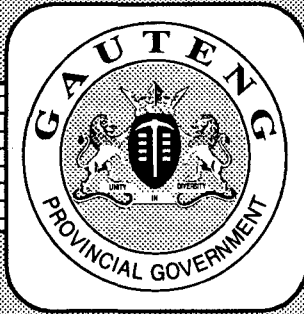


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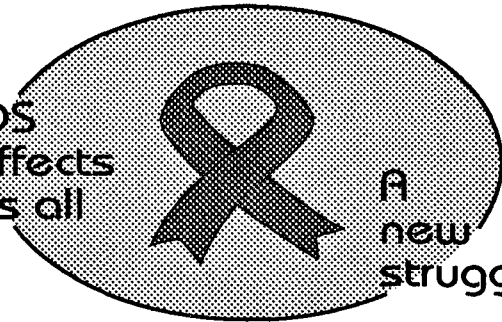
Vol. 8

PRETORIA, 28 NOVEMBER 2002

No. 407

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1881

DECLARATION AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Johannesburg declares **Burghersdorp Extension 1** 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 JOHANNESBURG HOUSING COMPANY LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 72 OF THE FARM JOHANNESBURG 91 IR HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be **Burghersdorp Extension 1**.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No 3648/2001.

(3) ACCESS

No access to or egress from the township shall be permitted via Burghersdorp Road.

(4) 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.

(5) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at his 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 when required by the local authority to do so.

(6) PROVISION AND INSTALLATION OF SERVICES

The township owner shall make the necessary arrangements with the local authority for the provision and installation of water, electricity and sanitation as well as the construction of roads and stormwater drainage in the township.

(7) ENDOWMENT

The township owner shall, in terms of the provisions of Section 98(2) of the Town Planning and Townships Ordinance, 15 of 1986, pay a lump sum endowment to the local authority for the provision of land for a park (public open space).

(8) OBLIGATIONS WITH REGARD TO SERVICES AND RESTRICTION REGARDING THE ALIENATION OF ERVEN

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 as well as the construction of roads and stormwater drainage and the installation of systems therefor, as previously agreed upon between the township owner and the local authority. Erven shall not be alienated or be transferred into the name of a purchaser prior to the local authority certifying that sufficient guarantees/cash contributions in respect of the supply of services by the township owner have been submitted or paid to the said local authority.

2. CONDITIONS OF TITLE

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

All erven

- (a) Each erf is subject to a servitude, 2 m 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 2 m 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 2 m 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 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.

P. MOLOI, City Manager

Notice 603/02

July 2002

PLAASLIKE BESTUURSKENNISGEWING 1881

VERKLARING TOT 'N GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg hiemeer die dorp **Burghersdorp Uitbreiding 1** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR JOHANNESBURG HOUSING COMPANY BEPERK (HIERNA DIE AANSOEKDOENER/DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 72 VAN DIE PLAAS JOHANNESBURG 91 IR TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is **Burghersdorp Uitbreiding 1**.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG Nr. 3648/2001.

(3) TOEGANG

Geen toegang tot of uitgang vanuit die dorpsgebied sal via Burghersdorpweg toegelaat word nie.

(4) BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale.

(5) SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

(6) VOORSIENING EN INSTALLERING VAN DIENSTE

Die dorpseienaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering van water, elektrisiteit en sanitêre dienste asook die konstruksie van strate en stormwaterdreinerings in die dorp, tot bevrediging van die plaaslike bestuur.

(7) BEGIFTIGING

Die dorpseienaar sal, ingevolge die bepalings van Artikel 98(2) van die Dorpsbeplanning en Dorpe Ordonnansie, Nr. 15 van 1986, 'n globale bedrag as begiftiging aan die plaaslike bestuur betaal vir die voorsiening van grond vir 'n park (openbare oop ruimte).

(8) VERPLIGTINGE TEN OPSIGTE VAN DIENSTE EN BEPERKING BETREFFENDE DIE VERVREEMDING VAN ERWE

Die dorpseienaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water en sanitêre dienste asook die konstruksie van paaie en stormwaterdreinerings en die installering van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom. Erwe mag nie 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 plaaslike bestuur gelewer of betaal is nie.

