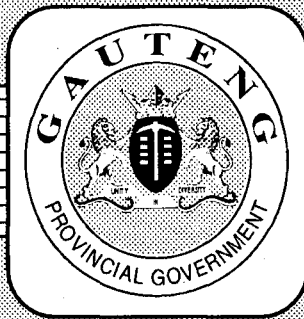


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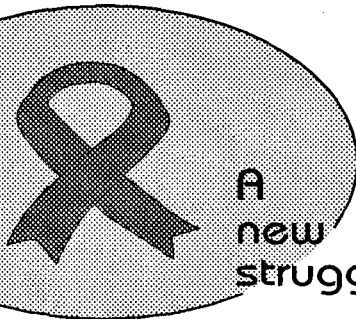
**Vol. 9**

**PRETORIA, 1 JULY  
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**No. 257**

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## LOCAL AUTHORITY NOTICES

### PLAASLIKE BESTUURSKENNISGEWING 1253

#### JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT

#### VERKLARING TOT 'N GOEDGEKEURDE DORP

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Johannesburg Stad, Metropolitaanse Munisipaliteit hierby Willaway Uitbreiding 7 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

#### BYLAE

**STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR PRIDESHELF 1083 CC (CK 2001/072794/23) (HIERNA DIE AANSOEKDOENER GENOEM) INGEVOLGE DIE BEPALINGS VAN ARTIKEL 98(1) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 211 VAN DIE PLAAS BOTHASFONTEIN 408- JR, REGISTRASIE AFDELING, PROVINSIE VAN GAUTENG, TOEGESTAAN IS.**

#### 1. Stigtingsvoorwaardes

##### 1.1 Naam

Die naam van die dorp is Willaway Uitbreiding 7.

##### 1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No.9877/2002.

##### 1.3 Ingenieursdienste

1.3.1 Die dorpsreienaar is verantwoordelik vir die installering en voorsiening van ingenieursdienste insluitende strate en stormwater dreinerings en om 'n bydrae vir eksterne riooldienste te betaal; en

1.3.2 die plaaslike bestuur is verantwoordelik vir die installering en voorsiening van eksterne ingenieursdienste.

Die dorpsreienaar sal, wanneer hy van voorneme is om die dorp van ingenieurs- en noodsaaklike dienste te voorsien :

1.3.3 elke ingenieursdiens wat vir die dorp voorsien moet word, ingevolge artikel 116 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) by ooreenkoms met die plaaslike bestuur klassifiseer as interne en eksterne ingenieursdienste; en

1.3.4 alle interne ingenieursdienste en noodsaaklike dienste installeer en voorsien tot bevrediging van die plaaslike bestuur en vir hierdie doel moet die verslae, planne en spesifikasies soos vereis deur die plaaslike owerheid ingedien word.

##### 1.4 Begiftiging

Die dorpsreienaar moet kragtens die bepalings van artikel 98(2) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 aan die plaaslike bestuur as begiftiging 'n globale bedrag vir parke (publieke oop ruimte) betaal. Hierdie bydra is betaalbaar soos bepaal deur die plaaslike bestuur, in terme van artikel 82 van die genoemde Ordonnansie.

##### 1.5 Beskikking oor bestaande titel voorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die regte op minerale, maar uitgesluit:

1.5.1 die serwitut vir munisipale dienste soos aangedui op diagram SG No. A9168/1992 wat erwe 33, 52 en 53 in die dorp raak

#### **1.6 Samestelling en pligte van die Huiseienaars Assosiasie**

1.6.1 Die applikant sal 'n Huiseienaars Assosiasie, oordentelik en wettig saamstel tot bevrediging van die plaaslike bestuur, voor of gelyktydig met die verkoop van die eerste erf in die dorp.

1.6.2 Erf 52 (Toegang) moet in die naam van die Huiseienaars Assosiasie geregistreer word.

1.6.3 Een en elk eienaar van erwe 33 - 51 moet lid word van die Huiseienaars Assosiasie op oordrag van die erwe. Die Huiseienaars Assosiasie het volle verantwoordelikheid vir Erf 52 vir die essensiele dienste (uitgesluit dienste wat deur die plaaslike bestuur oorgeneem word) wat binne die erf lê.

1.6.4 Die Huiseienaars Assosiasie sal volle wetlike mag hê om van een en elke lid die koste te verhaal wat nodig is om sy werk te verrig en sal wetlike regte hê om sodanige kostes van enige lid te verhaal indien die lid nie sy verantwoordelikhede nakom nie.

1.6.5 Die plaaslike bestuur kan nie verantwoordelik gehou word indien die oppervlakte van die toegangs erf onklaar raak nie en/of enige ander dienste, met die uitsondering van dienste wat deur die Raad oorgeneem is.

