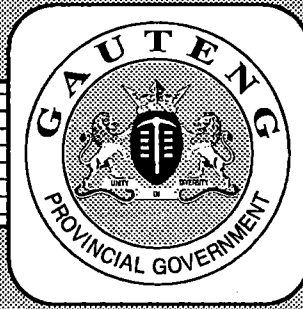


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# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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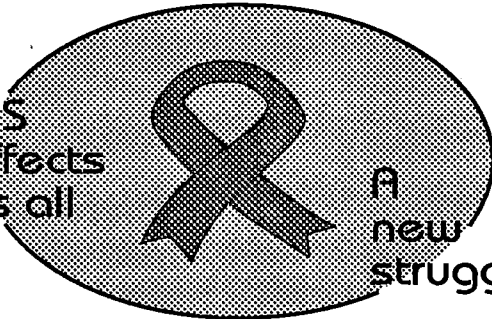
Vol. 8

PRETORIA, 11 OCTOBER 2002  
OKTOBER

No. 342

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

AIDS  
affects  
us all



A  
new  
struggle

**Prevention is the cure**

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## LOCAL AUTHORITY NOTICES

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### LOCAL AUTHORITY NOTICE 1592

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

#### SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY JONKERSHOEK INVESTMENTS (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 888 (A PORTION OF PORTION 6) OF THE FARM RANDJESFONTEIN NO 405 - J.R., HAS BEEN GRANTED

#### 1. CONDITIONS OF ESTABLISHMENT

(a) **Name**

The name of the township shall be **Halfway Gardens Extension 115**.

(b) **Design**

The township shall consist of erven and streets as indicated on General Plan SG. No. 9630/2001.

(c) **Access**

Access to and from the proposed township shall be to the satisfaction of the Council.

(d) **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.

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

(f) **Contribution for external engineering services**

An amount will be levied by and on behalf of the CWRSC in terms of section 121 of Ordinance 15 of 1986, in respect of bulk sewer external engineering services.

(g) **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.

(h) **Disposal of existing conditions of title**

Not applicable

**(i) 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.

**(j) Consolidation of erven**

The erven in the township shall be consolidated upon proclamation.

**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.
- (d) All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals and including the following servitudes:
  - i) Erf 935  
A servitude which affects Erf 935 of the proposed township vide S.G. diagram No. A983/1996. Deed of Servitude No. K6532/1996S.
  - ii) Erven 935 and 936  
A sewer servitude 2m wide over Erven 935 and 936 of the proposed township vide S.G. diagram No. A10443/1993.

And also in addition to the above including following servitudes

- iii) Erf 935  
The erf is subject to a 3m wide stormwater servitude in favour of the Council vide S.G. diagram No. A3212/2001.
- iv) Erven 935 and 936  
The erven are subject to a right of way servitude 8m wide in favour of Erven 935 and 936 of the proposed township over the Remainder of Holding 39 Erand Agricultural Holdings vide S.G. diagram No. A3212/2001.

**P. MOLOI**

**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 1592****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 115 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes van die bygaande bylaag:

**BYLAAG**

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR JONKERSHOEK INVESTMENTS (PROPRIETARY) LIMITED (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 888 ('N GEDEELTE VAN GEDEELTE 6) VAN DIE PLAAS RANDJESFONTEIN NO. 405 - J.R. GOEDGEKEUR IS.

**1. STIGTINGSVOORWAARDES**

- (a) **Naam**  
Die naam van die dorp is **Halfway Gardens Uitbreiding 115**.
- (b) **Ontwerp**  
Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. Nr. 9630/2001.
- (c) **Toegang**  
Toegang tot en vanaf die voorgestelde dorp sal tot tevredenheid van die Raad wees.
- (d) **Voorziening en installering van dienste**  
Die dorpseienaar moet die nodige reëlings met die Raad 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 Raad.
- (e) **Verpligtinge rakende dienste en beperkings rakende die vervreemding van die erwe**  
Die dorpseienaar sal, in terme van 'n vooraf gereëde 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.
- (f) **Bydraes rakende eksterne ingenieurs dienste**  
'n Bedrag sal gehef word deur en ten gunste van die CWRSC ingevolge Artikel 21 van Ordonnansie 15 van 1986, rakende grootmaat riooleringse eksterne ingenieursdienste.
- (g) **Verwydering of vervanging van munisipale dienste**  
Indien, omrede die stigting van die dorp, sou dit nodig word om enige munisipale dienste te verwyder of te vervang, sal die koste daarvan deur die dorpseienaar gedra word.
- (h) **Opheffing van bestaande voorwaardes van titel**  
Nie van toepassing.
- (i) **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 gelisensieëde 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 'n gesertifiseerde afskrif van die ooreenkoms aangegaan met City Power rakende die voorsiening van elektrisiteit aan die Raad verskaf.
- (j) **Konsolidasie van erwe**  
Die erwe in die dorp sal gekonsolideer word tydens proklamasie.

## 2. 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) ALL ERWE

- (a) Alle erwe is onderworpe aan 'n serwituut, 2 m breed, vir riool- 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 m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die Raad: Met dien verstande dat die Raad 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 2 m 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 goeëdunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die Raad geregtig tot redelike toegang tot genoemde grond tot 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.
- (d) Alle erwe moet onderworpe gemaak word aan bestaande titelvoorwaardes en serwitute, insluitend die reservering van minerale regte en insluitend die volgende serwitute:
- i) Erf 935  
'n Serwituut wat Erf 935 affekteer van die voorgestelde dorp soos aangedui op L.G diagram No. A983/1996. Serwituutakte No. K6532/1996S.
  - ii) Erwe 935 en 936  
'n Riolerings serwituut, 2m breed, oor Erwe 935 en 936 van die voorgestelde dorp soos aangedui op L.G. diagram No. 10443/1993.
- En ter aanvulling tot bogenoemde, die volgende serwitute ook ingesluit:
- iii) Erf 935  
The erf is onderhewig aan 'n 3m wyd stormwater servituut ten gunste van die Raad soos aangedui op L.G. diagram Nr. A3212/2001.
  - iv) Erven 935 and 936  
Die erwe is onderhewig aan 'n reg van weg serwituut 8m wyd ten gunste van Erwe 935 en 936 van die voorgestelde dorp oor die Restant van Hoewe 39 Erand Landbouhewes soos aangedui op L.G. diagram Nr. A3212/2001.

### P. MOLOI

**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 1593****HALFWAY HOUSE AND CLAYVILLE AMENDMENT SCHEME 1371**

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 115.

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 1371.

**P. MOLOI**

**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

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**PLAASLIKE BESTUURSKENNISGEWING 1593****HALFWAY HOUSE EN CLAYVILLE WYSIGINGSKEMA 1371**

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 115 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 1371.

**P. MOLOI**

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

**Stad van Johannesburg Metropolitaanse Munisipaliteit**

Burgersentrum Kompleks, Loveday Straat 158, Braamfontein, Johannesburg

Posbus 30733, BRAAMFONTEIN, 2017

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