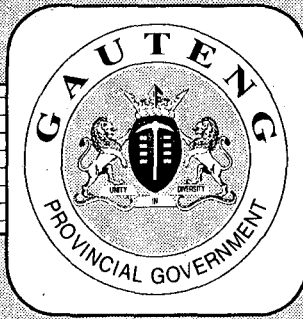


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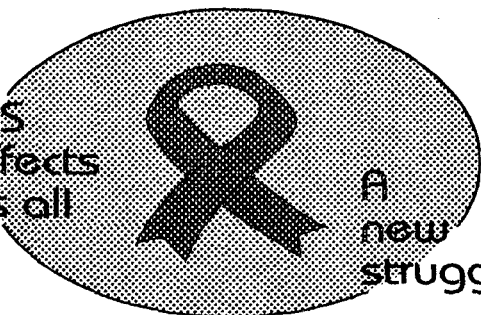
Vol. 11

PRETORIA, 8 APRIL 2005

No. 139

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LOCAL AUTHORITY NOTICES

**PLAASLIKE BESTUURSKENNISGEWING 711
JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT
(GEWESE MIDRAND METROPOLITAANSE PLAASLIKE RAAD)
VERKLARING TOT 'N GOEDGEKEURDE DORP**

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar Johannesburg Stad, Summerset uitbreiding 3 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR CLIDET NO. 69 (EIENDOMS) BEPERK (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 88 ('N GEDEELTE VAN GEDEELTE 2) VAN DIE PLAAS WITPOORT 406-JR, REGISTRASIE AFDELING, PROVINSIE VAN GAUTENG, TOEGESTAAN IS.

1. Stigtingsvoorwaardes

1.1 Naam

Die naam van die dorp is Summerset Uitbreiding 3.

1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 11747/2004.

1.3 Ingenieursdienste

1.3.1 Die dorpseienaar is verantwoordelik vir die installering en voorsiening van ingenieursdienste ingesluit strate en stormwater dreinerings en 'n bydrae vir eksterne ingenieursdienste; en

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

Die dorpseienaar 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 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:

- 1.4.1 die 15,74 meter wye reg van weg serwituut wat aangedui word deur die figuur ABba op Diagram S.G. No A4416/51 en geregistreer is in terme van Notariële Akte van Serwituut No. 339/1955-S wat slegs Tambotistraat in die dorp raak.
- 1.5 Beperking op die oordrag van erf 909
- Erf 909 mag slegs aan die huiseienaarsvereniging van die dorp oorgedra word en die huiseienaarsvereniging sal volle verantwoordelikheid neem vir die funksionering en onderhoud van die genoemde erf en vir die noodsaaklike dienste op die erf.
- 1.6 Samestelling en pligte van die Huiseienaars Assosiasie
- 1.6.1 Die applikant sal 'n Huiseienaars Assosiasie, oordentlik 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 Erwe 869, 910 - 911 (Spesiaal vir Privaat Oop Ruimste) sowel as Erf 909 (Spesiaal vir pad en toegang doeleindes, moet in die naam van die Huiseienaars Assosiasie geregistreer word.
- 1.6.3 Een en elke eienaar van erwe 866 - 868 en 870 - 908 moet lid word van die Huiseienaars Assosiasie op oordrag van die erwe. Hierdie huiseienaars Assosiasie sal volle verantwoordelikheid neem vir Erwe 689, 910 - 911 en in die geval van Erf 909 vir alle essensiele dienste (uitgesluit die dienste wat deur die Raad oorgeneem word) wat binne die erf geleë is.
- 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 866- 868 en 870 - 908 na 'n publieke straat moet oor Erf 909 geskied.
- 1.6.7 Die plaaslike bestuur moet ten alle tye tot onbepaalde toegang oor Erf 909 beskik.
- 1.7 Sloping van geboue en structure
- Die dorpseienaar moet op eie koste all bestaande geboue en structure wat binne boulynreserwes, kant ruimtes en oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.
- 1.8 Verwydering van rommel
- Die dorpseienaar 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 munisipale 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 dorpseienaar gedra word.
- 1.10 Beperking op die vervreemding van erwe.
- Die dorpseienaar sal binne sodanige periode as wat die plaaslike bestuur mag bepaal, sy verantwoordelikheid nakom met betrekking tot die voorsiening van water en riooldienste sowel as vir die konstruksie van paaie en stormwater dreinerings en die installering daarvan, soos wat daar vooraf tussen die eienaar en die plaaslike bestuur ooreengekom is. Erwe mag nie vervreem of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur gesertifiseer het dat voldoende waarborge/kontant bydraes aan die

plaaslike bestuur betaal is in verband met die voorsiening van dienste aan die dorpseienaar.

