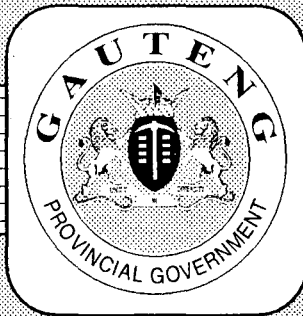


*THE PROVINCE OF  
GAUTENG*



*DIE PROVINSIE  
GAUTENG*

# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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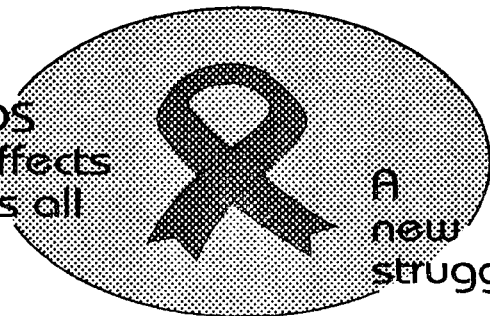
Vol. 11

PRETORIA, 30 AUGUST  
AUGUSTUS 2005

No. 359

**We all have the power to prevent AIDS**

AIDS  
affects  
us all



A  
new  
struggle

Prevention is the cure

**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH



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**CONTENTS • INHOUD**

<i>No.</i>	<i>Page No.</i>	<i>Gazette No.</i>
<b>LOCAL AUTHORITY NOTICES</b>		
2095 Town-planning and Townships Ordinance (15/1986): City of Johannesburg: Amendment Scheme 28 .....	3	359
2096 do.: do.: Declaration as approved township: Klipfontein View Extension 3 .....	3	359

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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 2095

#### CITY OF JOHANNESBURG AMENDMENT SCHEME 28

The Council hereby in terms of provisions of Section 125 of the Town-planning and Townships Ordinance, 1986, declares that it has approved the amendment scheme, being an amendment of the Modderfontein-Town Planning Scheme 1994, comprising the same land, as included in the Township of **KLIPFONTEIN VIEW EXTENSION 3**

Map 3, Annexure and scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning, Transportation and Environment: City of Johannesburg and are open for inspection at all reasonable times.

The amendment scheme is known as Amendment Scheme 28

**Executive Director: Development Planning, Transportation and Environment**  
Notice No. 847/2005

### PLAASLIKE BESTUURSKENNISGEWING 2095

#### STAD VAN JOHANNESBURG WYSIGINGSKEMA 28

Die Stadraad verklaar hierby ingevolge die bepalings van artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat dit 'n wysigingskema synde 'n wysiging van Modderfonteinse - dorpsbeplanningskema, 1994, wat uit dieselfde grond as die dorp **KLIPFONTEIN VIEW UITBREIDING 3** bestaan, goedgekeur het.

Kaart 3, Bylae en die skemaklousules van die wysigingskema word in bewaring gehou deur Uitvoerende Direkteur: Ontwikkelings Beplanning, Vervoer en Omgewing, Stad van Johannesburg en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema 28

**Uitvoerende Direkteur: Ontwikkelings Beplanning, Vervoer en Omgewing**  
Notice No. 847/2005

### LOCAL AUTHORITY NOTICE 2096

#### CITY OF JOHANNESBURG DECLARATION AS APPROVED TOWNSHIP

In terms of section 103(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986) the CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY declares **KLIPFONTEIN VIEW EXTENSION 3** to be an approved township subject to the conditions set out in the Schedule hereto.

#### SCHEDULE

**CONDITIONS UNDER WHICH THE APPLICATION MADE BY AECILIMITED (HEREIN AFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 1986 (ORDINANCE NO 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 134 (A PORTION OF PORTION 123) OF THE FARM KLIPFONTEIN 12 IR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.**

#### 1. CONDITIONS OF ESTABLISHMENT

##### 1. Name

The name of the township shall be **KLIPFONTEIN VIEW EXTENSION 3**

**2. Design**

The township shall consist of erven as indicated on **General Plan S.G. 4387/2002**

**3. Provision and installation of engineering services**

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

**4. Obligations in respect of services and limitations in respect of the alienation or erven**

- (a) The Township owners shall, in terms of a prior agreement with the Council, fulfil their obligations with the regard to the provision of engineering services in and for the township in terms of Chapter 5 of the Ordinance.
- (b) Contributions towards the provisions of external engineering services, bulk sewer and endowment in lieu of parkland shall be payable in terms of the Ordinance.
- (c) No erven may be alienated or be transferred into the name of a buyer prior to the Council having confirmed that sufficient guarantees / cash contributions / endowments in respect of the supply of services by the township owner has been made to the said Council.

**5. Removal and 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.

**6. Disposal of existing Conditions of Title**

All erven shall be made subject to existing conditions and servitudes, if any, but excluding the following servitudes which do not affect the township:

- I. Notarial Deed of Servitude K1181/60S
- II. Notarial Deed of Servitude K1177/60S
- III. Notarial Deed of Servitude K242/63S
- IV. Notarial Deed of Servitude K1702/1976S
- V. Notarial Deed of Servitude K580/1981S
- VI. Notarial Deed of Servitude K2135/1987S
- VII. Notarial Deed of Servitude K6571/1978S
- VIII. Notarial Deed of Servitude K65 72/1978S.

