 3, Bylae en die skemaklousules van die wysigskema word in bewaring gehou deur Uitvoerende Direkteur: Ontwikkelings Beplanning, Vervoer en Omgewing, Stad van Johannesburg en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Sandton-wysigingskema 02-0638

Uitvoerende Direkteur: Ontwikkelings Beplanning,  
Vervoer en Omgewing

### LOCAL AUTHORITY NOTICE 1061

CITY OF JOHANNESBURG  
DECLARATION AS APPROVED TOWNSHIP

In terms of section 103(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986) the CITY OF JOHANNESBURG declares BEVERLEY EXTENSION 40 to be an approved township subject to the conditions set out in the Schedule hereto.

#### SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY EURO A EXPLORATION INTERNATIONAL (PTY) LIMITED IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 1986 (ORDINANCE NO 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 372 (A PORTION OF PORTION 75) OF THE FARM ZEVENFONTEIN NO. 407 JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

#### 1. CONDITIONS OF ESTABLISHMENT

##### (1) Name

The name of the township shall be BEVERLEY EXTENSION 40

**(2) Design**

The township shall consist of erven as indicated on General Plan S.G. No 2530/2002.

**(3) Obligations in regard to essential services and street and stormwater drainage**

- (a) The Township owners shall install and provide all internal engineering services in the township, subject to the approval of the Council.
- (b) Erven may not be alienated or be transferred into the name of a buyer prior to the Local Authority certifying that sufficient guarantees/cash contributions in respect of the supply of services by the township owner has been made to the said Council.

**(4) Formation and duties of the residents association**

- (a) The applicant shall properly and legally constitute a Residents Association to the satisfaction of the Council prior to or simultaneous with the sale of the first erf in the township.
- (b) The access erf (Erf 638) shall be registered in the name of the Residents Association.
- (c) Each and every owner of Erf 612 to Erf 637 shall become a member of the Residents Association upon transfer of the erf. Such association shall have full responsibility for the access erf and the essential services (excluding the sewerage systems) contained therein.
- (d) The Residents Association shall have the legal power to levy from each and every member the costs incurred in fulfilling its function and shall have legal recourse to recover such fees in the event of default in payment by any member.
- (e) The Council shall have unrestricted access to Erf 638 at all times.

**(5) Removal and 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.

**(6) Disposal of existing Conditions of Title**

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals and subject to an existing 10m wide sewer servitude vide SG Diagram 1526/1976 which affects Erven 612, 615, 616, 618, 619, 620, 621, 622, 623, 624, 637 and 638 in the township.

**2. CONDITIONS OF TITLE**

The erven mentioned hereunder shall be subject to the conditions, as indicated, imposed by the Council in terms of the provisions of the Town-planning and Townships Ordinance, 1986.

**(1) ALL ERVEN**

- (a) The erf is subject to a servitude, 2m wide, in favour of the Council 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 Council: Provided that the Council 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 Council 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 Council.

**(2) ERF 612**

The erf is subject to a 6m by 3m wide servitude for an electrical substation.

(3) **ERF 638**

- (a) The erf is subject to a right of way servitude in favour of Erf 625.
- (b) The erf is subject to a servitude for municipal purposes.

(4) **ERVEN 613, 614, 617, 618, 621 AND 622**

The erven are subject to a 3m wide servitude for municipal purposes.

Executive Director: Development Planning  
Transportation and Environment

**PLAASLIKE BESTUURSKENNISGEWING 1061**

**STAD VAN JOHANNESBURG  
VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No. 15 van 1986) verklaar die STAD VAN JOHANNESBURG hierby die dorp **BEVERLEY UITBREIDING 40** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

**BYLAE**

**VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR EURO A EXPLORATION INTERNATIONAL (PTY) LIMITED INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 372 ('GEDEELTE OP GEDEELTE 75) VAN DIE PLAAS ZEVENFONTEIN NO 407 JR, PROVINSIE GAUTENG, TOEGESTAAN IS.**

**1. STIGTINGSVOORWAARDES**

(1) **Naam**

Die naam van die dorp is **BEVERLEY UITBREIDING 40**

(2) **Ontwerp**

Die dorp bestaan uit erwe soos aangedui op Algemene Plan S.G. No.2530/2002.

