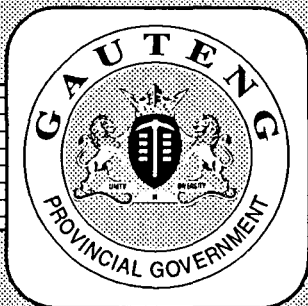


**THE PROVINCE OF
GAUTENG**



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GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

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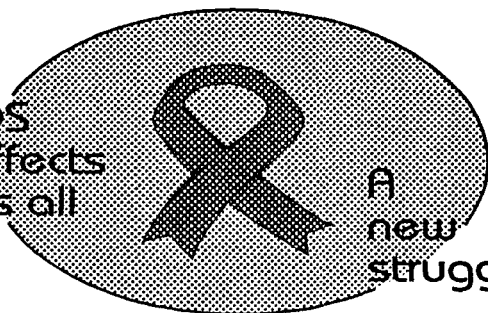
Vol. 10

**PRETORIA, 16 AUGUST
AUGUSTUS 2004**

No. 329

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1754

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 Metropolitan Municipality declares **Bellairs Park Extension 6** 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 BLANDFORD PROPERTY DEVELOPMENTS (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 530 OF THE FARM OLIEVENHOUTPOORT 196 IQ HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) Name

The name of the township shall be Bellairs Park Extension 6.

(2) Design

The township shall consist of erven and roads as indicated on General Plan S.G. No. 962/2004.

(3) 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, to the satisfaction of the local authority.

(4) Access

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

(5) Provincial Government

(a) Should the development of the township not been completed on or before 14 October 2013 the application shall be resubmitted to the Department of Transport and Public Works (Gauteng Provincial Government) for reconsideration.

(b) If however, before the expiry date of the mentioned period, circumstances change in such a way that roads and/or PWV routes under the control of the said Department, are affected by the proposed layout of the township, the applicant shall resubmit the application for the purpose of fulfilment of the requirements of the controlling authority in terms of the provisions of Section 11 of Act 21 of 1940, as amended.

(6) Removal or replacement of existing services

Should it, by reason of the establishment of the township, become necessary to remove or replace any existing municipal, ESKOM and/or TELKOM services, the cost thereof shall be borne by the township owner.

(7) Acceptance and disposal of stormwater

The township owner shall arrange for the drainage of the township to fit in with that of the adjacent roads and for all stormwater running off or being diverted from the road to be received and disposed of.

(8) 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, excluding the following servitudes, which only affect Erf 12:

1. *SUBJECT TO the following right of way servitude, measuring 1433 (one thousand four hundred and thirty three) square metres as indicated by the figure ABCDEFGHJKLMNPQ on Diagram S.G. No. 7215/2003 annexed hereto in favour of the Remaining Extent of Portion 87 (a portion of Portion 2) of the farm Olievenhoutpoort No 196, Registration Division I.Q Province of Gauteng, measuring*

1,1557 (one comma one five five seven) hectares and the Remaining Extent of Portion 88 (a portion of Portion 2) of the farm Olievenhoutpoort No 196, Registration Division I.Q Province of Gauteng, measuring 6300 (six thousand three hundred) square metres over the property being hereby transferred.

2. *SUBJECT TO the following right of way servitude, measuring 2976 (two thousand nine hundred and seventy six) square metres as indicated by the figure ABCDEFGHJKLMNPQR on Diagram S.G. No. 7216/2003 annexed hereto in favour of the Remaining Extent of Portion 87 (a portion of Portion 2) of the farm Olievenhoutpoort No 196, Registration Division I.Q Province of Gauteng, measuring 1,1557 (one comma one five five seven) hectares and the Remaining Extent of Portion 88 (a portion of Portion 2) of the farm Olievenhoutpoort No 196, Registration Division I.Q Province of Gauteng, measuring 6300 (six thousand three hundred) square metres over the property being hereby transferred.*
3. *The servitude of right of way, measuring 22m², vide diagram S.G. No. 7213/2003 registered in terms of Deed of Servitude No. K6405/2003S.*
4. *The servitude of right of way, measuring 15m², vide diagram S.G. No. 7214/2003 registered in terms of Deed of Servitude No. K6405/2003S.*

(9) Demolition of buildings and structures

The township owner shall at his own costs 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.

(10) Restriction on the transfer of an erf

Erf 11 shall be transferred only as common property to the body corporate established in accordance with the provisions of the Sectional Title Act, No 95 of 1986 as amended, for Erf 12, which body corporate shall have full responsibility for the functioning and proper maintenance of Erf 11 and the essential services within the said erf.

(11) 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 shortfall in the provision of land for a park (public open space), if applicable.

(12) 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 therefore as previously agreed upon between the township owner and the local authority. 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 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.

(1) 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 during the process of 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.

(2) Erf 11

The erf shall not be transferred to any other entity or person other than the body corporate established in accordance with the provisions of the Sectional Title Act, No. 95 of 1986 as amended for Erf 12, without the written consent of the City of Johannesburg Metropolitan Municipality first having been obtained.

(3) Erf 12

The erf is subject to servitudes for municipal purposes and right of way in favour of the local authority, over all the existing servitudes of right of way indicated on the General Plan.

P. Moloji, City Manager

(Notice No. 768/2004)

August 2004

PLAASLIKE BESTUURSKENNISGEWING 1754

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 Metropolitaanse Munisipaliteit hiermee die dorp **Bellairs Park Uitbreiding 6** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR BLANDFORD PROPERTY DEVELOPMENTS (EDMS) BPK (HIERNA DIE AANSOEKDOENER/ DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 530 VAN DIE PLAAS OLIEVENHOUTPOORT 196 IQ TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) Naam

Die naam van die dorp is Bellairs Park Uitbreiding 6.

