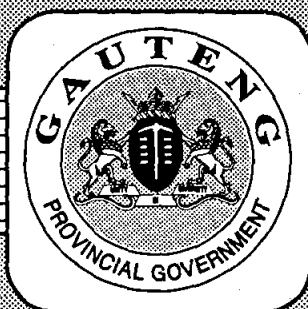


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Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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Vol. 2

PRETORIA, 2 FEBRUARY 1996
FEBRUARIE 1996

No. 132

LOCAL AUTHORITY NOTICE PLAASLIKE BESTUURSKENNISGEWING

LOCAL AUTHORITY NOTICE 302

MIDRAND METROPOLITAN SUBSTRUCTURE

DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Midrand Metropolitan Substructure hereby declares **Kyalami Estate Extension 4** to be an approved township subject to the conditions set out in the Schedule hereto:

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY AMAPROP TOWNSHIPS LIMITED UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 138 (A PORTION OF PORTION 109) OF THE FARM BOTHASFONTEIN No 408-JR, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(a) **Name:**

The name of the township shall be **Kyalami Estate Extension 4**.

(b) **Design:**

The township shall consist of erven and streets as indicated on General Plan No. A7659/1995.

PLAASLIKE BESTUURSKENNISGEWING 302

MIDRAND METROPOLITAANSE SUBSTRUKTUUR

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar Midrand Metropolitaanse Substruktuur hierby die dorp **Kyalami Estate-uitbreiding 4** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes in die bygaande Bylae:

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR AMAPROP TOWNSHIPS BEPERK INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 138 ('N GEDEELTE VAN GEDEELTE 109) VAN DIE PLAAS BOTHASFONTEIN No 408-JR, GOEDGEKEUR IS

1. STIGTINGSVOORWAARDES

(a) **Naam:**

Die naam van die dorp is **Kyalami Estate-uitbreiding 4**.

(b) **Ontwerp:**

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan No. A7659/1995.

(c) 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, but excluding:

(aa) The following rights which will not be passed onto the erven:

"That the property hereby transferred is entitled in perpetuity to a servitude of right of way 1370 (ONE THOUSAND THREE HUNDRED AND SEVENTY) square metres over portion 29 of the said portion of the said farm in extent as set out in Deed of Transfer 21311/1941 with diagram SG No A3061/41 annexed thereto, registered on the 29th day of November 1941."

(bb) The following conditions which do not affect the township area:

"The former Remaining Extent of Portion 6 of the said farm (of which that portion of the property held hereunder indicated on the annexed diagram SG No A7930/89 by the figure LMNPORSL forms a portion, is subject to the following conditions and servitude:

That the transferee shall neatly fence the north eastern boundary of the property hereby transferred between the points CFG as set out in Diagram SG No A4328/40. The fencing shall be erected to the satisfaction of the transferor and the transferee shall use therefor hard wood or iron standards and good wire fencing. An unsightly fence shall not be erected and the owner of the said property for the time being shall keep in proper repair the fence erected as herein set out. This condition is in favour of and shall be enforceable by Rand Suburbs (Proprietary) Limited and its Successors in Title."

2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as indicated hereunder and imposed by Midrand Metropolitan Substructure in terms of the provisions of the Townplanning and Township Ordinance, 1986:

(a) All erven:

(i) The erf is subject to a servitude, 2m 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, 2m 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;

(ii) 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; and

(iii) the local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude area such material as may be excavated by it during the course of the construction, maintenance or removal of such 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 works being made good by the local authority.

(b) Erven 696 and 697:

The erf is subject to a 6m x 3m servitude for miniature (electrical) substation purposes in favour of the local authority, as indicated on the general plan.

3. HALFWAY HOUSE AND CLAYVILLE AMENDMENT SCHEME 861

The Midrand Metropolitan Substructure hereby in terms of the provisions of Section 125 of the Townplanning and Townships Ordinance, 1986, declares that it has approved an amendment scheme, being an amendment of Halfway House and Clayville Townplanning Scheme, 1976, comprising the same land as included in the township of Kyalami Estate Extension 4.

