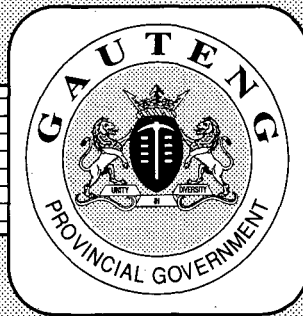


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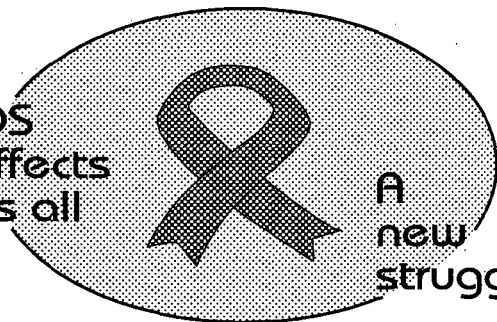
**Vol. 8**

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**No. 238**

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## LOCAL AUTHORITY NOTICES

### PLAASLIKE BESTUURSKENNISGEWINGS

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#### LOCAL AUTHORITY NOTICE 1105

##### CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

##### DECLARATION AS APPROVED TOWNSHIP

In terms of the section 103 of the Town-Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Johannesburg hereby declares **Kyalami Estate Extension 14** to be an approved township, subject to the conditions set out in the Schedule hereto:

#### SCHEDULE

CONDITIONS UNDER WHICH AN APPLICATION WAS SUBMITTED BY SABLE HOMES (PTY) LTD, IN TERMS OF SECTION 96 (1) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 57 (A PORTION OF PORTION 39) OF THE FARM BOTHASFONTEIN 408 JR HAS BEEN GRANTED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY (HEREINAFTER REFERRED TO AS "THE COUNCIL") IN TERMS OF SECTION 98 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986

#### 1. CONDITIONS OF ESTABLISHMENT

**(1) Name**

The name of the township shall be **Kyalami Estate Extension 14**.

**(2) Design**

The township shall consist of erven and streets as indicated on General Plan SG No. 73/2002.

**(3) Formation and duties of Resident's Association**

The applicant shall properly and legally constitute a Residents Association to the satisfaction of the Council before the sale of the first erf:

(a) The access erf (Erf 1218) shall be registered in the name of the Resident's Association.

(b) Each and every owner of Erven 1152 to 1217 shall become a member of the Residents Association upon transfer of the erf. Such association shall have full responsibility for the access erf (Erf 1218) and the essential services (excluding the sewerage systems) serving the township contained therein.

(c) 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.

(d) The Council shall not be liable for the malfunction of the surfacing of the access way and/or the storm water drainage system, and/or any essential services, with the exception of the sewerage system.

(e) Access from Erven 1152 to 1217 to a public road shall be across Erf 1218.

(f) The Council shall have unrestricted access to Erf 1218 at all times.

**(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) Obligations in respect of services and limitations in respect of the alienation of erven**

The township owner shall, in terms of a prior agreement with the Council, fulfil its obligations with regard to the provision of water, sanitation (and if applicable), electricity and the installation of reticulations for such purposes. In terms of the Town Planning and Townships Ordinance, 15 of 1986, a contribution towards the provision of engineering services and endowment in lieu of parkland shall be payable. No erven may be alienated or transferred in the name of a purchaser prior to the Council having confirmed that sufficient guarantees/cash contributions have been furnished in respect of the provision of services by the township owner to the Council.

**(6) Provision and installation of engineering services**

The township owner shall provide engineering services in the township, subject to the approval of the Council and City Power.

**(7) Contribution for external engineering services**

An amount will be levied by and on behalf of the CWRSC in terms of section 121 of Ordinance 15 of 1986, in respect of bulk sewer external engineering services. A letter-of undertaking or a receipt of payment in the afore-mentioned amount must be furnished to the Council.

**(8) Removal or 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.

**(9) Electricity**

It will be necessary for the township owner, in terms of section 118 (2) (b), to make arrangements with City Power, the licensed supplier of electricity to this area for the supply of electricity to the township. The Council must be notified that satisfactory arrangements have been made in respect of the supply of electricity to the township and in this connection, the township owner must furnish the Council with a certificate by the licensed supplier of electricity that acceptable financial arrangements with regard the township has been made by the township owner with such supplier.

