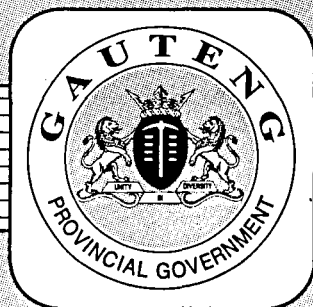


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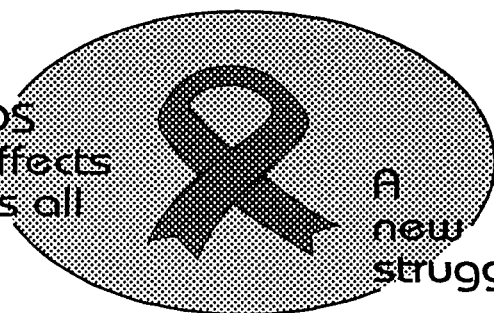
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PRETORIA, 23 JULY  
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**No. 294**

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**CONTENTS • INHOUD**

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
<b>GENERAL NOTICE</b>			
2404	Gauteng Removal of Restrictions Act (3/1996): Removal of conditions: Portion 2, Erf 114, Fairmont Extension 2 .....	3	294
<b>LOCAL AUTHORITY NOTICES</b>			
1496	Town-planning and Townships Ordinance (15/1986): Bedfordview Amendment Scheme 1185 .....	4	294
1497	do.: Ekurhuleni Metropolitan Municipality: Declaration as approved township: Bedfordview Extension 446.....	5	294
1498	do.: City of Johannesburg: Correction notice .....	9	294

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## GENERAL NOTICE

### NOTICE 2404 OF 2004

#### GAUTENG REMOVAL OF RESTRICTIONS ACT, 1996 (ACT 3 OF 1996): PORTION 2 OF ERF 114 FAIRMOUNT EXTENSION 2 TOWNSHIP

It is hereby notified in terms of section 7(1) of the Gauteng Removal of Restrictions Act, 1996, that the Minister has approved that –

1. Conditions B, C(a) to C(g) and C(i) to C(m) inclusive be removed from Deed of Transfer T34135/1986; and
2. Johannesburg Town-Planning Scheme, 1979, be amended by the rezoning of Portion 2 of Erf 114 Fairmount Extension 2 "Residential 2" with the density of "26 dwelling units per hectare" subject to certain conditions which amendment scheme will be known as Johannesburg Amendment Scheme 13-0211 as indicated on the relevant Map 3 and scheme clauses which are open for inspection at the office of the Department for Development Planning and Local Government, Johannesburg and City of Johannesburg.

GO 15/3/2/2/1/116/303

### KENNISGEWING 2404 VAN 2004

#### GAUTENG WET OP OPHEFFING VAN BEPERKINGS, 1996 (WET 3 VAN 1996): GEDEELTE 2 VAN ERF 114 IN DIE DORP FAIRMOUNT UITBREIDING 2

Hierby word ooreenkomstig die bepalings van artikel 7(1) van die Gauteng Wet op Opheffing van Beperkings, 1996, bekend gemaak dat die Minister goedgekeur het dat –

1. Voorwaardes B, C(a) tot C(g) en C(i) tot C(m) ingesluit opgehef word vanuit Akte van Transport T34135/1986; en
2. Johannesburg Dorpsbeplanningskema, 1979, gewysig word deur die hersonering van Gedeelte 2 Van Erf 114 Fairmount Uitbreiding 2 tot "Residensieel 2" met 'n digtheid van "26 wooneenhede per hektaar" onderworpe aan sekere voorwaardes welke wysigingskema bekend sal staan as Johannesburg Wysigingskema 13-0211 soos aangedui op die betrokke Kaart 3 en skemaklousules wat ter insae lê in die kantoor van die Departament van Ontwikkelingsbeplanning en Plaaslike Regering, Johannesburg en die Stad van Johannesburg.

