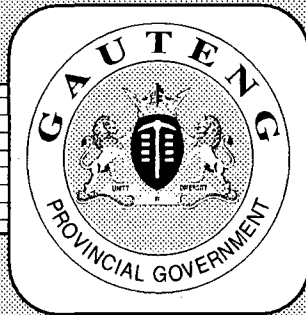


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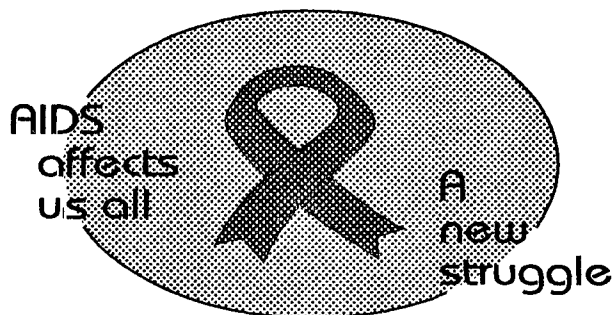
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Vol. 10

PRETORIA, 2 DECEMBER 2004
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NOTICE 1294

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

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY **VICTORIA SQUARE SHELF 129 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 477 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 31**.

(b) Design

The township shall consist of erven and streets as indicated on General Plan SG. No. 3155/2004.

(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 obligations with regard to the provision of engineering services in and for the township in terms of Chapter 5 of the Ordinance. In terms of the Town Planning and Township's Ordinance, 15 of 1986, a contribution towards the provision of external engineering services, bulk sewer and endowment in lieu of parkland shall be applicable. 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:

a. Erf 1278

The erf is subject to a Right-of-Way servitude in favour of the local authority as indicated on the S.G. Diagram No. A977/1996; and

b. Erven 1278 and 1279

The erven are subject to a Right-of-Way servitude in favour of the local authority as indicated on the S.G. Diagram No. A10061/2000.

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) Council 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 Council.

(2) Erf 1279

The erf is subject to a 4,63m Right-of-Way servitude in favour of the local authority as indicated on the General Plan.

A. NAIR

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

PLAASLIKE BESTUURSKENNISGEWING 2762

KENNISGEWING 1294

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

BYLAAG

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR VICTORIA SQUARE SHELF 129 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 477 VAN DIE PLAAS RANDJESFONTEIN 405-J.R. GOEDGEKEUR IS.

1. STIGTINGSVOORWAARDES

- (a) **Naam**
Die naam van die dorp is **Halfway Gardens Uitbreiding 31**.
- (b) **Ontwerp**
Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. Nr. 3155/2004.
- (c) **Voorsiening en installering van dienste**
Die dorpseienaar moet voorsiening maak vir die ingenieursdienste in die dorp, tot bevrediging en goedkeuring van die plaaslike bestuur en/of ESKOM/City Power.
- (d) **Verpligting rakende dienste en beperkings rakende die vervreemding van die erwe**
Die dorpseienaar sal, in terme van 'n vooraf gereelde ooreenkoms met die Raad, sy verpligtinge rakende die voorsiening aangaande die ingenieursdienste in en vir die dorp in terme van Hoofstuk 5 van die Ordonnansie, nakom. In terme van die Dorpsbeplanning en Dorpe Ordonnansie, 15 van 1986, sal 'n bydra tot die voorsiening van eksterne ingenieursdienste, grootmaat rioolering en begiftiging ten opsigte van parke gemaak word. 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 dorpseienaar 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 servitute, indien enige, insluitend die volgende:
- a. Erf 1278
 Die erf is onderworpe aan 'n Reg-van-Weg servituut ten gunste van die plaaslike owerheid soos aangedui in S.G. Diagram Nr. A977/1996; en
- b. Erwe 1278 en 1279
 Die erwe is onderworpe aan 'n Reg-van-Weg servituut ten gunste van die plaaslike owerheid soos aangedui in S.G. Diagram Nr. A10061/2000.

2. TITELVOORWAARDES

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

- (1) **Alle erwe**
- (a) Alle erwe is onderworpe aan 'n servituut, 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 servituut 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 servituut mag afsien.
- (b) Geen geboue of ander struktuur mag binne die voornoemde servituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige servituut 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 servituut 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.
- (2) **Erf 1279**
- Die erf is onderworpe aan 'n 4,63m Reg-van-Weg servituut ten gunste van die plaaslike owerheid soos aangedui in die Algemene Plan.

A. NAIR

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

LOCAL AUTHORITY NOTICE 2763**NOTICE 1295****HALFWAY HOUSE AND CLAYVILLE AMENDMENT SCHEME 07-4316**

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 31.

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 07-4316.

A. NAIR

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

PLAASLIKE BESTUURSKENNISGEWING 2763**KENNISGEWING 1295****HALFWAY HOUSE EN CLAYVILLE WYSIGINGSKEMA 07-4316**

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 31 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 07-4316.

A. NAIR

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

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