**2. CONDITIONS OF TITLE**

The erven mentioned hereunder shall be subject to the conditions as imposed by the City of Johannesburg Metropolitan Municipality in terms of the provisions of the Town-Planning and Townships Ordinance, 1986:

**(1) All erven:**

(a) All erven shall be subject to a servitude, 2 m 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; and

(c) the Council shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated during the course of the construction, maintenance or removal of such sewerage mains and other work 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 being done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the Council.

**(2) Erven 1155, 1163 and 1177**

The erven is subject to a 3 m servitude for stormwater purposes in favour of Council as indicated on the General Plan.

**(3) Erf 1218**

The erf is subject to a servitude for municipal purposes in favour of Council as indicated on the General Plan.

**P. MOLOI**

**Executive Director: Development Planning, Transportation and Environment**

**City of Johannesburg**

Civic Centre Complex, 158 Loveday Street, Braamfontein, Johannesburg; P.O. Box 30733, Braamfontein, 2017

**PLAASLIKE BESTUURSKENNISGEWING 1105****STAD VAN JOHANNESBURG METROPOLITAANSE MUNISIPALITEIT****VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg Metropolitaanse Munisipaliteit hierby die dorp **Kyalami Estate Uitbreiding 14** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes van die bygaande Bylaag:

**BYLAAG**

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR SABLE HOMES (PTY) LTD (HIERONDER VERWYS IN "DIE AANSOEKER") INGEVOLGE DIE BEPALINGS VAN ARTIKEL 3 (GEDEELTE C) OP DIE DORPSBEPLANNING EN DORPE, 1986, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 57 ('N GEDEELTE VAN GEDEELTE 39) VAN DIE PLAAS BOTHASFONTEIN 408 J.R., GOEDGEKEUR IS

**1. STIGTINGSVOORWAARDES****(1) Naam**

Die naam van die dorp is **Kyalami Estate Uitbreiding 14**.

**(2) Ontwerp**

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG Nr. 73/2002.

**(3) Die samestelling en pligte van die inwonervereniging**

Die applikant sal behoorlik en wettelik 'n Inwonersvereniging saamstel tot die bevrediging van die Raad voor die verkoop van die eerste erf.

(i) Die toegangserf (Erf 1218) moet geregistreer word in die Inwonersvereniging se naam.

(ii) Iedere en elke eienaar van Erwe 1152 tot 1217 moet met registrasie van oordrag van die erwe, 'n lid word van die Inwonersvereniging. Sodanige Inwonersvereniging sal volle verantwoordelikheid dra vir toegangsgebruik (Erf 1218) en die nodige dienste (uitsluitend die rioleringstelsel) verwys na die dorp vervat hierin.

(iii) Die Inwonersvereniging sal alle wettige magte hê om van iedere en elke lidmaat die kostes wat beloop word om sy funksie te vervul, in te vorder. Indien daar 'n gebrek van betaling deur enige lid sou plaasvind sal die Inwonersvereniging geregtig wees om sulke uitstaande betalings in te vorder.

(iv) 'n Serwituut vir munisipale doeleindes sal geregistreer word oor Erf 991 ten gunste van en tot bevrediging van die Raad.

(v) Toegang tot Erwe 1152 tot 1217 vanaf en na 'n publieke pad sal oor Erf 1218 geskied.

(vi) Die Raad sal onbeperkte toegang tot Erf 1218, te alle tye, verkry.

#### **(4) Opheffing van bestaande titelvoorwaardes**

Alle erwe moet onderworpe gemaak word aan bestaande titelvoorwaardes en serwitute, insluitend die reserwing van minerale regte.

#### **(5) Verpligting rakende dienste en beperkings rakende die vervreemding van die erwe**

Die dorpseienaar sal, in terme van 'n vooraf gereëde ooreenkoms met die Raad, sy verpligtinge rakende tot die voorsiening van water, riolering (indien van toepassing), elektrisiteit en die installasie van netwerke vir sulke doeleindes, nakom. In terme van die Dorpsbeplanning en Dorpe Ordonnansie, 15 van 1986, sal 'n bydrae tot die voorsiening van ingenieursdienste en begiftiging ten opsigte van parkegrond betaalbaar wees. Geen erwe mag vervreem of oorgedra word in die naam van 'n koper voordat die Raad bevestiging het dat daar genoegsame waarborge/kontant bydraes gelewer is vir die voorsiening van dienste vanaf die dorpseienaar aan die Raad.

#### **(6) Voorsiening en installering van ingenieursdienste**

Die dorpseienaar sal ingenieursdienste voorsien in die dorp, soos voorgeskryf op die goedkeuring van die Raad en die City Power.