GO 15/3/2/2/1/116/303

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## LOCAL AUTHORITY NOTICES

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### LOCAL AUTHORITY NOTICE 1496

#### NOTICE OF APPROVAL BEDFORDVIEW AMENDMENT SCHEME 1185

The Ekurhuleni Metropolitan Municipality hereby declares that in terms of the provisions of section 125(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), it has approved an amendment scheme, being an amendment of the Bedfordview Town Planning Scheme, 1995, comprising of the same land as indicated in the township Bedfordview Extension 446.

Map 3, the Annexure and the relevant scheme clauses of the amendment scheme are filed at the Civic Centre, Van Riebeeck Avenue, Edenvale and the Director: Development Planning, Department of Development Planning and Local Government, Johannesburg, and are open for inspection at all reasonable times.

This amendment is known as the Bedfordview Amendment Scheme 1185 and will be effective as from the date of this publication.

PAUL MASEKO: CITY MANAGER  
Civic Centre, P.O. Box 25, Edenvale, 1610

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### PLAASLIKE BESTUURSKENNISGEWING 1496

#### KENNISGEWING VAN GOEDKEURING BEDFORDVIEW WYSIGINGSKEMA 1185

Hierby word ooreenkomstig die bepalings van artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), bekend gemaak dat die Ekurhuleni Metropolitaanse Munisipaliteit, 'n wysigingskema, synde 'n wysiging van die Bedfordview Dorpsbeplanningskema, 1992, wat uit dieselfde grond as die dorp Bedfordview Uitbreiding 446 bestaan, goedgekeur het.

Kaart 3, die Bylae en die betrokke skemaklousules van hierdie wysigingskema word in bewaring gehou te Burgersentrum, Van Riebeecklaan, Edenvale, en die Direkteur: Ontwikkelingsbeplanning, Departament van Ontwikkelingsbeplanning en Plaaslike Regering, Johannesburg, is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as die Bedfordview Wysigingskema 1185 en sal van krag wees vanaf die datum van hierdie kennisgewing.

PAUL MASEKO: STADSBESTUURDER  
Burgersentrum, Posbus 25, Edenvale, 1610

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**LOCAL AUTHORITY NOTICE 1497****EKURHULENI METROPOLITAN MUNICIPALITY  
DECLARATION AS APPROVED TOWNSHIP**

In terms of section 103(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Ekurhuleni Metropolitan Municipality hereby declares the township Bedfordview Extension 446 to be an approved township, subject to the conditions set out in the Schedule hereto.

**SCHEDULE**

**CONDITIONS UNDER WHICH THE APPLICATION MADE BY EMBLEM PROPERTIES (PROPRIETARY) LIMITED (HEREINAFTER REFERRED TO AS THE 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 SITUATED ON PORTION 1242) OF THE FARM ELANDSFONTEIN 90 IR HAS BEEN GRANTED**

**1. CONDITIONS OF ESTABLISHMENT****1.1 NAME**

The name of the township shall be Bedfordview Extension 446.

**1.2 DESIGN**

The township shall consist of erven and streets as indicated on General Plan SG No.9805/2003

**1.3 STREET NAMES**

Osborne Road is acceptable as it is an existing street name.

**1.4 DISPOSAL OF EXISTING CONDITIONS OF TITLE**

- 1) All erven shall be made subject to existing conditions and servitudes, if any, including the mineral rights.
- 2) Erven 2612, 2613, 2614 and 2616 are subject to a servitude of right of way in favour of the local authority as indicated on the General Plan.

**1.5 ACCEPTANCE AND DISPOSAL OF STORMWATER**

The township owner shall arrange for the drainage of the township to fit in with that of the N12 Freeway to the satisfaction of the Deputy Director-General, Department of Works, Gauteng and for all the stormwater running off or being diverted from the road to be received and disposed of.

**1.6 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER**

The township owner shall at his own expense, erect a fence or other physical barrier to the satisfaction of the Deputy Director-General, Department of Transport and Public Works, Gauteng, as and when required by him to do so, and the township owner shall maintain such fence or physical barrier in good order and repair until such time that this responsibility is taken over by the new property owners.