2. TITELVOORWAARDES

Die ondergenoemde erwe is onderworpe aan die Midrand – Rabie Ridge- Ivory Park Metropolitaanse Substruktuur in terme van die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986)

Alle erwe behalwe erf 909:

- 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 rioolhoofpypleidings 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 rioolhoofpypleidings en ander werke veroorsaak word.

2.4 Erf 909

Die totale erf is onderworpe aan 'n serwituut van reg van weg en munisipale doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

2.5 Erwe 879, 908 en 880

Die erwe is onderworpe aan 'n serwituut vir substasie doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

LOCAL AUTHORITY NOTICE 711

CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY

(FORMER MIDRAND METROPOLITAN LOCAL COUNCIL)

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, (Former Midrand Metropolitan Local Council) hereby declares Summerset Extension 3 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 CLIDET NO. 69 (PROPRIETARY) LIMITED (HEREAFTER 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 88 (A PORTION OF PORTION 2) OF THE FARM WITPOORT 406-JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 Name

The name of the township shall be Summerset Extention 3.

1.2 Design

The township shall consist of erven and streets as indicated on General Plan S.G. No. 11747/2004.

1.3 Engineering service

1.3.1 The township owner shall be responsible for the installation and provision of engineering services including streets and stormwater drainage and a contribution towards bulk services; and

1.3.2 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:

1.3.3 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

1.3.4 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

1.4 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, but excluding:

1.4.1 the 15,74 metre wide servitude for right of way in favour of the local authority registered in terms of Notarial Deed of Servitude No. 339/1955 -S and indicated by the figure ABba on diagram SG No A. 4416/51 which affects Tamboti Road in the township only.

1.5 Restriction on the transfer of erf 909

Erf 909 shall be transferred only to the Residents Association established in respect of the township, which Association shall have full responsibility for the functioning and proper maintenance of the said erf and the essential services with the said erf.

1.6 Formation and duties of Resident's Association

1.6.1 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.

- 1.6.2 Erven 869, 910 – 911 (Special) for Private Open Space and Erf 909 (Special) for road and access purposes shall be registered in the name of the Resident's Association.
- 1.6.3 Each and every owner of Erven 866 – 868 and 870 - 908 shall become a member of the Resident's Association upon transfer of the erf. Such Association shall have full responsibility for Erven 869, 910 – 911 and in the case of Erf 909 for the essential services (excluding services taken over by the local authority) contained herein.
- 1.6.4 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.
- 1.6.5 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.
- 1.6.6 Access from Erven 866 – 868 and 870 - 908 to a public road shall be across Erf 909.
- 1.6.7 The local authority shall have unrestricted access to Erf 909 at all times.

1.7 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 over common boundaries to be demolished to the satisfaction of the local authority when required by the local authority to do so.

1.8 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.

1.9 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.

1.10 Restriction on the disposal of all erven

The township owner shall not dispose of any erven and transfer of the erven shall not be permitted until the local authority has been satisfied that the erven has been incorporated into the homeowners association of the Townships Summerset Extension 6 and 13 and that access can be provided to the erven.

2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as imposed by the Midrand~Rabie Ridge~Ivory Park Metropolitan Substructure in terms of the provisions of the Town-planning Townships Ordinance, 1986 (Ordinance 15 of 1986).

All erven except erf 909

- 2.1 All erven shall be 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;

- 2.2 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 2m thereof; and
- 2.3 the local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such materials 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.
- 2.4 Erf 909
- The entire erf is subject to a servitude of right of way and municipal purposes in favour of the local authority s indicated on the General Plan.
- 2.5 Erven 879, 908 and 880
- The erven are subject to servitude for transformer/ substation purposes in favour of the local authority s indicated on the General Plan.
-

LOCAL AUTHORITY NOTICE 712

HALFWAY HOUSE AND CLAYVILLE TOWN PLANNING SCHEME, 1976: AMENDMENT SCHEME 07-4706

The City of Johannesburg, 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 Summerset Extension 3, 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, 9 th Floor, A-Block, Metropolitan Centre, Braamfontein and are open for inspection at all reasonable times.

The date this scheme will come into operation is 9 April 2005.

This amendment is known as the halfway House Clayville Amendment Scheme 07-4706.

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

PLAASLIKE BESTUURSKENNISGEWING 712**HALFWAY HOUSE EN CLAYVILLE DORPSBEPLANNINGSKEMA, 1976: WYSIGINGSKEMA 07-4706**

Johannesburg Stad, verklaar hierby ingevolge die bepalings 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 Summerset Uitbreiding 3 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, 9 de Verdieping, A-Blok, Metropolitaanse Sentrum, Braamfontein beskikbaar vir inspeksie te alle redelike tye.

Die datum van die inwerkingtreding van die skema is 8 April 2005.

Hierdie wysiging staan bekend as die Halfway House & Clayville Wysigingskema 07-4706.

