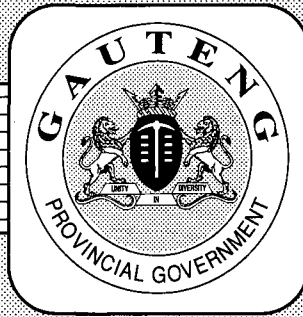


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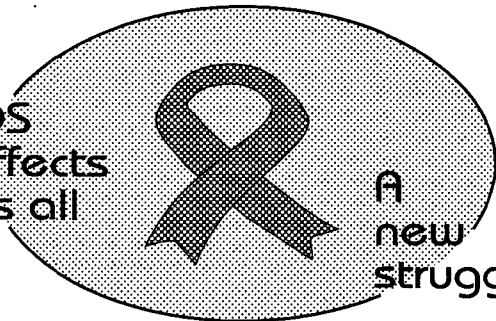
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No. 247

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1178

CITY OF JOHANNESBURG

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 hereby declares Halfway Gardens Extension 87 to be an approved township, subject to the conditions set out in the Schedule hereto:

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY VAL-U-BUILD CC (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 569 (A PORTION OF PORTION 506) OF THE FARM WATERVAL NO. 5-I.R., HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

a. Name

The name of the township shall be **Halfway Gardens Extension 87**.

b. Design

The township shall consist of erven and streets as indicated on General Plan SG. No. 2794/2002.

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) Endowment for Public Open Space

The township owner shall, in terms of the provisions of Regulation 44 of the Town-planning and Townships Ordinance, 1986, pay a lump sum endowment to the Council for the provision of land for a park. (Public Open Space)

(f) 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.

g. 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.

(h) Electricity

It will be necessary for the township owner, in terms of section 118(2)(b), to make arrangements with City Power the licensed supplier of electricity to this area for the supply of electricity to the township. The Council must be notified that satisfactory arrangements have been made in respect of the supply of electricity to the township and in this connection, the township owner must furnish the Council with a certificate certifying that arrangement have been made to this effect.

(i) Formation and duties of Residents Association

(i) The applicant shall properly and legally constitute a Residents Association to the satisfaction of the Council before the sale of the first erf.

(ii) The access erf (Erf 832) shall be registered in the name of the Resident's Association.

(iii) Each and every owner of Erven 816 to 831 shall become a member of the Residents Association upon transfer of the erf. Such association shall have full responsibility for the access erf (Erf 832) and the essential services (excluding the sewerage systems) serving the township contained therein.

(iv) 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.

(v) Access from Erven 816 to 831 to a public road shall be across Erf 832.

(j) Access

(i) No access shall be allowed off Seventh Road.

(ii) No erf shall be transferred before the registered owner has supplied the Council with sufficient proof that access to all erven is available.

1. 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.

2. Erf 832

(i) The whole of the erf is subject to a servitude for municipal purposes in favour of Council.

i. The erf is subject to servitudes of right of way in favour of the owners and occupiers of erven in

the proposed townships Halfway Gardens Extension 73 (situated on Portion 556 of the farm Waterval 5-I.R), Halfway Gardens Extension 85 (situated on Portion 557 of the farm Waterval 5-I.R) and Halfway Gardens Extension 86 (situated on Portion 568 of the farm Waterval 5-I.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

PLAASLIKE BESTUURSKENNISGEWING 1178

STAD VAN JOHANNESBURG:

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg hierby die dorp Halfway Gardens Uitbreiding 87 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes van die bygaande bylaag:

BYLAAG

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR VAL-U-BUILD CC (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 569 ('N GEDEELTE VAN GEDEELTE 506) VAN DIE PLAAS WATERVAL NO. 5 -I.R. GOEDGEKEUR IS.

1. STIGTINGSVOORWAARDES**a. Naam**

Die naam van die dorp is **Halfway Gardens Uitbreiding 87**.

b. Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. Nr. 2794/2002.

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 konstruksie van strate en stormwaterdreinerings 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 ingenieursdienste 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. Begiftiging

Die dorpseienaar sal, in terme van die voorskrifte van 98(2) van die Dorpsbeplanning en Dorpe Ordonnansie, 1986, gelees met Regulasie 43 van die Stadsbeplanning en Dorpe Regulasies, 1986, 'n globale bedrag aan die Raad betaal vir die voorsiening van gron vir 'n park (publieke oor ruimte). So 'n begiftiging sal betaalbaar wees as die Stradsraad, soos in terme van Artikel 81 die voorgeskrewe Ordonnansie

(f) 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, insluitend die reservering van minerale regte.

(h) Elektrisiteit

Die dorpseienaar moet ingevolge Artikel 118(2)(b) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), die nodige reëlings tref met City Power, die gelisensieëerde verskaffer van elektrisiteit in die dorpsgebied. Die Raad moet skriftelik in kennis gestel word dat bevredigende reëlings met betrekking tot die voorsiening van elektrisiteit aan die dorpsgebied, getref is en in die verband moet die dorpseienaar die Raad voorsien van 'n sertifikaat wat sertifiseer dat aanvaarbare finansiële reëlings met betrekking tot hierbo, deur die dorpstiger getref is.

(i) Die samestelling en pligte van die Inwonersvereniging

(i) 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 832) moet geregistreer word in die Inwonersvereniging se naam.
- ii. Iedere en elke eienaar van Erwe 816 tot 831 moet met registrasie van oordrag van die erwe, 'n lid word van die Inwonersvereniging. Sodanige Inwonersvereniging sal volle verantwoordelikheid dra vir toegangsgebruik (Erf 832) 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.