(2) Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG Nr 962/2004.

(3) 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 tevredeheid van die plaaslike bestuur.

(4) Toegang

Geen toegang tot of uitgang vanuit die dorp sal via Pelindabaweg toegelaat word nie.

(5) Provinsiale Regering

(a) Indien die ontwikkeling van die dorp nie voor of op 14 Oktober 2013 voltooi word nie, moet die aansoek heringedien word by die Departement van Vervoer en Publieke Werke (Gauteng Provinsiale Regering) vir heroorweging.

(b) Indien omstandighede egter, voor die verstryking van die gemelde periode, tot so 'n mate verander dat paaie en/of PWV roetes onder die beheer van die betrokke Departement deur die beoogde uitleg van die dorp geraak word, moet die applikant die aansoek herindien vir doeleindes van die nakoming

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van die vereistes van die beherende liggaam in gevolge die bepalings van Artikel 11 van Wet 21 van 1940, soos gewysig.

(6) Verwydering of vervanging van bestaande dienste

Indien dit, as gevolg van die stigting van die dorp, nodig word om enige bestaande munisipale, ESKOM en/of TELKOM dienste te verwyder of te vervang, sal die koste daarvan deur die dorpseienaar gedra word.

(7) Ontvangs en versorging van stormwater

Die dorpseienaar moet die stormwaterdreinerings van die dorpsgebied so reël dat dit inpas by dié van die aangrensende strate en alle stormwater wat van die pad afloop of afgelei word, moet ontvang en versorg word.

(8) Beskikking oor bestaande Titelvoorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale, uitgesonderd die volgende servitute wat slegs Erf 12 raak:

1. *SUBJECT TO the following right of way servitude, measuring 1433 (one thousand four hundred and thirty three) square metres as indicated by the figure ABCDEFGHJKLMNPQ on Diagram S.G. No. 7215/2003 annexed hereto in favour of the Remaining Extent of Portion 87 (a portion of Portion 2) of the farm Olievenhoutpoort No 196, Registration Division I.Q Province of Gauteng, measuring 1,1557 (one comma one five five seven) hectares and the Remaining Extent of Portion 88 (a portion of Portion 2) of the farm Olievenhoutpoort No 196, Registration Division I.Q Province of Gauteng, measuring 6300 (six thousand three hundred) square metres over the property being hereby transferred.*
2. *SUBJECT TO the following right of way servitude, measuring 2976 (two thousand nine hundred and seventy six) square metres as indicated by the figure ABCDEFGHJKLMNPQR on Diagram S.G. No. 7216/2003 annexed hereto in favour of the Remaining Extent of Portion 87 (a portion of Portion 2) of the farm Olievenhoutpoort No 196, Registration Division I.Q Province of Gauteng, measuring 1,1557 (one comma one five five seven) hectares and the Remaining Extent of Portion 88 (a portion of Portion 2) of the farm Olievenhoutpoort No 196, Registration Division I.Q Province of Gauteng, measuring 6300 (six thousand three hundred) square metres over the property being hereby transferred.*
3. *The servitude of right of way, measuring 22m², vide diagram S.G. No. 7213/2003 registered in terms of Deed of Servitude No. K6405/2003S.*
4. *The servitude of right of way, measuring 15m², vide diagram S.G. No. 7214/2003 registered in terms of Deed of Servitude No. K6405/2003S.*

(9) 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.

(10) Beperking op die oordrag van 'n erf

Erf 11 mag slegs as gemeenskaplike eiendom oorgedra word aan die Beheerliggaam, wat ingevolge die bepalings van die Wet op Deeltitels, Nr 95 van 1986 soos gewysig, vir Erf 12 geïnkorporeer is, welke Beheerliggaam volle verantwoordelikheid sal dra vir die funksionering en behoorlike instandhouding van Erf 11 en die noodsaaklike dienste binne die gemelde erf.

(11) 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), indien van toepassing.

(12) 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, elektrisiteit en sanitêre dienste asook die konstruksie van

paaie en stormwaterdreinerings en die installering van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpsseenaar 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 dorpsseenaar 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.

(1) 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 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 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 rioolhoofpyleiding en ander werke veroorsaak word.

(2) Erf 11

Die erf mag nie oorgedra word aan enige ander entiteit of persoon, behalwe die Beheerliggaam wat ingevolge die bepalings van die Wet op Deeltitels, Nr 95 van 1986 soos gewysig, vir Erf 12 geïnkorporeer is, sonder dat die skriftelike toestemming van die Stad van Johannesburg Metropolitaanse Munisipaliteit eers vooraf verkry is nie.

(3) Erf 12

Die erf is onderworpe aan serwitute vir munisipale doeleindes en reg-van-weg ten gunste van die plaaslike bestuur, oor al die bestaande serwitute van reg-van-weg soos aangedui op die Algemene Plan.

P. Moloji, Stadsbestuurder
(Kennisgewing 768/2004)
Augustus 2004.

LOCAL AUTHORITY NOTICE 1755**AMENDMENT SCHEME 04-1148**

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 Randburg Town Planning Scheme, 1976, comprising the same land as included in the township of **Bellairs Park Extension 6**. 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 04-1148.

P. Moloj, City Manager

(Notice No 769 /2004.)

August 2004.

PLAASLIKE BESTUURSKENNISGEWING 1755**WYSIGINGSKEMA 04-1148**

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 Randburg Dorpsbeplanningskema, 1976, wat uit dieselfde grond as die dorp **Bellairs Park Uitbreiding 6** 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 04-1148.

P. Moloj, Stadsbestuurder

(Kennisgewing Nr 769/2004.)

Augustus 2004.