**1.7 REMOVAL OF LITTER**

The township owner shall at his own expense cause all litter within the township area to be removed to the satisfaction of the local authority.

**1.8 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES**

- 1.8.1 If, for some reason due to the establishment of the township, it should become necessary to remove or replace any existing services, the cost thereof shall be borne by the township owner
- 1.8.2 All municipal services that cross the common boundaries between the erven shall be removed and relocated by, and at the cost of the township owner, as and when required by the local authority.

**1.9 ENGINEERING SERVICES**

The township owner is responsible for making the necessary arrangements for the provision of all engineering services to the satisfaction of the local authority.

**2 CONDITIONS OF THE TITLE****2.1 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.****2.1.1 ALL ERVEN (ERVEN 2612 TO 2616)**

- a) The erf is subject to a servitude, 2 meters wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries of the erf other than a street boundary, 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 meters there from.
- c) The local authority shall be entitled to temporarily deposit 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 local authority.
- d) All existing municipal services on the erven within the township shall be protected by means of suitable servitudes to the satisfaction of the local authority, by the owner at his own expense.

**2.2 ERF 2616**

- (a) The erf is subject to a servitude of right of way in favour of Erf 2615 as shown on the General Plan.
- (b) The erf is subject to a servitude of right of way in favour of the local authority as shown on the General Plan.

**PAUL MASEKO: CITY MANAGER**

Civic Centre, P.O. Box 25, Edenvale, 1610

**PLAASLIKE BESTUURSKENNISGEWING 1497****EKURHULENI METROPOLITAANSE MUNISIPALITEIT****VERKLARING VAN GOEDGEKEURDE DORP**

Ingevolge artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Ekurhuleni Metropolitaanse Munisipaliteit hierby dat die dorp, Bedfordview Uitbreiding 446 tot 'n goedgekeurde dorp verklaar is, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

**BYLAE**

**VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR EMBLEM PROPERTIES (EDMS) BEPERK INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 1242 VAN DIE PLAAS ELANDSFONTEIN 90 IR, TOEGESTAAN IS.**

**1. STIGTINGSVOORWAARDES****1.1 NAAM**

Die naam van die dorp is Bedfordview Uitbreiding 446

**1.2 ONTWERP**

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan SG No 9805/2003.

**1.3 STRAAT NAME**

Osbornelaan is aanvaarbaar sienende dat dit 'n reeds bestaande straat naam is.

**1.4 BESIKKING OOR BESTAANDE TITELVOORWAARDES**

- 1) Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, as daar is, met inbegrip van die minerale regte.
- 2) Erwe 2612, 2613, 2614 en 2616 is onderworpe aan 'n servituut van reg van weg ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.

**1.5 ONTVANGS EN VERSORGING VAN STORMWATER**

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van die N12 Snelweg en moet die stormwater wat van die pad afloop of afgelei word, ontvang en versorg.

**1.6 OPRIGTING VAN HEINING OF ANDER FISIESE VERSPERRING**

Die dorpseienaar moet op eie koste 'n heining of ander fisiese versperring oprig tot bevrediging van die Adjunk Direkteur-Generaal: Departement van Openbare Vervoer, Paaie en Werke, Gauteng, soos en wanneer deur hom verlang om dit te doen, en die dorpseienaar moet sodanige heining of fisiese versperring in 'n goeie toestand hou tot tyd en wyl die erwe in die dorp oorgedra word na die gevolglike grondelenaars, waarna die verantwoordelikheid vir die instandhouding daarvan berus by die laasgenoemde.

**1.7 VERWYDERING VAN ROMMEL**

Die dorpseienaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot die bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

**1.8 VERSKUIWING OF DIE VERVANGING VAN MUNISIPALE DIENSTE**

- 1.8.1 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 dorpselenaar gedra word.
- 1.8.2 Alle munisipale dienste wat die algemene grense tussen die erwe oorskry moet verwyder en verskuif word deur, en ten koste van die dorpselenaar, indien en wanneer deur die plaaslike bestuur vereis word.