**A NAIR: UITVOERENDE DIREKTEUR: ONTWIKKELINGS BEPLANNING VERVOER EN OMGEWING,
JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT**



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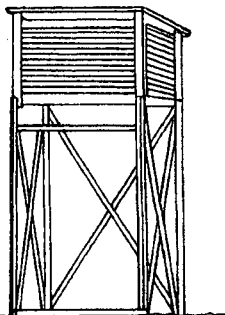
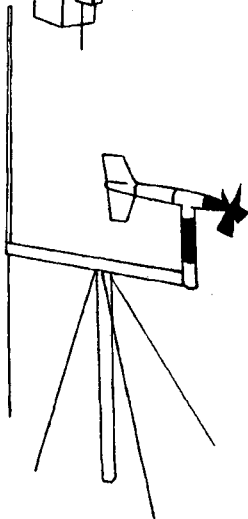
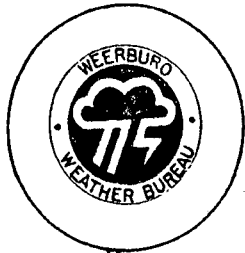
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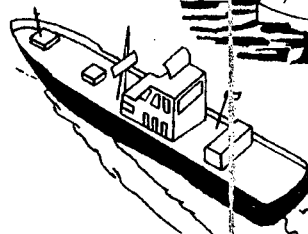
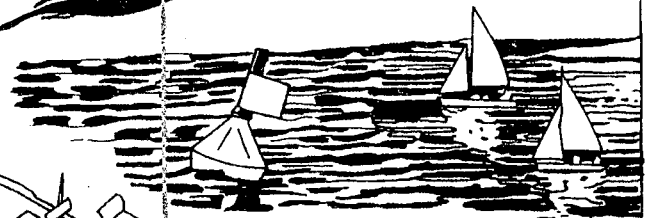
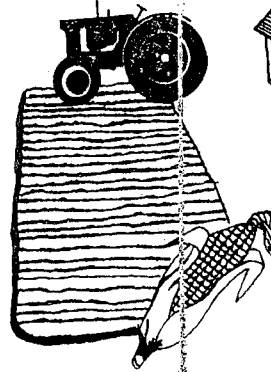
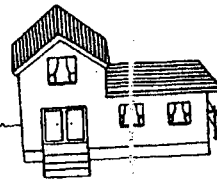
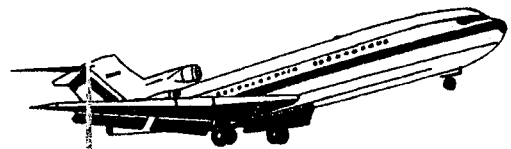
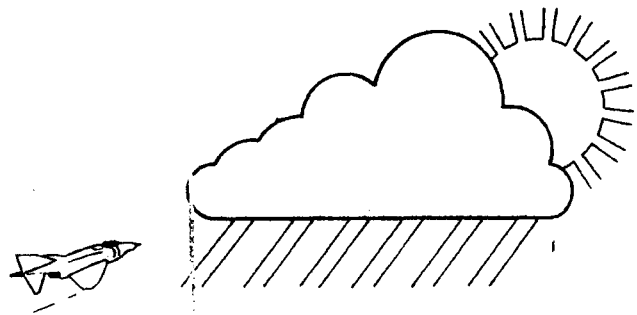
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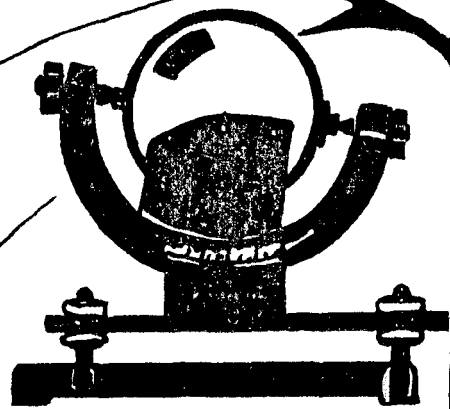
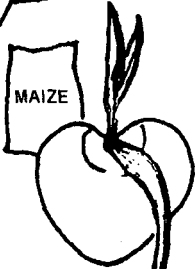
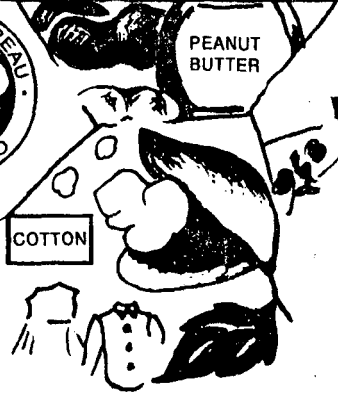
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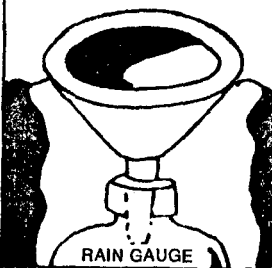
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