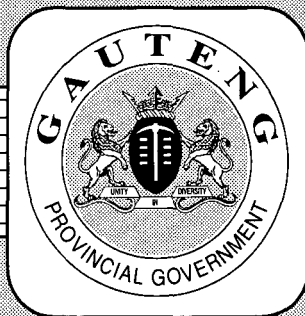


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# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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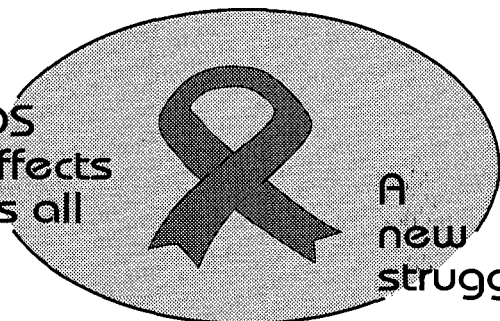
Vol. 8

PRETORIA, 7 MARCH  
MAART 2002

No. 63

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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 327

#### CITY OF JOHANNESBURG

#### DECLARATION AS APPROVED TOWNSHIP

In terms of section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Johannesburg hereby declares **Barbeque Downs Extension 25** to be an approved township, subject to the conditions set out in the Schedule hereto:

#### SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY GRANDSELECT ONE (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP 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 ON PORTION 188 (A PORTION OF PORTION 85) OF THE FARM BOTHASFONTEIN 408 J.R., HAS BEEN GRANTED

#### 1. CONDITIONS OF ESTABLISHMENT

##### 1. Name

The name of the township shall be **Barbeque Downs Extension 25**.

##### 2. Design

The township shall consist of erven and streets as indicated on General Plan SG No. 8623/2001.

##### 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 and sanitation as well as the construction of roads and stormwater drainage in the township, to the satisfaction of the local authority.

##### 4. Electricity

(a) The local authority is not the bulk supplier of electricity in the township. The township owner shall in terms of section 118 (2) (b) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) make arrangements in this regard with ESKOM, the licensed supplier of electricity in the township.

(b) The local authority shall be notified in writing that satisfactory arrangements have been made in respect of the supply of electricity to the township and in this connection, the township owner shall submit the following to the local authority:

(1) A certified copy of the agreement in respect of the supply of electricity entered into with ESKOM;

(2) A certificate by ESKOM that acceptable financial arrangements with regard to (1) above have been made by the township owner.

##### 5. Provincial Government

The township owner shall comply with the conditions of the Department of Transfer and Public Works (Gauteng Provincial Government) as contained in their letter dated 2 May 1994 (Ref. 11/1/1/2—11337), to the satisfaction of the Deputy Director-General: Roads and the Local Authority.

##### 6. 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 provision of land for a park (public open space).

##### 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.

##### 8. Demolition of buildings and structures

The township owner shall at his own expense 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.

##### 9. 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, fulfill 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 purchaser 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 (except Erf 319)**

(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.

(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 of within 2 m thereof.

(iii) 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 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.

(vi) The erven in the township lie in an area with soil conditions that can cause serious damage to buildings and structures. In order to limit such damage, foundations and other structural elements of the buildings and structures must be designed by a competent professional engineer and erected under his supervision unless it can be proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by more effective means.

**(2) Erf 289**

The erf is subject to a servitude for stormwater purposes, in favour of the local authority, as indicated on the General Plan.

**(3) Erf 319**

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

**P. MOLOI, City Manager**

(Notice 426/2002)

**PLAASLIKE BESTUURSKENNISGEWING 327****STAD VAN JOHANNESBURG****VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg hierby die dorp **Barbeque Downs Uitbreiding 25** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes van die bygaande bylaag:

**BYLAAG**

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR GRANDSELECT ONE (EDMS) BPK (HIERNA DIE AANSOEKDOENER/DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 188 ('N GEDEELTE VAN GEDEELTE 85) VAN DIE PLAAS BOTHASFONTEIN 408 J.R. GOEDGEKEUR IS.

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

Die naam van die dorp is **Barbeque Downs Uitbreiding 25**.

**(2) Ontwerp**

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG Nr. 8623/2001.

**(3) Voorsiening en installing van dienste**

Die dorpsseienaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installing van water en sanitêre dienste asook die konstruksie van strate en stormwaterdreinerings in die dorp, tot bevrediging van die plaaslike bestuur.

