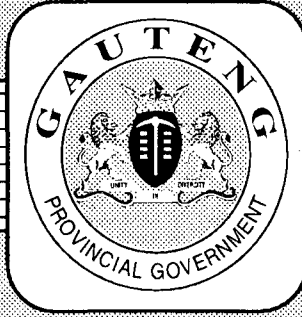


Copy

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

Selling price • Verkoopprijs: **R2,50**
Other countries • Buitelands: **R3,25**

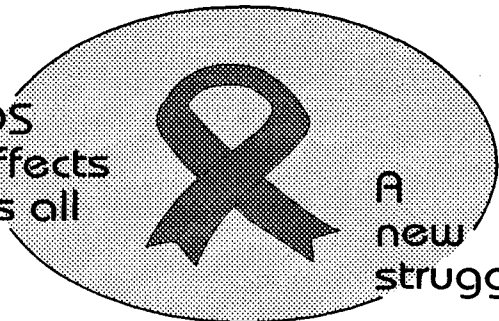
Vol. 9

PRETORIA, 13 AUGUST
AUGUSTUS 2003

No. 326

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH



CONTENTS • INHOUD

| No. | | Page No. | Gazette No. |
|--------------------------------|--|-------------|----------------|
| LOCAL AUTHORITY NOTICES | | | |
| 1568 | Town-planning and Townships Ordinance (15/1986): City of Johannesburg: Amendment Scheme 02-1385..... | 3 | 326 |
| 1569 | do.: do.: Declaration as approved township: Beverley Extension 48 | 3 | 326 |

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1568

CITY OF JOHANNESBURG

AMENDMENT SCHEME 02-1385

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 Beverley Extension 48.

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 02-1385.

Executive Director: Development Planning, Transportation and Environment

PLAASLIKE BESTUURSKENNISGEWING 1568

STAD VAN JOHANNESBURG

WYSIGINGSKEMA 02-1385

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 48 bestaan, goedgekeur het.

Kaart 3, Bylae en die skemaklousules van die wysigingskema 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 wysigings staan bekend as Sandton-wysigingskema 02-1385.

Uitvoerende Direkteur: Ontwikkelings Beplanning, Vervoer en Omgewing

LOCAL AUTHORITY NOTICE 1569

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 48** 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 353 (A PORTION OF PORTION 75) 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 48**.

(2) Design

The township shall consist of erven as indicated on General Plan S.G. No. 8769/2002.

(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 or 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 section 21 companies or other similar legal entities

(a) The applicant shall properly and legally constitute a Resident's Association to the satisfaction of the Council before the sale of the first erf, which association shall not be de-registered without the consent of the Council.

(b) Erf 566 (Private Open Space) and Erf 581 (Access Erf) shall be registered in the name of the Resident's Association, and said road portion may not be sold or in any way disposed of without prior written consent of the Council.

(c) Each and every owner of Erven 562 to 565 and 567 to 580 shall become a member of the Resident's Association upon transfer of the erf, such association shall have full responsibility for Erf 566 (Private Open Space) and Erf 581 (Access Erf).

(d) The Resident's Association shall have full 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 a default in payments 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 any essential services, with the exception of the sewerage system.

(f) A servitude for municipal purposes shall be registered over Erf 581 in favour of, and to the satisfaction of the Council.

(g) Access from Erven 562 to 565 and 567 to 580 to a public road shall be across Erf 581.

(h) The Council shall have unrestricted access to Erf 581 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, 2 m 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 2 m 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 581

(a) 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 1569

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 48** 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 353 (GEDEELTE VAN 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 48**.

(2) Ontwerp

Die dorp bestaan uit erwe soos aangedui op Algemene Plan No. 8769/2002.

(3) Voorsiening en installering van dienste

Die dorpsenaar 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 dorpsenaars sal, in terme van 'n vooraf gereëde 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 dorpsenaar aan die Stadsraad gelewer is nie.

(5) Stigting en verpligting van artikel 21 maatskappy of soortgelyke regs entiteite

(a) Die aansoekers moet wettiglik en volgens voorskrif die Inwonersvereniging tot goedkeuring van die Stadsraad saamstel, voor met die verkoop van die eerste erf in die dorp (waarvan vereniging nie mag deregistreer sonder die toestemming van die Raad).

(b) Erf 566 (Privaat Oop Ruimte) en Erf 581 (Toegangserf) sal in die naam van die Inwonersvereniging geregistreer word, waarvan die genoemde pad gedeelte nie mag verkoop of vervreem word, sonder vooraf geskrewe toestemming van die Raad.

(c) Ieder en elke eienaar van Erwe 562 tot 565 en 567 tot 580 sal 'n lid van die Inwonersvereniging word met oordrag van die erf. Sodanige Vereniging sal volle verantwoordelikheid neem oor Erf 566 (Privaat Oop Ruimte) en Erf 581 (Toegangserf).

(d) Die Inwonersvereniging 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 verhalings van sodanige fooi in die geval van die wanbetaling deur enige lid.

(e) Die Stadsraad sal nie aanspreeklik wees vir die gebrekkigheid van die oppervlak van die toegangsweg en/of die vloedwaterdreineringsstelsel en/of enige noodsaaklike dienste, met die uitsondering van die rioleringsstelsel.

(f) 'n Serwituut vir munisipale doeleindes sal geregistreer word oor Erf 581 ten gunste van die Raad.

(g) Toegang van Erwe 562 tot 565 en 567 tot 580 tot 'n openbare pad sal oor Toegangserf 581 wees.

(h) Die Raad sal onbeperkte toegang tot Erf 581 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 goeie goeie 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 581

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

Uitvoerende Direkteur: Ontwikkelingsbeplanning, Vervoer en Omgewing

**Dog ate your Gazette?
... read it online**



www.SA Gazettes.co.za
.....

A new information Portal keeping you up to date with news, legislation, the Parliamentary programme and which is the largest pool of SA Gazette information available on the Web.

- Easily accessible through the www!
 - Government Gazettes - from January 1994
 - Compilations of all Indexes pertaining to the past week's Government Gazettes
 - All Provincial Gazettes - from September 1995
 - Parliamentary Bills - as of January 1999
- Available in full-text, with keyword searching
- Sabinet Online scans, formats, edits and organize information for you. Diagrams and forms included as images.
- No stacks of printed gazettes - all on computer. Think of the storage space you save.
- Offers Bill Tracker - complementing the SA Gazettes products.

For easy electronic access to full-text gazette info, subscribe to the SA Gazettes from Sabinet Online. Please visit us at www.sagazettes.co.za

Sabinet
Online

Tel: (012) 643-9500, Fax: (012) 663-3543, Toll free: 0800 11 8595, e-mail: corporate@sabinet.co.za, www: <http://corporate.sabinet.co.za>



*Looking for back copies and out of print issues of
the Government Gazette and Provincial Gazettes?*

The National Library of SA has them!

Let us make your day with the information you need ...

National Library of SA, Pretoria Division
PO Box 397
0001 PRETORIA
Tel.:(012) 321-8931, Fax: (012) 325-5984
E-mail: infodesk@nlsa.ac.za



*Soek u ou kopieë en uit druk uitgawes van die
Staatskoerant en Provinsiale Koerante?*

Die Nasionale Biblioteek van SA het hulle!

Met ons hoef u nie te sukkel om inligting te bekom nie ...

Nasionale Biblioteek van SA, Pretoria Divisie
Posbus 397
0001 PRETORIA
Tel.:(012) 321-8931, Faks: (012) 325-5984
E-pos: infodesk@nlsa.ac.za