**1.9 INGENEURSDIENSTE**

Die dorpselenaar is verantwoordelik voor om die nodige reelings te tref vir die voorsiening vir alle ingenieursdienste tot die bevrediging van die plaaslike bestuur.

**2. TITELVOORWAARDES  
2.1 SERWITUTE**

Alle erwe moet onderworpe gemaak word aan die volgende voorwaardes:

- a) Die erf is onderworpe aan 'n serwituut 2 meter breed, vir munisipale doeleindes (water, riool, elektrisiteit en stormwater) (hierna verwys as "die dienste") ten gunste van die plaaslike bestuur, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteel-erf, 'n addisionele serwituut vir munisipale doeleindes 2 meter 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 geboue of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortel-bome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 meter daarvandaan geplant word nie.
- c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige dienste en ander werke wat hy volgens goeë dunske noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike bestuur geregtig 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 verwyderings van sodanige dienste en ander werke veroorsaak word

**2.2 ERF 2616**

- a) Die erf is onderworpe aan 'n serwituut van reg van weg ten gunste van Erf 2615 soos aangedui op die Algemene Plan.
- b) Die erf is onderworpe aan 'n serwituut van reg van weg ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan

PAUL MASEKO: STADSBESTUURDER  
Burgersentrum, Posbus 25, Edenvale, 1610

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**LOCAL AUTHORITY NOTICE 1498****CITY OF JOHANNESBURG  
CORRECTION NOTICE**

In terms of section 103 of the Town-Planning and Townships Ordinance 15 of 1986, the City of Johannesburg Metropolitan Municipality hereby amend and correct Local Authority Notice 476, dated 4 November 2003, in the following manner:

English and afrikaans text of paragraph 1(7)(a) by the substitution of the expression "268" with the expression "286".

Local Authority notice 1022 dated 7 June 2004 is hereby repealed.

Executive Director: Development Planning, Transportation and Environment.

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**PLAASLIKE BESTUURSKENNISGEWING 1498****STAD VAN JOHANNESBURG  
KORREKSIE KENNISGEWING**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe 15 van 1986, word Plaaslike Bestuurskennisgewing 476 gedateer 4 November 2003, op die volgende wyse verander en gekorrigeer:

Die afrikaanse en engelse bewoording van paragraaf 1(7)(a) deur die vervanging van die uitdrukking "268" met die bewoording "286".

Plaaslike bestuurskennisgewing 1022 gedateer 7 Junie 2004 word hiermee herroep.