#### **(7) Bydrae vir eksterne ingenieursdienste**

'n Bedrag sal gehef word deur en namens die CWRSC in terme van Artikel 121, Ordonnansie op Dorpsbeplanning en Dorpe, Ordonnansie 15 van 1986, met verwysing na die grootmaat eksterne riool ingenieursdienste. 'n Skriftelike onder-neming of die kwitansie van betaling van die vooraf genoemde bedrag aandui sal aan die Raad verskaf word.

#### **(8) Verwydering of verskuiwing van munisipale dienste**

Indien, omrede die stigting van die dorp, dit nodig geag sou word om enige bestaande munisipale dienste te verwyder of te verskuif, sal die koste daarvan deur die dorpseienaar gedra word.

#### **(9) Elektrisiteit**

Dit sal vir die dorpseienaar nodig wees om in terme van artikel 118 (2) (b), reëlins te tref met City Power, die gelisensieerde kragverskaffer van hierdie area vir die voorsiening van krag vir die dorp. Die Raad moet in kennis gestel word dat bevredigende reëlins getref is vir die voorsiening van krag aan die dorp. Die dorpseienaar moet ook die Raad voorsien van 'n sertifikaat wat deur die gelisensieerde kragverskaffer uitgereik is dat aanvaarbare finansiële reëlins getref is met betrekking tot die dorp deur die dorpseienaar met so 'n verskaffer.

## **2. TITELVOORWAARDES**

Die erwe hieronder genoem is aan die volgende voorwaardes soos aangedui en opgelê deur die Stad van Johannesburg ingevolge die bepalings van die Ordonnansie van Dorpsbeplanning en Dorpe, 1986, onderworpe:

#### **(1) Alle erwe**

(a) Alle erwe is onderworpe aan 'n serwituut, 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 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 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 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 goeëdunke 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 tot die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke veroorsaak word.

#### **(2) Erwe 1155, 1163 en 1177**

Die erwe is onderhewig aan 'n 3 m serwituut vir stormwater doeleindes ten gunste van die Raad soos aangedui word op die Algemene Plan.

**(3) Erf 1218**

Die erf is onderhewig aan 'n serwituut vir munisipale doeleindes ten gunste van die Raad soos aangedui word op die Algemene Plan.

**P. MOLOI**

**Uitvoerende Direkteur: Ontwikkelings Beplanning, Vervoer en Omgewing**

**Stad van Johannesburg Metropolitaanse Munisipaliteit**

Burgersentrum Kompleks, Lovedaystraat 158, Braamfontein, Johannesburg; Posbus 30733, Braamfontein, 2017

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**LOCAL AUTHORITY NOTICE 1106****HALFWAY HOUSE AND CLAYVILLE AMENDMENT SCHEME 1370**

The City of Johannesburg Metropolitan Municipality hereby in terms of the provisions of section 125 of the Town-Planning and Townships Ordinance, 1986, declares that it has approved an amendment scheme, being an amendment of Halfway House and Clayville Town-Planning Scheme, 1976, comprising the same land as included in the township of Kyalami Estate Extension 14.

Map 3 and the scheme clauses of the amendment scheme are filed with the Executive Director of the City of Johannesburg Metropolitan Municipality, and are open to inspection during normal office hours.

This amendment is known as Halfway House and Clayville Amendment Scheme 1370.

**P. MOLOI, Executive Director: Development Planning, Transportation and Environment**

City of Johannesburg Metropolitan Municipality, Civic Centre Complex, 158 Loveday Street, Braamfontein, Johannesburg; P.O. Box 30733, Braamfontein, 2017

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**PLAASLIKE BESTUURSKENNISGEWING 1106****HALFWAY HOUSE EN CLAYVILLE WYSIGINGSKEMA 1370**

Die Stad van Johannesburg Metropolitaanse Munisipaliteit 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 14 bestaan, goedgekeur is.

Kaart 3 en die skemaklousules van die wysigingskema word deur die Uitvoerende Direkteur van die Stad van Johannesburg Metropolitaanse Munisipaliteit, in bewaring gehou en is beskikbaar vir inspeksie gedurende gewone kantoorure.

Hierdie wysiging staan bekend as die Halfway House en Clayville Wysigingskema 1370.

**P. MOLOI, Uitvoerende Direkteur: Ontwikkelings Beplanning, Vervoer en Omgewing**

Stad van Johannesburg Metropolitaanse Munisipaliteit, Burgersentrum Kompleks, Loveday Straat 158, Braamfontein, Johannesburg; Posbus 30733, Braamfontein, 2017

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**HENNIE MALAN**

Director: Financial Management  
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