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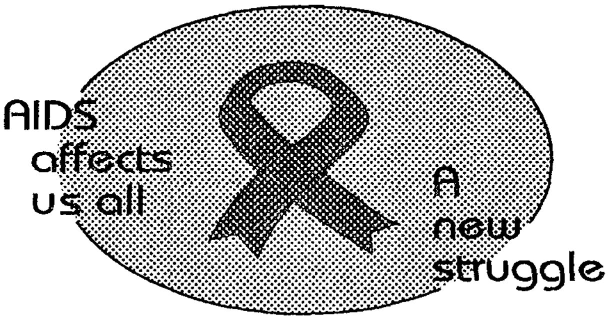

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2481

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 125 to be an approved township, subject to the conditions set out in the Schedule hereto:

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY MIDRAND SILVERSTREAM DEVELOPMENT (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 573 (A PORTION OF PORTION 525) OF THE FARM WATERVAL 5 REGISTRATION DIVISION I.R., HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(a) Name
The name of the township shall be **Halfway Gardens Extension 125.**

(b) Design
The township shall consist of erven and streets as indicated on General Plan SG. No. 6549/2003.

(c) Provision and Installation of Engineering Services
The township owner shall provide engineering services in the township, subject to the approval of the Council and City Power.

(d) 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 obligations with regard to the provision of water, sanitation (and if applicable), electricity and the installation of reticulations of such purposes. In terms of the Town Planning and Township's Ordinance, 15 of 1986, a contribution towards the provision of engineering services 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.

(e) 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.

(f) Disposal of existing conditions of title
All erven shall be made subject to existing conditions and servitudes, if any, including the following servitude which affects Erf 413 in the township: "A perpetual servitude for municipal and sewer purposes, 2m wide, whereof line xy represents the centre line on Diagram S.G. 6547/2003" and the following servitude which affects Erf 413 and Morris Close in the township: "A perpetual servitude for municipal purposes, 2m wide, parallel with the entire northern boundary indicated by line AB on Diagram 6547/2003 in favour of the Council as will more fully appear from the said Notarial Deed".

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.

(1) All erven

(a) 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;

(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; and

(c) the local authority 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 local authority.

P. MOLOI
Executive Director: Development Planning, Transportation and Environment
City of Johannesburg Metropolitan Municipality

PLAASLIKE BESTUURSKENNISGEWING 2481

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 125 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes van die bygaande bylaag:

BYLAAG

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR MIDRAND SILVERSTREAM DEVELOPMENT (EIENDOMS) BEPERK (HIERONDER VERWYS IN "DIE AANSOEKER") INGEVOLGE DIE BEPALINGS VAN ARTIKEL 3 (GEDEELTE C) OP DIE DORPSBEPLANNING EN DORPE, 1986, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 573 (GEDEELTE VAN GEDEELTE 525) VAN DIE PLAAS WATERVAL 5 REGISTRASIE AFDELING I.R. GOEDGEKEUR IS.

1. STIGTINGSVOORWAARDES

(a) Naam
Die naam van die dorp is **Halfway Gardens Uitbreiding 125.**

(b) Ontwerp
Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. Nr. 6549/2003.

(c) Voorsiening en installering van dienste
Die dorpseienaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering van water- en sanitêre dienste asook die konstuksie van strate en stormwaterdreinering in die dorp, tot bevrediging van die plaaslike bestuur.

(d) Verpligting rakende dienste en beperkings rakende die vervreemding van die erwe
Die dorpseienaar sal, in terme van 'n vooraf gereëlde 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 enginieursdienste en begiftiging 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 waarborge/kontant bydraes gelewer is vir die voorsiening van dienste vanaf die dorps eienaar aan die Raad.

(e) Vewydering of vervanging van munisipale dienste
Indien, omrede die stigting van die dorp, dit nodig geag sou word om enige bestaande munisipale dienste te verwyder of te vervang, sal die koste daarvan deur die dorpseienaar gedra word.

(g) Opheffing van bestaande titelvoorwaardes
Alle erwe moet onderworpe gemaak word aan bestaande titelvoorwaardes en serwitute, indien enige, insluitend die volgende serwituut wat Erf 413 in die dorp affekteer: "'n Ewigdurended serwituut vir

munisipale en riool doeleindes, 2m wyd, waarvan lyn xy op Diagram S.G. 6547/2003 die middellyn verteenwoordig" en die volgende serwituut wat Erf 413 en Morris Close in die dorp affekteer: "'n Ewigdurende serwituut vir munisipale doeleindes, 2m wyd, parrallel aan die total noord westelike grens, aangeduid eur lyn AB op Diagram 6547/2003, ten guste van die Raad soos volledig uiteengesit in die voorgenoemde Notariele Akte".

2. TITELVOORWAARDES

Die erwe hieronder genoem is aan die volgende voorwaardes soos aangedui en opgelê deur die Stad van Johannseburg Metropolitaanse Munisipaliteit ingevolge die bepalings van die Ordonnansie van Dorpsbeplanning en Dorpe, 1986, onderworpe:

(1) Alle erwe

(a) Alle erwe is onderworpe aan 'n serwituut, 2m breed, vir riool- en ander munisipale doeleindes, 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, 2m 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 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 2m 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 goeddunke 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 tot die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

P. MOLOI
Uitvoerende Direkteur: Ontwikkelings Beplanning, Vervoer en Omgewing
Stad van Johannesburg Metropolitaanse Munisipaliteit

LOCAL AUTHORITY NOTICE 2482

HALFWAY HOUSE AND CLAYVILLE AMENDMENT SCHEME 07-2928

The City of Johannesburg Metropolitan Municipality hereby in terms of the provisions of sections 125 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 125.

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 07-2928.

P. MOLOI
Executive Director: Development Planning, Transportation and Environment
City of Johannesburg Metropolitan Municipality

PLAASLIKE BESTUURSKENNISGEWING 2482

HALFWAY HOUSE EN CLAYVILLE WYSIGINGSKEMA 07-2928

Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hierby ingevolge die bepalings 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 125 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 07-2928.

P. MOLOI
Uitvoerende Direkteur: Ontwikkelings Beplanning, Vervoer en Omgewing
Stad van Johannesburg Metropolitaanse Munisipaliteit

ATTENTION

Please take note that the Publications Division of the Government Printing Works will be closed on the 22nd and 23rd November 2004 for stocktaking purposes

Thank you

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