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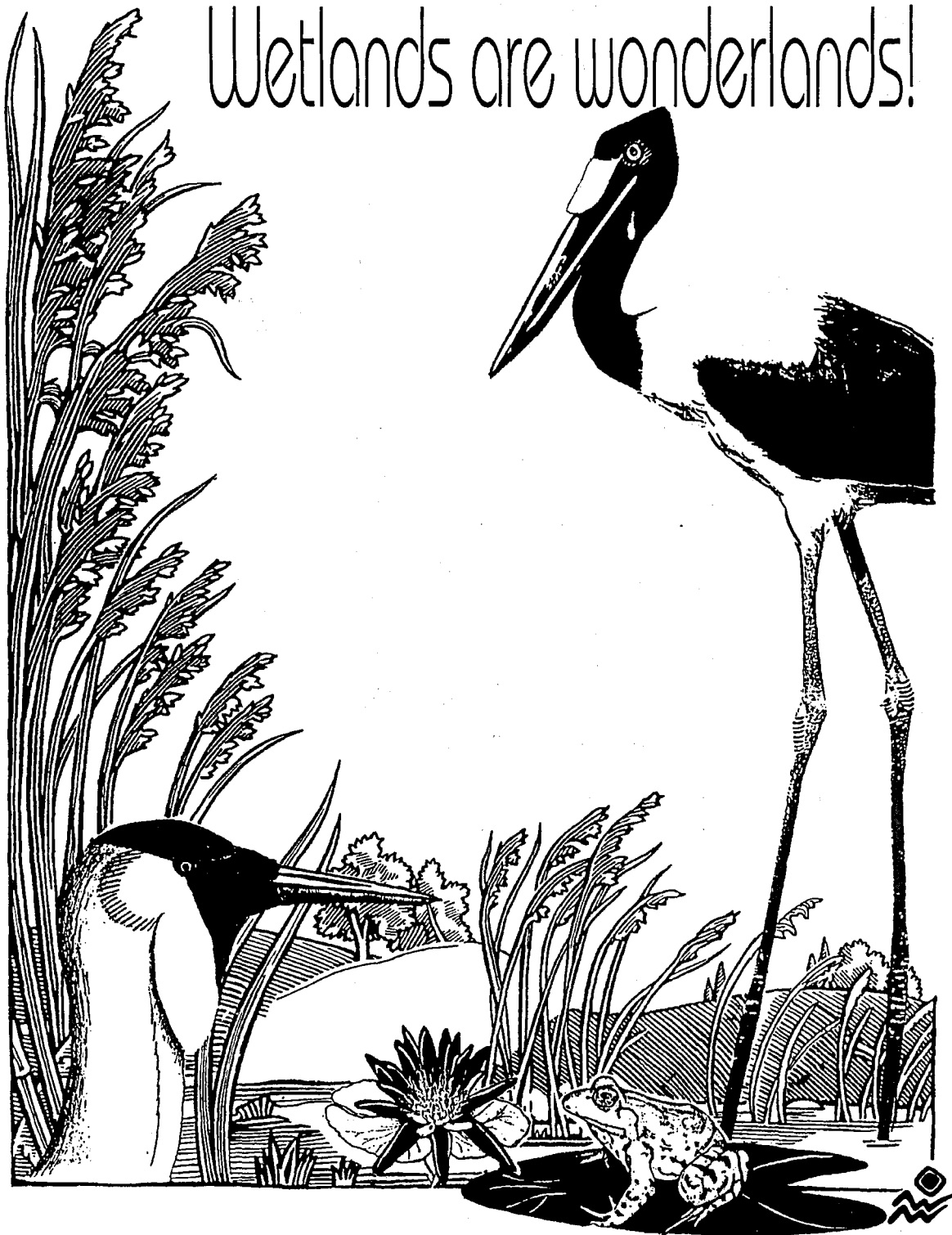
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