**(4) Elektrisiteit**

(a) Die plaaslike bestuur is nie die grootmaatverskaffer van elektrisiteit aan die dorpsgebied nie. Die dorpsseienaar moet ingevolge artikel 118 (2) (b) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), die nodige reëlings tref met ESKOM, die gelisensieerde verskaffer van elektrisiteit in die dorpsgebied.

(b) Die plaaslike bestuur moet skriftelik in kennis gestel word dat bevredigende reëlings met betrekking tot die voorsiening van elektrisiteit aan die dorpsgebied, getref is en in die verband moet die dorpseienaar die volgende aan die plaaslike bestuur verskaf:

(1) 'n Gesertifiseerde afskrif van die ooreenkoms aangegaan met ESKOM rakende die voorsiening van elektrisiteit.

(2) 'n Sertifikaat uitgereik deur ESKOM dat aanvaarbare finansiële reëlings met betrekking tot (1) hierbo, deur die dorpstiger getref is.

#### **(5) Provinsiale Regering**

Die dorpseienaar moet aan die voorwaardes van die Departement Vervoer en Publieke Werke (Gauteng Provinsiale Regering) soos uiteengesit in hulle skrywe gedateer 2 Mei 1994 (Verw. 11/1/1/2—11337), voldoen, tot bevrediging van die Waarnemende Direkteur-Generaal: Paaie en die Plaaslike Bestuur.

#### **(6) Begiftiging**

Die dorpseienaar sal ingevolge die bepalings van Artikel 98 (2) van die Dorpsbeplanning en Dorpe Ordonnansie, 15 van 1986, 'n globale bedrag as begiftiging aan die plaaslike bestuur betaal vir die voorsiening van grond vir 'n park (openbare oop ruimte).

#### **(7) Beskikking oor bestaande titelvoorwaardes**

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale.

#### **(8) 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.

#### **(9) Verpligtinge ten opsigte van dienste en beperkings 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 en sanitêre dienste asook die konstruksie van paaie en stormwaterdreinerings en die installering van stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom. Erwe mag nie vervreem of oorgedra word in die naam van die koper alvorens die plaaslike bestuur bevestig het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van dienste, deur die dorpseienaar 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 (behalwe Erf 319)**

(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 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 '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 rioolhoofpypleidings en ander werke wat hy volgens goëddunke 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 rioolhoofpypleidings en ander werke veroorsaak word.

(d) Die erwe in die dorpsgebied is geleë in 'n area waar grondtoestande ernstige skade aan geboue en strukture kan aanrig. Ten einde sulke skade te beperk, moet fundamente en strukturele elemente van die geboue en strukture deur 'n bevoegde professionele ingenieur ontwerp en onder sy toesig opgerig word, tensy aan die plaaslike bestuur bewys kan word dat sodanige maatreëls onnodig is of dat dieselfde doel op 'n meer effektiewe wyse bereik kan word.

#### **(2) Erf 289**

Die erf is onderworpe aan 'n serwituut, vir stormwaterdoeleindes, ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.

#### **(3) Erf 319**

Die hele erf is onderworpe aan 'n serwituut vir munisipale doeleindes, ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.

**P. MOLOI, Stadsbestuurder**  
(Kennisgewing No. 426/2002)

**LOCAL AUTHORITY NOTICE 328****HALFWAY HOUSE AND CLAYVILLE AMENDMENT SCHEME 1368**

The City of Johannesburg Metropolitan Municipality hereby in terms of the provisions of section 125 (1) (a) 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 Barbeque Downs Extension 25.

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 1368.

**P. MOLOI, City Manager**

Notice No.: 427/2002

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**PLAASLIKE BESTUURSKENNISGEWING 328****HALFWAY HOUSE EN CLAYVILLE WYSIGINGSKEMA 1368**

Die Stad van Johannesburg verklaar hiermee ingevolge die bepalings van artikel 125 (1) (a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat hy 'n wysigingskema synde 'n wysiging van Halfway House en Clayville Dorpsbeplanningskema, 1976, wat uit dieselfde grond as die dorp Barbeque Downs Uitbreiding 25 bestaan, goedgekeur is.

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

Hierdie wysiging staan bekend as Halfway House en Clayville Wysigingskema 1368.

**P. MOLOI, Stadsbestuurder**

Kennisgewing Nr.: 427/2002

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**HENNIE MALAN**

Director: Financial Management  
 Office of the Premier (Gauteng)

