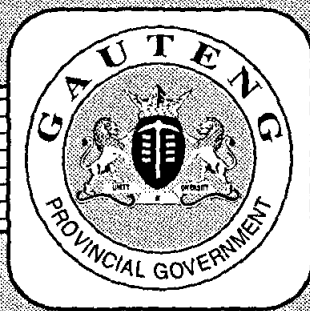


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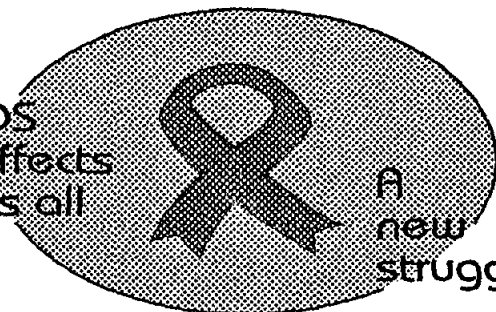
Vol. 11

PRETORIA, 5 DECEMBER 2005  
DESEMBER

No. 522

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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 3160

NOTICE 588/2005

#### 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 **Jukskei View Extension 9** to be an approved township, subject to the conditions set out in the Schedule hereto:

#### SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY WATERFALL EAST THREE WUQF (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 579 (A PORTION OF PORTION 1) 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 **Jukskel View Extension 9**.
- (b) **Design**  
The township shall consist of erven and streets as indicated on General Plan SG. No. 8900/2004.
- (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 Eskom and/or and City Power.
- (d) **Obligations in respect of services and limitations in respect of the alienation of erven**
- (a) The Township owners shall, in terms of a prior agreement with the Council, fulfil their obligations with the regard to the provision of engineering services in and for the township in terms of Chapter 5 of the Ordinance.
  - (b) Contributions towards the provisions of external engineering services, bulk sewer and endowment in lieu of parkland shall be payable in terms of the Ordinance.
  - (c) No erven may be alienated or be transferred into the name of a buyer prior to the Council having confirmed that sufficient guarantees / cash contributions / endowments in respect of the supply of services by the township owner has been made to the said 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 subject to existing conditions and servitudes, if any, including the reservation of rights to Minerals.

#### 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.

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

## **PLAASLIKE BESTUURSKENNISGEWING 3160**

**KENNISGEWING 588/2005**

### **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 **Jukskei View Uitbreiding 9** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes van die bygaande bylaag:

#### **BYLAAG**

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR WOODMEAD NORTH WUQF (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 5796 (GEDEELTE VAN GEDEELTE 1) VAN DIE PLAAS WATERVAL 5 REGISTRASIE AFDELING I.R. GOEDGEKEUR IS.

#### **1. STIGTINGSVOORWAARDES**

- (a) **Naam**  
Die naam van die dorp is **Jukskei View Uitbreiding 9**.
- (b) **Ontwerp**  
Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. Nr. 8900/2004.
- (c) **Voorsiening en installering van dienste**  
Die dorpsseenaar 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**
- a) Die dorpsseenaars sal, in terme van 'n vooraf gereelde ooreenkoms met die Raad, sy verpligtinge rakende tot die voorsiening van ingenieursdienste in en vir die dorp, in terme van Hoofstuk 5 van die Ordonnansie.
  - b) 'n Bydrae tot die voorsiening van ingenieursdienste en begiftiging ten opsigte van parkegrond sal betaalbaar wees.
  - c) Geen erwe mag vervreem of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur bevestig het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van dienste deur die dorpsseenaar aan die Stadsraad gelewer is nie..
- (e) **Vewyding 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 dorpsseenaar gedra word.
- (f) **Opheffing van bestaande titelvoorwaardes**  
Alle erwe sal onderhewig gemaak word aan bestaande voorwaardes en servatute, indien enige, ingesluit die reservering van minerale regte.

## 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 goeë dunske 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.

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

## LOCAL AUTHORITY NOTICE 3161

NOTICE 589/2005

### HALFWAY HOUSE AND CLAYVILLE AMENDMENT SCHEME 07-5353

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 Jukskei View Extension 9.

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 07-5353.

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

## PLAASLIKE BESTUURSKENNISGEWING 3161

KENNISGEWING 589/2005

### HALFWAY HOUSE EN CLAYVILLE WYSIGINGSKEMA 07-5353

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 Jukskei View Uitbreiding 9 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 07-5353.

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

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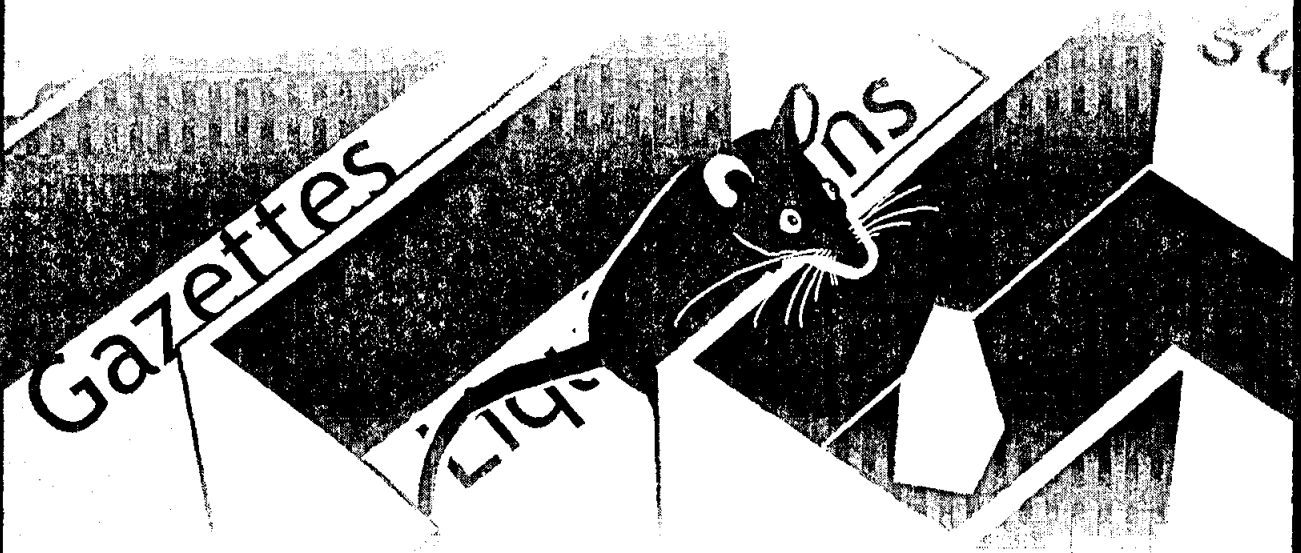
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