1.6.6 Toegang van erwe 33 tot 51 na 'n publieke straat moet oor Erf 52 wees.

1.6.7 Die plaaslike bestuur moet ten alle tye tot onbepertke toegang oor Erf 52 beskik.

#### **1.7 Sloping van geboue**

'n Sloping permit in terme van Artikel 47 van die Ontwikkeling en Behuising Wet 1965 (Wet 103 van 1965) moet verkry word vir die sloping van buitegeboue of enige geboue wat bestem is vir residensiele doeleindes op enige perseel.

#### **1.8 Verwydering van rommel**

Die dorpsenaar moet op eie koste all rommel binne die dorpsgebied laat verwyder tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

#### **1.9 Verskuiwing of vervanging van minisipale dienste**

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale dienste te verskuif of te vervang moet die koste daarvan deur die dorpsenaar gedra word.

#### **1.10 Grond vir muynisipale doeleindes**

Erf 53 moet deur en op koste van die dorpsenaar aan die plaaslike bestuur as Openbare Oop Ruimte oorgedra word.

## **2. TITELVOORWAARDES**

**Voorwaardes opgelê deur die Plaaslike Bestuur kragtens die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986)**

**Alle erwe is onderworpe aan die voorwaardes soos aangedui :**

- 2.1 Die erwe is onderworpe aan 'n serwituut 2 meter breed vir riolerings- en ander munisipale doeleindes en 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 meter breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur : Met dien verstande dat die plaaslike bestuur van sodanige serwituut mag afsien.
- 2.2 Geen geboue of ander strukture mag binne die voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 (two) meter daarvan geplant word nie.
- 2.3 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 goeie dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voorgenoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpyleidings en ander werke veroorsaak word.
- 2.4 Erwe onderworpe aan spesiale voorwaardes:
  - 2.4.1 Erwe 43, 44, 45, 46, 52 en 33  
  
Die erwe is onderworpe aan 'n 0,13m wye Reg van Weg serwituut ten gunste van die plaaslike bestuur sood op die algemene plan aangedui.
  - 2.4.2 'n Serwituut vir munisipale doeleindes moet oor Erf 52 ten gunste van en tot bevrediging van die plaaslike bestuur geregistreer soos op die algemene plan aangedui.

**LOCAL AUTHORITY NOTICE 1253**

**CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY**

**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, Metropolitan Municipality hereby declares Willaway Extension 7 Township to be an approved township subject to the conditions set out in the schedule hereto.

**ANNEXURE**

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY PRIDESHELF 1083 CC (CK 2001/072794/23) (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 211 OF THE FARM BOTHASFONTEIN NO. 408-JR, HAS BEEN GRANTED**

1. **Conditions to be complied with prior to the declaration of the township as an approved township.**
  - 1.1 **Registration of servitudes**  
  
The applicant shall at his own expense cause reciprocal servitudes to be registered in favour of all the erven in the township.
  - 1.2 **Promulgation of township**

1.2.1 If the township is not promulgated as an approved township before 2 July 2003, the township shall be resubmitted to the Department of Minerals and Energy for review.

1.2.2 If the township is not promulgated as an approved township before 29 May 2008, the township shall be resubmitted to the Department of Transport and Public Works for review.

### 1.3 General

The applicant shall satisfy the local authority that:

1.3.1 The relevant amendment scheme is in order and can be published simultaneously with the declaration of the township as an approved township;

1.3.2 A satisfactory geological report has been submitted;

1.3.3 The 1:100 year floodline has been indicated and certified by a Professional Engineer;

1.3.4 Environmental authorization in terms of the Environmental Conservation Act, 1989, has been obtained from the Department Agriculture, Conservation, Environment and Land Affairs, and a copy of the study has been submitted to the local authority.

1.3.5 the provisions of sections 72, 75 and 101 of the Town-planning and Townships Ordinance, 1986, have been complied with.

## 2. CONDITIONS OF ESTABLISHMENT

### 2.1 Name

The name of the township shall be Willaway Extension 7.

### 2.2 Design

**The township shall consist of erven and streets as indicated on General Plan S.G. No. 9877/2002.**

### 2.3 Engineering services

2.3.1 The township owner shall be responsible for the installation and provision of engineering services including streets and storm-water drainage and a contribution towards bulk sewerage services; and

2.3.2 the local authority concerned shall be responsible for the installation and provision of external engineering services;

The township owner shall when he intends to provide the township with engineering and essential services:

2.3.3 by agreement with the local authority classify every engineering service to be provided for the township in terms of section 116 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) as an internal or external engineering service and in accordance with the guidelines; and

2.3.4 install or provide all internal and essential services to the satisfaction of the local authority and for this purpose shall lodge reports, diagrams and

specifications as the local authority may require.

**2.4 Endowment**

The township owner shall in terms of the provisions of section 98(2) of the Town-planning and Townships Ordinance, 1986, read with regulation 43 of the Town-planning and Townships Regulations, 1986, pay the local authority a lump sum endowment for the provision of land for a park (public open space). Such endowment shall be payable as determined by the local authority in terms of section 81 of the said Ordinance.

