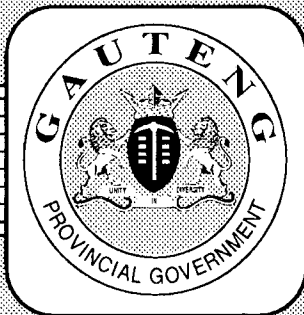


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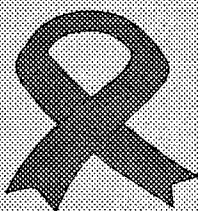
Vol. 9

PRETORIA, 21 NOVEMBER 2003

No. 505

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2456

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

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY HIGHLAND NIGHT INVESTMENTS 96 (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 307 (A PORTION OF PORTION 6) OF THE FARM RANDJESFONTEIN 405-J.R., HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(a) Name

The name of the township shall be **Halfway Gardens Extension 76**.

(b) Design

The township shall consist of erven and streets as indicated on General Plan SG. No.7511/2003.

(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/or ESCOM / 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 its obligations with regard to the provision of services in terms of Chapter 5 of the Town Planning and Township Ordinance, 1986. In terms of the Town Planning and Township's Ordinance, 15 of 1986, a contribution towards the provision of external 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.

(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 reservation of rights to minerals:

- i) Excluding the following servitude which do affect Erf 842 in the township and Vermaak Road:
A right of way servitude K2824/2002s, registered in favour of the Council vide S.G. 5788/2001.

2. CONDITIONS OF TITLE

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

(a) All erven

- (i) All erven shall be subject to a servitude, 2 m 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.
- (ii) 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 2 m thereof.

- (iii) 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 being 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
City of Johannesburg Metropolitan Municipality**

PLAASLIKE BESTUURSKENNISGEWING 2456

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 Metropolitaanse Munisipaliteit hierby die dorp Halfway Gardens Uitbreiding 95 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes van die bygaande bylaag:

BYLAAG

VOORWAARDES WAAROP DIE AANSOEK GEDOEN IS DEUR HIGHLAND NIGHT INVESTMENTS 96 (EIENDOMS) BEPERK (HIERONDER VERWYS AS "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 307 ('N GEDEELTE VAN GEDEELTE 6) VAN DIE PLAAS RANDJESFONTEIN 405-J.R. GOEDGEKEUR IS.

1. STIGTINGSVOORWAARDES

- (a) **Naam**
Die naam van die dorp is **Halfway Gardens Uitbreiding 76**.
- (b) **Ontwerp**
Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. Nr. 7511/2003.
- (c) **Voorsiening en installering van dienste**
Die dorpsseenaar moet voorsiening maak vir ingenieursdienste vir die dorp, tot bevrediging van die Plaaslike Bestuur en/of ESKOM / City Power.
- (d) **Verpligting rakende dienste en beperkings rakende die vervreemding van die erwe**
Die dorpsseenaar sal, in terme van 'n vooraf gereëelde ooreenkoms met die Raad, sy verpligtinge rakende tot die voorsiening van dienste, nakom in terme van Hoofstuk 5 van die Dorpsbeplanning en Dorpe Ordonnansie, 1986. In terme van die Dorpsbeplanning en Dorpe Ordonnansie, 15 van 1986, sal 'n bydra tot die voorsiening van eksterne 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 bevestig het dat daar voldoende waarborge/kontant bydraes gelewer is vir die voorsiening van dienste vanaf die dorpsseenaar aan die Raad.
- (e) **Verwydering 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 dorpsseenaar gedra word.
- (f) **Beskikking oor bestaande titelvoorwaardes**
Alle erwe moet onderhewig gemaak word aan bestaande titelvoorwaardes en serwitute, indien enige, insluitend die reservering van minerale regte:
- (i) Uitsluitende die volgende serwituuat wat Erf 842 en Vermaakweg; en 'n Reg van Weg serwituuat K2824/2002s, geregistreer ten gunste van die Raad, vide L.G. 5788/2001, in die dorp affekteer

2. TITELVOORWAARDES

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

(a) **Alle erwe**

- (i) 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.
- (ii) 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.
- (iii) 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 goeë dunske 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.

**Uitvoerende Direkteur: Ontwikkelings Beplanning, Vervoer en Omgewing
Stad van Johannesburg Metropolitaanse Munisipaliteit**

LOCAL AUTHORITY NOTICE 2457

HALFWAY HOUSE AND CLAYVILLE AMENDMENT SCHEME 07-2317

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 76.

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 07-2317.

**Executive Director: Development Planning, Transportation and Environment
City of Johannesburg Metropolitan Municipality**

PLAASLIKE BESTUURSKENNISGEWING 2457

HALFWAY HOUSE EN CLAYVILLE WYSIGINGSKEMA 07-2317

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 76 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 07-2317.

**Uitvoerende Direkteur: Ontwikkelings Beplanning, Vervoer en Omgewing
Stad van Johannesburg Metropolitaanse Munisipaliteit**

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