**7. Demolition of Buildings and Structures**

The township owner shall at its 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 Council, when required by the Council to do so.

**2. CONDITIONS OF TITLE**

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

**(1) ALL ERVEN**

- (a) The erf is subject to a servitude, 2m 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, 2m 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 2m thereof.
- (c) The Council 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 Council.

**Executive Director: Development Planning, Transportation and Environment**  
 Notice No. 848/2005

**PLAASLIKE BESTUURSKENNISGEWING 2096**

**STAD VAN JOHANNESBURG  
 VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No. 15 van 1986) verklaar die STAD VAN JOHANNESBURG hierby die dorp **KLIPFONTEIN VIEW UITBREIDING 3** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

**BYLAE**

**VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR AECI BEPERK (HIERNA DIE AANSOEKDOENER GENOEM) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 134 (GEDEELTE OP GEDEELTE 123) VAN DIE PLAAS KLIPFONTEIN 12 IR, PROVINSIE GAUTENG, TOEGESTAAN IS.**

**1. STIGTINGSVOORWAARDES**

**1. NAAM**

Die naam van die dorp is **KLIPFONTEIN VIEW UITBREIDING 3**

**2. ONTWERP**

Die dorp bestaan uit erwe soos aangedui op **Algemene Plan SG No. 4387/2002**

**3. VOORSIENING EN INSTALLERING VAN DIENSTE**

Die dorpseienaar moet die nodige reelings met die Raad tref vir die voorsiening en instalering van water en sanitere dienste asook die konstruksie van strate en stormwaterdreinerings in die dorp, tot bevrediging van die Raad.

**4. VERPLIGTINGE TEN OPSIGTE VAN NOODSAAKLIKE DIENSTE ASOOK DIE BEPERKING TEN OPSIGTE VAN VERVREMING OF OORDRAGTE**

- (a) Die dorpseienaars sal, in terme van 'n vooraf gereelde ooreenkoms met die Raad, sy verpligtinge rakende tot die voorsiening van ingenieursdienste in en vir die dorp, in terme van Hoofstuk 5 van die Ordonnansie.
- (b) 'n Bydrae tot die voorsiening van ingenieursdienste en begiftiging ten opsigte van parkegrond sal betaalbaar wees.
- (b) Geen erwe mag vervreem of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur bevestig het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van dienste deur die dorpseienaar aan die Stadsraad gelewer is nie.

**5. VERSKUIWING OF DIE 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 dorpseienaars gedra word.

**6. BESKIKKING OOR BESTAANDE TITELVOORWAARDES**

Alle erwe moet onderhewig gemaak word aan bestaande titelvoorwaardes en serwitute, indien enige, maar uitsluitende die volgende serwitute wat slegs nie die dorp affekteer nie:

- i. Noteriele Akte van Serwituut K1181/60S
- ii. Noteriele Akte van Serwituut K1177/60S

- iii. Noteriele Akte van Serwituut K242/63S
- iv. Noteriele Akte van Serwituut K1702/1976S
- v. Noteriele Akte van Serwituut K580/1981S
- vi. Noteriele Akte van Serwituut K2135/1978S
- vii. Noteriele Akte van Serwituut K6571/1978S
- viii. Noteriele Akte van Serwituut K6572/1978S.

**7. SLOPING VAN GEBOUE EN STRUKTURE**

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kant ruimtes of oor gemeenskaplike grense gelee is, laat sloop tot bevrediging van die Raad, wanneer die Raad dit vereis.

**2. TITELVOORWAARDES**

Die erwe hieronder genoem sal onderworpe wees aan die voorwaardes soos aangedui, opgele deur die Raad ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

**(1) ALLE ERWE**

- (a) Die erf is geregtig op 'n serwituut van 2 meter breed vir riolerings- en ander munisipale doeleindes, ten gunste van die Raad 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 Raad: Met dien verstande dat die Raad van enige sodanige serwituut mag afsien.
- (b) 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 meter daarvan geplant word nie.
- (c) Die Raad 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 goeiddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en is voorts geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Raad enige skade vergoed wat gedurende die aanleg onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke veroorsaak word.

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

Notice No. 848/2005

# IMPORTANT NOTICE

The  
**Gauteng Provincial Gazette Function**  
 will be transferred to the  
**Government Printer in Pretoria**  
 as from 2nd January 2002

**NEW PARTICULARS ARE AS FOLLOWS:**

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 Pretoria

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 Fax.: (012) 323-9574

This phase-in period is to commence from **November 2001** (suggest date of advert) and notice comes into operation as from **2 January 2002**.

Subscribers and all other stakeholders are advised to send their advertisements directly to the **Government Printing Works**, two weeks before the 2nd January 2002.

*In future, adverts have to be paid in advance  
 before being published in the Gazette.*

**HENNIE MALAN**

Director: Financial Management  
 Office of the Premier (Gauteng)