**2.5 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:

2.5.1 the servitude for municipal purposes 3,00 metres wide as indicated on diagram SG No A9168/1992 which affects Erven 33, 52 and 53 in the township only.

**2.6 Formation and duties of Resident's Association**

2.6.1 The applicant shall properly and legally constitute a Resident's association to the satisfaction of the local authority prior to or simultaneous with the sale of the first erf in the township.

2.6.2 Erven 52 (Access) shall be registered in the name of the Resident's Association.

2.6.3 Each and every owner of Erven 33 - 51 shall become a member of the Resident's Association upon transfer of the erf. Such Association shall have full responsibility for Erf 52 for the essential services (excluding services taken over by the local authority) contained therein.

2.6.4 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 by any member.

2.6.5 The local authority shall not be liable for the malfunction of the surfacing of the access way and/or any services with the exception of services taken over by the local authority.

2.6.6 A servitude for municipal purposes shall be registered over Erf 52 in favour of the local authority, and to the satisfaction of the local authority as indicated on the general plan.

2.6.7 Access from Erven 33 to 51 to a public road shall be across Erf 52.

2.6.8 The local authority shall have unrestricted access to Erf 52 at all times.

**2.7 Demolition of buildings**

A demolition permit in terms of Section 47 of the Development and Housing Act 1965 (act 103 of 1965) shall be obtained for the demolition of outbuildings or any building destined for residential purposes on any premises.

**2.8 Removal of litter**

The township owner shall at his own expense cause all litter within the township area to be removed to the satisfaction of the local authority when required by the local authority to do

so.

2.9 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.

2.10 Land for municipal purposes

Erf 53 shall be passed on to the local authority by and at the expense of the township owner as Public Open Space.

3. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions imposed by the City of Johannesburg in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)

All erven

3.1 All erven shall be 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;

3.2 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

3.3 The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by them 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 being done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

3.4 Erven subject to special conditions:

3.4.1 Erven 43,44, 45, 46, 52 and 33.

The erven are subject to a 0,13m wide Right of Way servitude in favour of the local authority as indicated on the general plan.

3.4.2 A servitude for municipal purposes shall be registered over Erf 52 in favour of the local authority, and to the satisfaction of the local authority as indicated on the general plan.

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## LOCAL AUTHORITY NOTICE 1254

### SANDTON TOWN PLANNING SCHEME, 1980: AMENDMENT SCHEME 07-1514

The City of Johannesburg, Metropolitan Municipality, hereby declares that it has approved an amendment scheme, being an amendment of the Halfway House Clayville Town Planning Scheme, 1976, comprising the same land as included in the township of Willaway Extension 7, in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).



Map 3 and scheme clauses of the amendment scheme are filed with the Deputy Director-General, Gauteng Provincial Government: Department Housing and Local Government, Marshalltown and the Assistant Director: Development Planning, Transportation and Environment, Johannesburg, Room 8100, 8<sup>th</sup> Floor, A-Block, Metropolitan Centre, Braamfontein and are open for inspection at all reasonable times.

The date this scheme will come into operation is 1 July 2003.

This amendment is known as the Halfway House Clayville Amendment Scheme 07-1514

**A NAIR: EXECUTIVE DIRECTOR, DEVELOPMENT PLANNING, TRANSPORTATION AND ENVIRONMENT, CITY OF JOHANNESBURG**

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## PLAASLIKE BESTUURSKENNISGEWING 1254

### SANDTON DORPSBEPLANNINGSKEMA, 1980: WYSIGINGSKEMA 07-1514

Johannesburg Stad, Metropolitaanse Munisipaliteit, verklaar hierby ingevolge die bepaling van Artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) dat hy 'n wysigingskema synde 'n wysiging van die Halfway House Clayville Dorpsbeplanningskema, 1976, wat uit die selfde grond as die dorp Willaway Uitbreiding 7 bestaan, goedgekeur het.

Kaart 3 en skemaklousules van die wysigingskema word in bewaring gehou deur die Adjunk-Direkteur Generaal, Departement Behuising en Plaaslike Regering, Marshalltown en is by die Assistent Direkteur: Ontwikkelingsbeplanning, Vervoer en Omgewing, Johannesburg, Kamer 8100, 8 ste Verdieping, A-Blok, Metropolitaanse Sentrum, Braamfontein beskikbaar vir inspeksie te alle redelike tye.

Die datum van die inwerkingtreding van die skema is 1 Julie 2003.

Hierdie wysiging staan bekend as die Halfway House Clayville Wysigingskema 07-1514.

**A NAIR: UITVOERENDE DIREKTEUR, ONTWIKELINGSBESTUUR, VERVOER EN OMGEWING JOHANNESBURG STAD**

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**HENNIE MALAN**

Director: Financial Management  
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