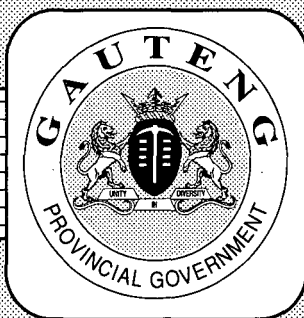


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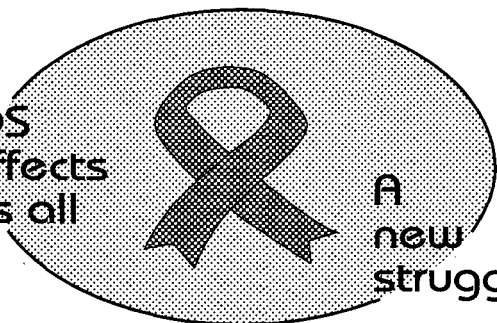
Vol. 8

**PRETORIA, 25 MARCH
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No. 79

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CONTENTS • INHOUD

<i>No.</i>	<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES		
385 Town-planning and Townships Ordinance (15/1986): City of Johannesburg Metropolitan Municipality: Declaration as an approved township: Halfway Gardens Extension 108.....	3	79
386 do.: do.: Halfway House and Clayville Amendment Scheme 1322	5	79

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 385

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 Metropolitan Municipality hereby declares Halfway Gardens Extension 108 to be an approved township, subject to the conditions set out in the Schedule hereto:

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY PRIME PORTFOLIO PROPERTIES (PROPRIETARY) LIMITED (HEREINAFTER REFERRED TO AS "THE APPLICANT") UNDER THE PROVISIONS OF CHAPTER 3 (PART C) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986, (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 184 (A PORTION OF PORTION 166) OF THE FARM BOTHASFONTEIN NO 408 - J.R., HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

- (a) **Name**
The name of the township shall be **Halfway Gardens Extension 108**.
- (b) **Design**
The township shall consist of erven and streets as indicated on General Plan SG. No. 4309/2001.
- (c) **Formation and duties of Residents' Association**
The applicant shall properly and legally constitute a Residents Association to the satisfaction of the Council before the sale of the first erf.
- (i) The access erf (Erf 894) shall be registered in the name of the Resident's Association.
 - (ii) Each and every owner of Erven 881 to 893 shall become a member of the Residents Association upon transfer of the erf. Such association shall have full responsibility for the access erf (Erf 894 and the essential services (excluding the sewerage systems) serving the township contained therein.
 - (iii) 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.
 - (iv) Access from Erven 881 to 893 to a public road shall be across Erf 894.
 - (v) The Council shall have unrestricted access to Erf 894 at all times.
- (d) **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.
- (e) **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, fulfill 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.

2. CONDITIONS OF TITLE

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

- (a) **All erven**
- (i) 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;
 - (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 2 m thereof; and
 - (iii) 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.

(b) Erf 894

- (i) The erf is subject to a servitude for municipal purposes and right of way purposes in favour of the Council as indicated on the General Plan.
- (ii) The erf subject to servitudes of right of way in favour owners and occupiers of erven in the proposed townships Halfway Gardens Extensions 58 situated on Portion 183 (a portion of Portion 166), Halfway Gardens Extension 109 situated on Portion 185 (a portion of Portion 166) and Halfway Gardens Extension 110 situated on Portion 186 (a portion of Portion 166) of the farm Bothasfontein No. 408-J.R. for access purposes.

A. NAIR

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
 Notice No.: 438/2002

PLAASLIKE BESTUURSKENNISGEWING 385

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 Halfway Gardens Uitbreiding 108 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes van die bygaande bylaag:

BYLAAG

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR PRIME PORTFOLIO PROPERTIES (PROPRIETARY) LIMITED (HIERONDER VERWYS IN "DIE AANSOEKER") INGEVOLGE DIE BEPALINGS VAN ARTIKEL 3 (GEDEFLTE C) OP DIE DORPSBEPLANNING EN DORPE, 1986, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 184 ('N GEDEELTE VAN GEDEFLTE 166) VAN DIE PLAAS BOTHASFONTEIN NO 408 - J.R. GOEDGEKEUR IS.

