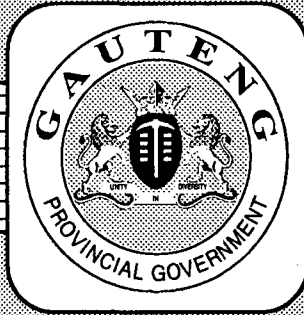


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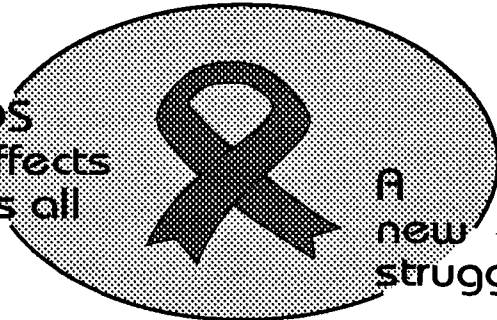
Vol. 8

PRETORIA, 2 OCTOBER 2002
OKTOBER

No. 323

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1532

CITY OF JOHANNESBURG AMENDMENT SCHEME 02-0401

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 39.

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 02-0401

**Executive Director: Development Planning
Transportation and Environment**

PLAASLIKE BESTUURSKENNISGEWING 1532

STAD VAN JOHANNESBURG WYSIGINGSKEMA 02-0401

Die Stadsraad 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 39 bestaan, goedgekeur het.

Kaart 3, Bylae en die skemaklousules van die wysigingskema word in bewaring gehou deur die 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 02-0401

**Uitvoerende Direkteur: Ontwikkelings Beplanning,
Vervoer en Omgewing**

LOCAL AUTHORITY NOTICE 1533

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 39 to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY MAIELLA CC THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 1986 (ORDINANCE NO 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 362 OF THE FARM ZEVENFONTEIN 407 JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY (HEREINAFTER REFERRED TO AS "THE COUNCIL").

1. CONDITIONS OF ESTABLISHMENT

- (1) **Name**
The name of the township shall be BEVERLEY EXTENSION 39.

- (2) **Design**
The township shall consist of erven as indicated on General Plan S.G. No 9663/2001.
- (3) **Provision and installation of engineering services**
The township owner shall provide engineering services in the township, subject to the approval of the Council and/or City Power / Eskom.
- (4) **Obligations in respect of services and limitations in respect of the alienation of erven**
- (a) The Township owners shall, in terms of a prior agreement with the Council, fulfil their obligations with the regard to the provision of engineering services in and for the township in terms of Chapter 5 of the Ordinance.
 - (b) Contributions towards the provisions of external engineering services, bulk sewer and endowment in lieu of parkland shall be payable in terms of the Ordinance.
 - (c) No erven may be alienated or be transferred into the name of a buyer prior to the Council having confirmed that sufficient guarantees / cash contributions / endowments in respect of the supply of services by the township owner has been made to the said Council.
- (5) **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 561) shall be registered in the name of the Residents Association.
 - (c) Each and every owner of Erf 549 to Erf 560 shall become a member of the Residents Association upon transfer of the erf.
 - (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 not be liable for the malfunction of the surfacing of the access way and/or the stormwater drainage system, and/or essential services, with the exception of the sewerage system.
 - (f) Access from Erven 549 to 560 to a public road shall be across Erf 561.
 - (g) The Council shall have unrestricted access to Erf 561 at all times.
- (6) **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.
- (7) **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.

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 561**

The erf is subject to a servitude for municipal purposes in favour of the Council as indicated on the General Plan.

**Executive Director: Development Planning
Transportation and Environment**

PLAASLIKE BESTUURSKENNISGEWING 1533

**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 39** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR MAIELLA CC INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 366 ('GEDEELTE OP GEDEELTE 75) VAN DIE PLAAS ZEVENFONTEIN N0 407 JR, PROVINSIE GAUTENG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

- (1) **NAAM**
Die naam van die dorp is **BEVERLEY UITBREIDING 39**
- (2) **ONTWERP**
Die dorp bestaan uit erwe soos aangedui op Algemene Plan SG No.9663/2001
- (3) **VOORSIENING EN INSTALLERING VAN DIENSTE**
Die dorpseienaar moet die nodige reëlings met die Raad tref vir die voorsiening en installering van water en sanitêre dienste asook die konstruksie van strate en stormwaterdreinerings in die dorp, tot bevrediging van die Raad.
- (4) **VERPLIGTINGE TEN OPSIGTE VAN NOODSAAKLIKE DIENSTE ASOOK DIE BEPERKING TEN OPSIGTE VAN VERVREEMDING OF OORDRAGTE**
 - (a) Die dorpseienaars sal, in terme van 'n vooraf gereelde ooreenkoms met die Raad, sy verpligtinge rakende tot die voorsiening van ingenieursdienste in en vir die dorp, in terme van Hoofstuk 5 van die Ordonnansie.
 - (b) 'n Bydrae tot die voorsiening van ingenieursdienste en begiftiging ten opsigte van parkegrond sal betaalbaar wees.
 - (c) 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 dorpseienaar aan die Stadsraad

gelewer is nie.

(5) STIGTING EN VERPLIGTING VAN INWONERS-VERENIGING

- (a) Die aansoekers moet wettiglik 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 561) sal in die naam van die Inwoners-Vereniging geregistreer word.
- (c) Iedere en elke eienaar van Erwe 549 tot 560 sal 'n lid van die Inwoners-vereniging word met oordrag van die erf.
- (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) Toegang van Erwe 549 tot 560 tot 'n openbare pad sal oor die toegangs-erf wees.
- (f) Die Raad sal onbeperkte toegang tot Erf 561, te alle tye, verkry.

(6) 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 dorpsenaars gedra word.

(7) BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderhewig gemaak word aan bestaande titelvoorwaardes en serwitute, indien enige, insluitende die reservering van die mineraleregte.

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 rioolhoofpyleidings en ander werke wat hy volgens goeddunke 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 rioolhoofpyleidings en ander werke veroorsaak word.

2. ERF 561

Die erf is onderworpe aan 'n serwituut vir munisipale doeleindes soos aangedui op die Algemene Plan.

**Uitvoerende Direkteur: Ontwikkelings
Beplanning, Vervoer en Omgewing**

IMPORTANT NOTICE

The
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Subscribers and all other stakeholders are advised to send their advertisements directly to the **Government Printing Works**, two weeks before the 2nd January 2002.

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)