(c) Beskikking oor bestaande titelvoorwaardes:

Alle erwe moet onderworpe gemaak word aan bestaande titelvoorwaardes en servitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd:

(aa) Die volgende regte wat nie aan die erwe oorgedra moet word nie:

"That the property hereby transferred is entitled in perpetuity to a servitude of right of way 1370 (ONE THOUSAND THREE HUNDRED AND SEVENTY) square metres over portion 29 of the said portion of the said farm in extent as set out in Deed of Transfer 21311/1941 with diagram SG No A3061/41 annexed thereto, registered on the 29th day of November 1941."

(bb) Die volgende voorwaardes wat nie die dorpsgebied raak nie:

"The former Remaining Extent of Portion 6 of the said farm (of which that portion of the property held hereunder indicated on the annexed diagram SG No A7930/89 by the figure LMNPORSL forms a portion, is subject to the following conditions and servitude:

That the transferee shall neatly fence the north eastern boundary of the property hereby transferred between the points CFG as set out in Diagram SG No A4328/40. The fencing shall be erected to the satisfaction of the transferor and the transferee shall use therefor hard wood or iron standards and good wire fencing. An unsightly fence shall not be erected and the owner of the said property for the time being shall keep in proper repair the fence erected as herein set out. This condition is in favour of and shall be enforceable by Rand Suburbs (Proprietary) Limited and its Successors in Title."

2. TITELVOORWAARDES

Die erwe hieronder genoem is aan die volgende voorwaardes soos aangedui en opgeë deur die Midrand Metropolitaanse Substruktuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, onderworpe:

(a) Alle erwe:

(i) Die erf is onderworpe aan 'n serwituit 2 m breed, vir riool en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituit 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 serwituit mag afsien;

(ii) geen geboue of ander struktuur mag binne die voornoemde serwituitgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituit of binne 'n afstand van 2 m daarvan geplant word nie; en

(iii) die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke wat hy volgens goedgekeurde noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituit 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 verwydering van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

(b) Erwe 696 en 697:

Die erf is onderworpe aan 'n 6m x 3m serwituit vir miniatur (elektries) substasie doeleindes ten gunste van die plaaslike bestuur, soos aangedui op die algemene plan.

3. HALFWAY HOUSE EN CLAYVILLE WYSIGINGSKEMA 861

Die Midrand Metropolitaanse Substruktuur verklaar hierby ingevolge die bepalings van Artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat 'n wysigingskema synde 'n wysiging van Halfway House en Clayville-dorpsbeplanningskema, 1976, wat uit dieselfde grond as die dorp Kyalami Estate-uitbreiding 4 bestaan, goedgekeur is.

Map 3 and the scheme clauses of the amendment scheme are filed with the Acting Town Clerk of Midrand, and are open to inspection during normal office hours.

This amendment is known as Halfway House and Clayville Amendment Scheme 861.

H. J. PIENAAR, Acting Town Clerk.

Municipal Offices, Old Pretoria Main Road, Randjespark, Midrand;
Private Bag X20, Halfway House, 1685.

26 January 1996.

(Notice No.: 16/96)

(Ref: 15/8/KE4, 15/7/861)

Kaart 3 en die skemaklousules van die wysigingskema word deur die Waarnemende Stadsklerk van Midrand, in bewaring gehou en is beskikbaar vir inspeksie gedurende gewone kantoorure.

Hierdie wysiging staan bekend as Halfway House en Clayville-wysigingskema 861.

H. J. PIENAAR, Waarnemende Stadsklerk.

Munisipale Kantore Ou Pretoria-hoofweg, Randjespark, Midrand;
Privaatsak X20, Halfway House, 1685.

26 Januarie 1996.

(Kennisgewing No.: 16/96)

(Verw.: 15/8/KE4, 15/7/861)

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