1. STIGTINGSVOORWAARDES

- (a) **Naam**
Die naam van die dorp is **Halfway Gardens Uitbreiding 108**.
- (b) **Ontwerp**
Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. Nr 4309/2001.
- (c) **Die samestelling en pligte van die Inwonersvereniging**
Die applikant sal behoorlik en wettiglik 'n Inwonersvereniging saamstel tot die bevrediging van die Raad voor die verkoop van die eerste erf.
 - (i) Die toegangserf (Erf 894) moet gerogistreer word in die Inwonersvereniging se naam.
 - (ii) Iedere en elke eienaar van Erwe 881 tot 893 moet met registrasie van oordrag van die erwe, 'n lid word van die Inwonersvereniging. Sodanige Inwonersvereniging sal volle verantwoordelikheid dra vir toeganggebruik (Erwe 894 en die nodige dienste (uitsluitend die riooleringstelsel) 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) Toegang tot Erwe 881 tot 893 vanaf en na 'n publieke pad sal oor Erf 894 geskied.
 - (v) Die Raad sal onbeperkte toegang tot Erf 894, te alle tye, verkry.
- (d) **Opheffing van bestaande voorwaardes van titel**
Alle erwe moet onderworpe gemaak word aan bestaande titelvoorwaardes en servitute, insluitend die reservering van minerale regte.
- (e) **Verpligtinge rakende dienste en beperkings rakende die vervreemding van die erwe**

Die dorpselenaar sal, in terme van 'n vooraf gereelde ooreenkoms met die Raad, sy verpligtinge rakende tot die voorsiening van water, rioolering (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 bydra tot die voorsiening van ingenieursdienste en begiffiging 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 waarborg/kontant bydraos gelewer is vir die voorsiening van dienste vanaf die dorps elenaar aan die Raad.

2. TITELVOORWAARDES

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

(a) Alle erwe

- (i) Alle erwe is onderworpe aan 'n serwituut, 2 m breed, vir riool- en ander munisipale doeleindes, ten gunste van die Raad, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypstoclerf, 'n addisionele serwituut vir munisipale doeleindes, 2 m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die Raad. Met dien verstande dat die Raad van enige serwituut mag afsien.
- (ii) geen geboue 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.
- (iii) die Raad 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 serwituut grens en voorts is die Raad geregtig tot redelike toegang tot genoemde grond tot die voornoemde doel, onderworpe daaraan dat die Stadsraad enige skade vorgeoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

(b) Erf 894

- (i) Die erf is onderhewig aan 'n serwituut vir munisipale doeleindes en reg van weg doeleindes ten gunste van die Raad soos aangedui op die Algemene Plan.
- (ii) Die erf is onderhewig aan serwitute van reg van weg ten gunste van die eienaars en huurders van erwe in die voorgestelde dorpe Halfway Gardens Uitbreiding 58 geleë op gedeelte 183 ('n gedeelte van Gedeelte 166), Halfway Gardens Uitbreiding 109 geleë op Gedeelte 185 (gedeelte van Gedeelte 166) en Halfway Gardens Uitbreiding 110 geleë op Gedeelte 186 ('n gedeelte van Gedeelte 166) van die plaas Bothasfontein 408-J.R. vir toegangs doeleindes.

A. NAIR

Uitvoerende Direkteur: Ontwikkelings Beplanning, Vervoer en Omgewing
Stad van Johannesburg Metropolitaanse Munisipaliteit
 Burgersentrum Kompleks, Loveday Straat 158, Braamfontein, Johannesburg
 Posbus 30733, BRAAMFONTEIN, 2017
 Kennisgewing Nr.: 438/2002

LOCAL AUTHORITY NOTICE 386

HALFWAY HOUSE AND CLAYVILLE AMENDMENT SCHEME 1322

The City of Johannesburg Metropolitan Municipality hereby in terms of the provisions of sections 126 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 Halfway Gardens Extension 108.

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 1322.

A. NAIR

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
 Notice No.: 439/2002

PLAASLIKE BESTUURSKENNISGEWING 386**HALFWAY HOUSE EN CLAYVILLE WYSIGINGSKEMA 1322**

Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hierby ingevolge die bepaling 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 Halfway Gardens Uitbreiding 108 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 1322.

A. NAIR

Uitvoerende Direkteur: Ontwikkelings Beplanning, Vervoer en Omgewing

Stad van Johannesburg Metropolitaanse Munisipaliteit

Burgersentrum Kompleks, Loveday Straat 158, Braamfontein, Johannesburg

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