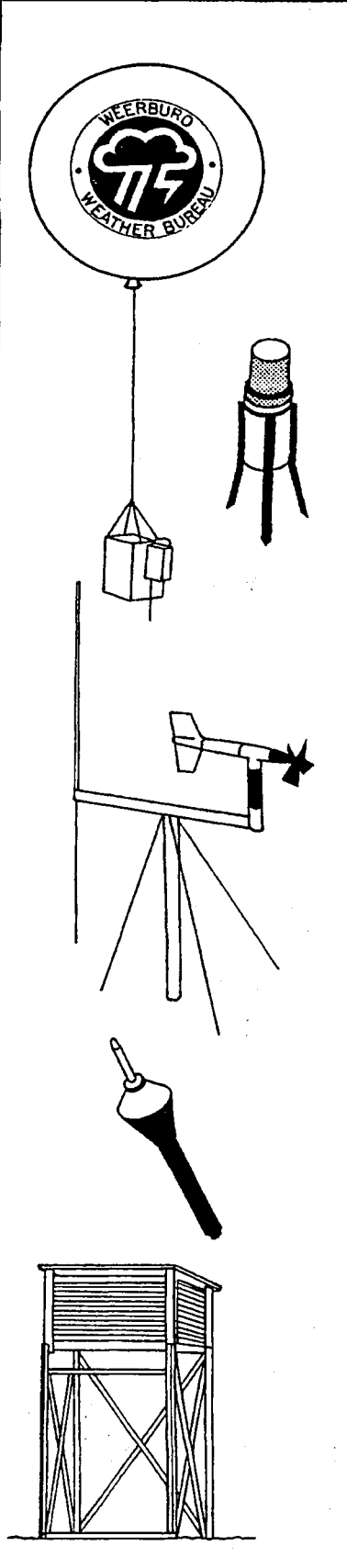
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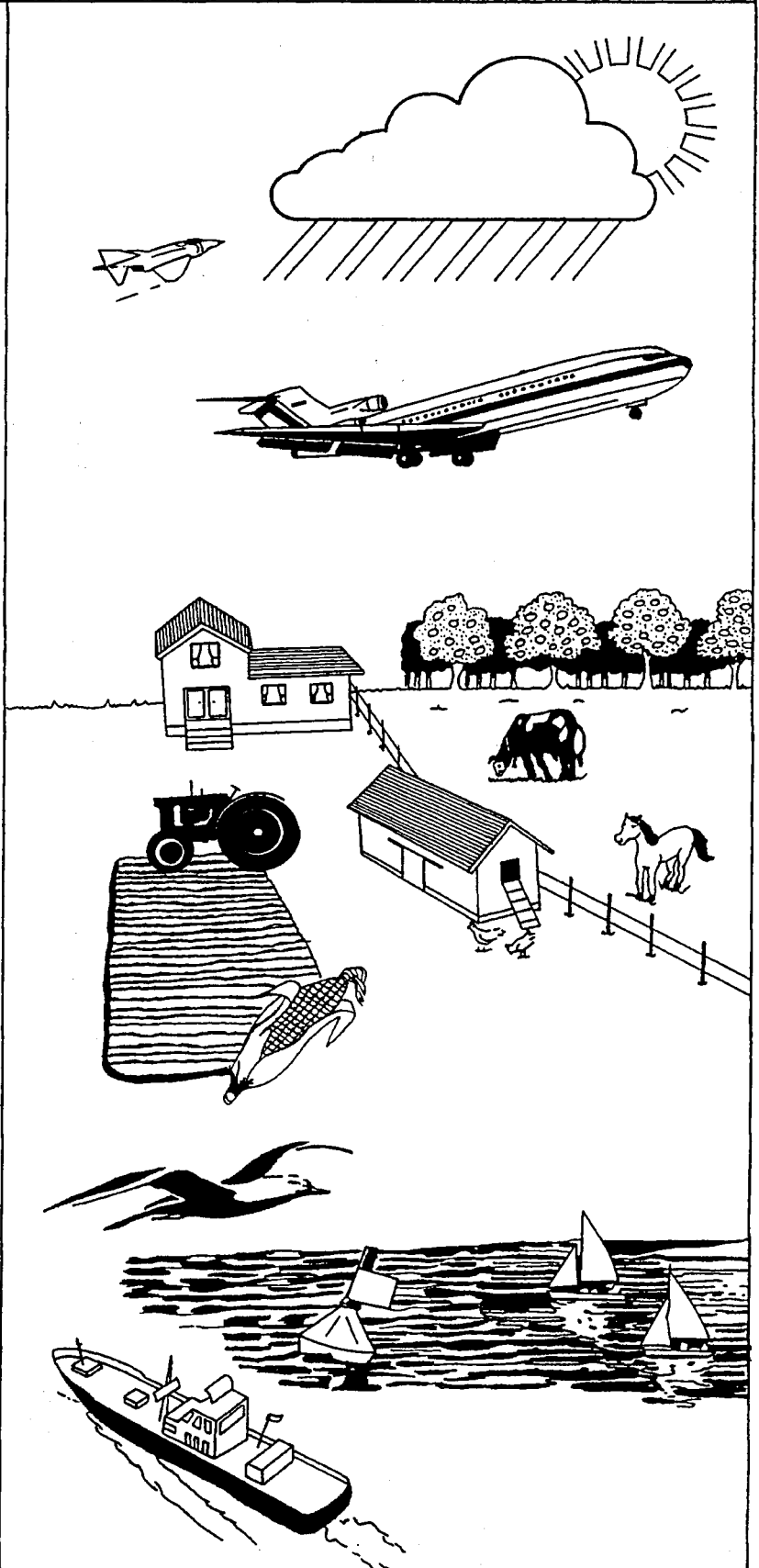