(v) Toegang tot Erwe 816 tot 831 vanaf en na 'n publieke pad sal oor Erf 832 geskied.

(j) Toegang

(i) Geen toegang sal verkry word vanaf Sewendeweg nie.

- i. Geen erf sal oorgedra word voordat die geregistreerde eienaar aan die Raad voldoende bewyse verskaf het dat toegang tot all erwe beskikbaar is.

1. TITELVOORWAARDES

Die erwe hieronder genoem is aan die volgende voorwaardes soos aangedui en opgelê deur die Stad van Johannesburg 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 rioolhoofpyleidings en ander werke wat hy volgens goeë dunnke 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 rioolhoofpyleidings en ander werke veroorsaak word.

2. Erf 832

(i) Die hele erf is onderworpe aan 'n serwituut vir munisipaledoeleindes ten gunste van die Raad.

- 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 73 (geleë op Gedeelte 556 van die plaas Waterval 5-I.R., Halfway Gardens Uitbreiding 85 (geleë op Gedeelte 557 van die plaas Waterval 5-I.R. en Halfway Gardens Uitbreiding 86 (geleë op Gedeelte 568 van die plaas Waterval 5-I.R. vir toegangsdoeleindes.

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

LOCAL AUTHORITY NOTICE 1179

HALFWAY HOUSE AND CLAYVILLE AMENDMENT SCHEME 1364

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 87.

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 1364.

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

PLAASLIKE BESTUURSKENNISGEWING 1179**HALFWAY HOUSE EN CLAYVILLE WYSIGINGSKEMA 1364**

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 87 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 1364.

A. NAIR

Uitvoerende Direkteur: Ontwikkelings Beplanning, Vervoer en Omgewing

Stad van Johannesburg Metropolitaanse Munisipaliteit

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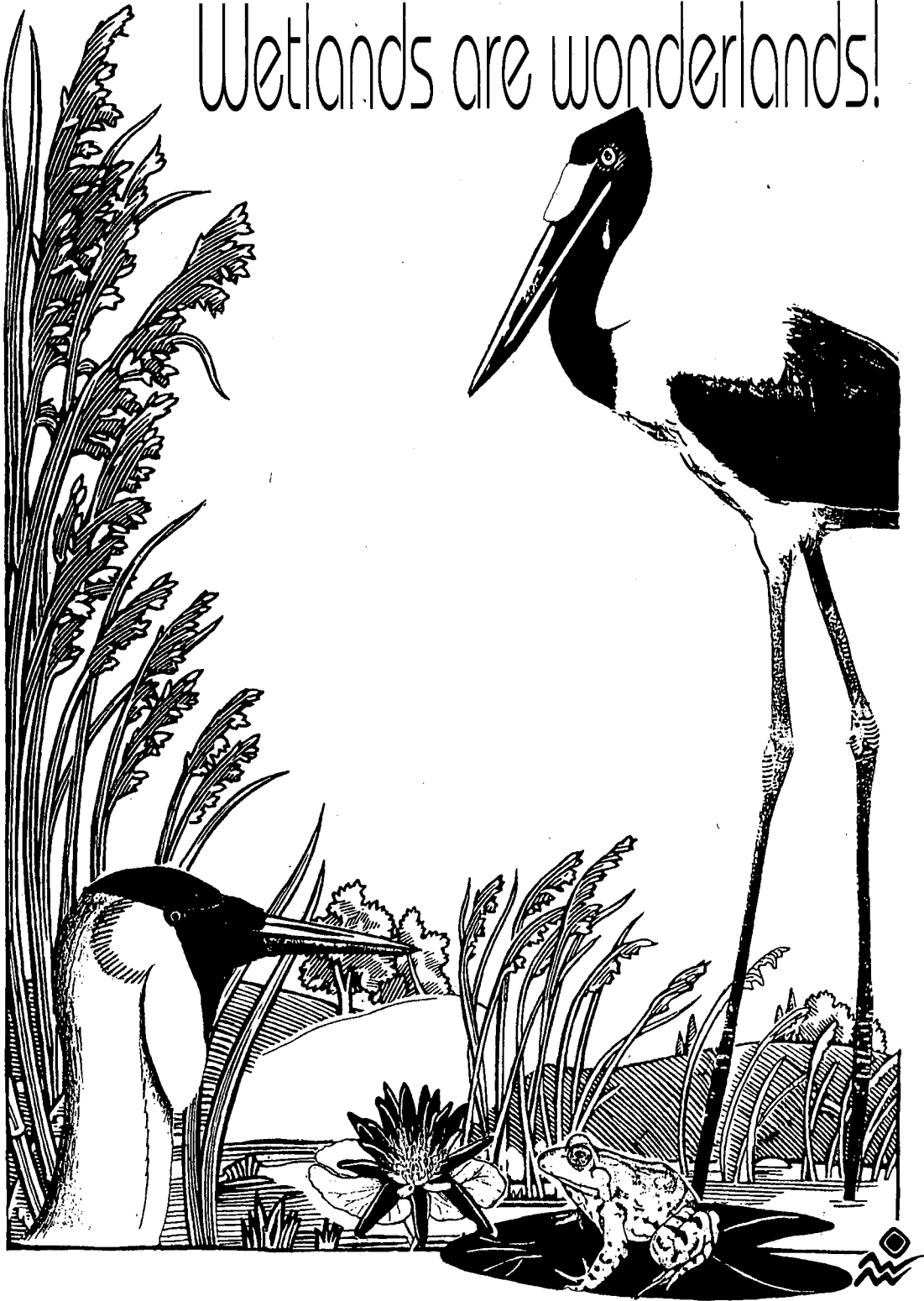
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