(3) **Verpligtinge ten opsigte van noodsaaklike dienste asook die bou van strate en stormwaterdreinerings**

- (a) Die dorpselenaars moet alle interne ingenieursdienste in die dorp voorsien, onderworpe aan die goedkeuring van die Stadsraad.
- (b) Geen erwe mag vervreem of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur bevestig het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van dienste deur die dorpselenaar aan die Stadsraad gelewer is nie.

(4) **Stigting en verpligting van Inwoners-vereniging**

- (a) Die aansoekers moet wetlik en volgens voorskrif die Inwoners-vereniging tot goedkeuring van die Stadsraad saamstel, voor met die verkoop van die eerste erf in die dorp.
- (b) Die toegangserf (Erf 638) sal in die naam van die Inwoners-Vereniging geregistreer word.
- (c) Ieder en elke eienaar van Erwe 612 tot 637 sal 'n lid van die Inwoners-vereniging word met oordrag van die erf. Sodanige vereniging sal die volle verantwoordelikheid vir die toegangserf en noodsaaklike dienste (uitgesluit die riool stelsel) daarin dra.
- (d) Die Inwoners-vereniging sal die wettige reg hê om die kostes aangegaan ter vervulling van sy doel van ieder en elke lid te hef en sal toegang hê tot regshulp ter verhaling van sodanige fooi in die geval van die wanbetaling deur enige lid.
- (e) Die Raad sal, te alle tye, onbeperkte toegang tot Erf 638 hê.

**(5) Verskuiwing of die vervanging van munisipale dienste**

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale dienste te verskuif of te vervang moet die koste daarvan deur die dorpseienaars gedra word.

**(6) Beskikking oor bestaande titelvoorwaardes**

Alle erwe moet onderhewig gemaak word aan bestaande voorwaardes en serwitute, indien enige, insluitende die reservering van die mineraleregte en onderworpe aan 'n bestaande 10m breë rioolserwituut vide SG Diagram 1526/1976 wat Erwe 612, 615, 616, 618, 619, 620, 621, 622, 623, 624, 637 en 638 in die dorp raak

**2. TITELVOORWAARDES**

Die erwe hieronder genoem sal onderworpe wees aan die voorwaardes soos aangedui, opgelê deur die Raad ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

**(1) ALLE ERWE**

- (a) Die erf is onderworpe aan 'n serwituut van 2 meter breed vir riolerings- en ander munisipale doeleindes, ten gunste van die Raad langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 meter breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die Raad. Met dien verstande dat die Raad van enige sodanige serwituut mag afsien.
- (b) Geen geboue of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 meter daarvan geplant word nie.
- (c) Die Raad 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 goeiddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en is voorts geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Raad enige skade vergoed wat gedurende die aanleg onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

**(2) ERF 612**

Die erf is onderworpe aan 'n 6m by 3m breë serwituut vir 'n elektriese substasie.

**(3) ERF 638**

- (a) Die erf is onderworpe aan 'n reg-van-weg serwituut ten gunste van Erf 625.
- (b) Die erf is onderworpe aan 'n serwituut vir munisipale doeleindes.

**(4) ERVEN 613, 614, 617, 618, 621 AND 622**

Die erwe is onderworpe aan 'n 3m breë serwituut vir munisipale doeleindes.

Uitvoerende Direkteur: Ontwikkelings  
Beplanning, Vervoer en Omgewing

# IMPORTANT NOTICE

The  
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**NEW PARTICULARS ARE AS FOLLOWS:****Physical address:**

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*In future, adverts have to be paid in advance  
before being published in the Gazette.*

**HENNIE MALAN**

Director: Financial Management  
Office of the Premier (Gauteng)