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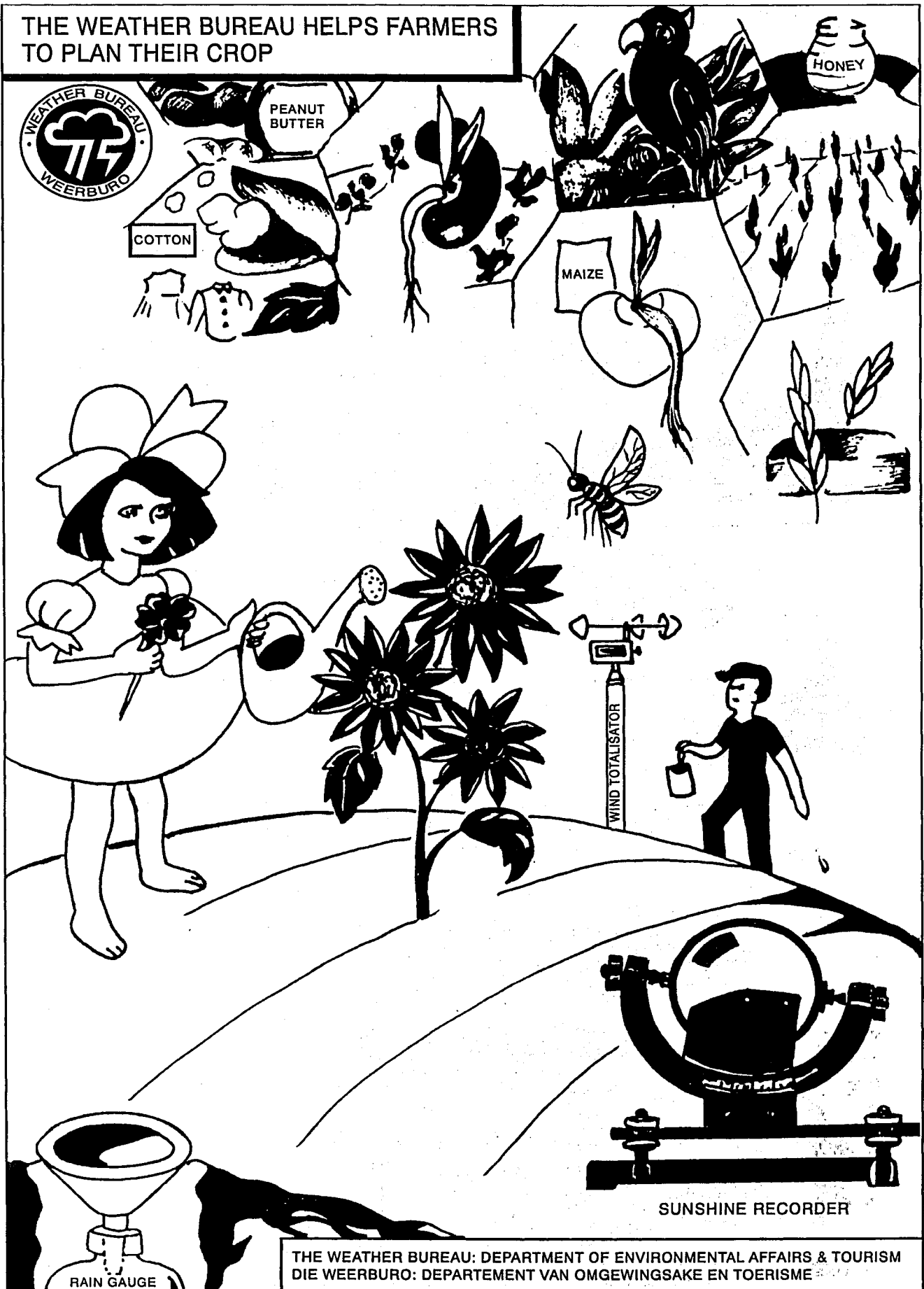
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