2. TITELVOORWAARDES

Die erwe hieronder genoem, is onderworpe aan die voorwaardes soos aangedui deur die Plaaslike Bestuur, ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

Alle erwe

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

P. MOLOI, Stadsbestuurder

Kennisgewing 603/02

Julie 2002

LOCAL AUTHORITY NOTICE 1882

AMENDMENT SCHEME 7078

The City of Johannesburg herewith in terms of the provisions of section 125(1)(a) of the Town Planning and Townships Ordinance No. 15 of 1986, declares that he has approved an amendment scheme being an amendment of the Johannesburg Town Planning Scheme, 1979, comprising the same land as included in the township of Burghersdorp Extension 1.

Map 3 and the 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.

This amendment is known as Amendment Scheme 7078.

P. MOLOI, City Manager

Notice 604/02

July 2002

PLAASLIKE BESTUURSKENNISGEWING 1882

WYSIGINGSKEMA 7078

Die Stad van Johannesburg verklaar hiermee ingevolge die bepalings van Artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe, Nr 15 van 1986, dat hy 'n wysigingskema synde 'n wysiging van die Johannesburg Dorpsbeplanningskema, 1979, wat uit dieselfde grond as die dorp Burghersdorp Uitbreiding 1 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning, Vervoer en Omgewing: Stad van Johannesburg en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema 7078.

P. MOLOI, Stadsbestuurder

Kennisgewing 604/02

Julie 2002

LOCAL AUTHORITY NOTICE 1883

NOTICE OF APPROVAL

GERMISTON AMENDMENT SCHEME 718

It is hereby notified in terms of section 57 (1)(a) of the Town Planning and Townships Ordinance, 1986, that the Ekurhuleni Metropolitan Municipality has approved the Amendments of the Germiston Town Planning Scheme, 1985 by the rezoning of Lot 234, Klippoortjie Agricultural Lots Township to "Special" for Places of Refreshment, Offices (excluding banks, building societies and insurance offices) a maximum of 800 m² retail space, a Filling Station including a convenience store with a maximum floor space of 145 m² and other uses with the Special Consent of the Council subject to conditions.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Director: Planning and Development, 15 Queen Street, Germiston and are open for inspection at all reasonable times.

This Amendment is known as Germiston Amendment Scheme 718.

PAUL MASEKO, City Manager

Development Planning, P O Box 145, Germiston, 1400

PLAASLIKE BESTUURSKENNISGEWING 1883

KENNISGEWING VAN GOEDKEURING

GERMISTON WYSIGINGSKEMA 718

Ingevolge artikel 57 (1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 word hiermee kennis gegee dat die Ekurhuleni Metropolitaanse Munisipaliteit die wysiging van die Germiston Dorpsbeplanningskema, 1985 goedgekeur het deur Lot 234, Dorp Klippoortjie Landboulotte te hersoneer na "Spesiaal" vir Verversingsplekke, Kantore (uitsluitend banke, bougenootskappe en versekeringskantore) 'n maksimum van 800 m² kleinhandelspasie, 'n Vulstasie insluitend 'n gerieflikheidswinkel met 'n maksimum vloerspasie van 145 m² en ander gebruike met die Spesiale Toestemming van die Raad onderworpe aan voorwaardes.

Kaart 3 en die Skemaklousules van die Wysigingskema word in bewaring gehou by die Direkteur: Beplanning en Ontwikkeling, Queenstraat 15, Germiston en is te alle redelike tye ter insae beskikbaar.

Hierdie wysiging staan bekend as Germiston Wysigingskema 718.

PAUL MASEKO, Stadsbestuurder

Ontwikkeling en Beplanning, Posbus 145, Germiston, 1400

Kennisgewing No. PD60/2002

IMPORTANT NOTICE

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HENNIE MALAN

Director: Financial Management
 Office of the Premier (Gauteng)