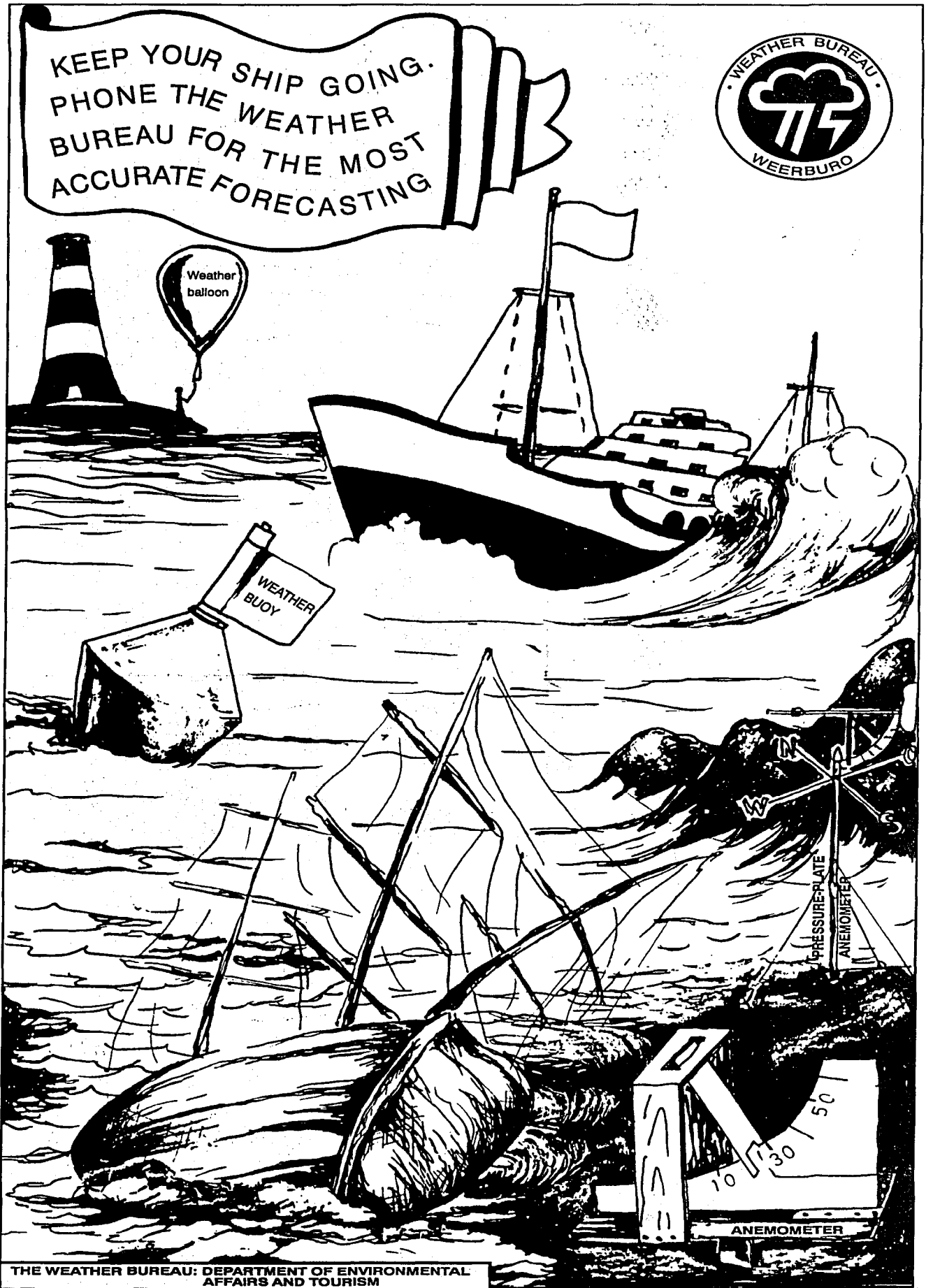
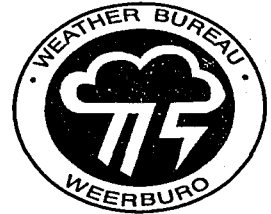


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