

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

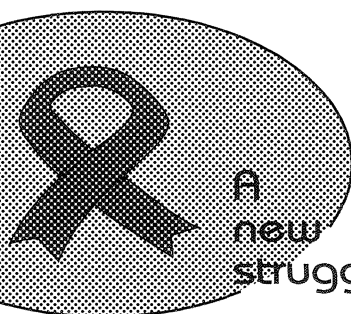
Vol. 18

PRETORIA, 5 SEPTEMBER 2012

No. 262

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

Prevention is the cure

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CONTENTS • INHOUD

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES			
1248	Town-planning and Townships Ordinance (15/1986): City of Johannesburg Metropolitan Municipality: Jukskei View Extension 80	3	262
1249	do.: do.: Amendment Scheme 07-10458	14	262

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1248

LOCAL AUTHORITY NOTICE 524 DECLARATION AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Johannesburg Metropolitan Municipality declares **Jukskei View Extension 80** to be an approved township, subject to the conditions set out in the Schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY WATERFALL 8 INDUSTRIAL PARK WUQF PROPRIETARY LIMITED (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION A PART OF PORTION 753 (A PORTION OF PORTION 1) OF THE FARM WATERVAL 5 IR, GAUTENG PROVINCE, HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township is **Jukskei View Extension 80**

(2) DESIGN

The township consists of erven, as indicated on the **General Plan S.G. No. 5068/2011**.

(3) PROVISION AND INSTALLATION OF ENGINEERING SERVICES

(a) The township owner shall, at its costs, design, provide and construct all engineering services including the internal roads and the stormwater reticulation, within the boundaries of the township, to the satisfaction of the relevant authorities.

(4) ELECTRICITY

(a) The local authority is not the bulk supplier of electricity in the township. The township owner shall in terms of Section 118(2)(b) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) make the necessary arrangements with ESKOM, the licensed supplier of electricity in the township for the provisions of electricity to the township.

(5) GAUTENG PROVINCIAL GOVERNMENT

(a) Should the development of the township not been commenced with, within a period of 5 years from date of authorization or exemption, the application to establish the township, shall be resubmitted to the Department of Agriculture and Rural Development for exemption / authorization in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended.

(b) (i) Should the development of the township not been completed within a period of ten years from 07/05/2010 of their letter, the application to establish the township, shall be resubmitted to the Department of Public Transport, Roads and Works for reconsideration.

(ii) If however, before the expiry date mentioned in (i) above, circumstances change in such a manner that roads and/or PWV routes under the control of the said Department are affected by the proposed layout of the township, the township owner shall resubmit the application for the purpose of fulfillment of the requirements of the controlling authority in terms of the provisions of Section 48 of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001).

- (iii) The township owner shall, before or during development of the township, erect a physical barrier which is in compliance with the requirements of the said Department along the lines of no access as indicated on the approved layout plan of the township, No. JVX80/P1/2011. The erection of such physical barrier and the maintenance thereof, shall be done to the satisfaction of the said Department.
- (iv) The township owner shall comply with the conditions of the Department as set out in the Department's letter dated 07/05/2010.
- (iv) The township owner shall comply with the conditions of the Gauteng Provincial Government (Gautrain) as set out in their letter dated 16 September 2010.

(6) DEPARTMENT: MINERALS AND ENERGY

Should the development of the township not been completed within a period of five years from the date of their letter, the application to establish the township, shall be resubmitted to the Department: Minerals and Energy for re-consideration.

(7) ACCESS

- (a) Access to or egress from the township shall be provided to the satisfaction of Johannesburg Roads Agency (Pty) Ltd and the Department of Public Transport, Roads and Works.
- (b) No access to or egress from the township shall be permitted along the lines of no access as indicated on the approved layout plan of the township No. JVX63/P1/2010.

(8) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of the adjacent roads and all stormwater running off or being diverted from the roads shall be received and disposed of.

(9) SAFEGUARDING OF UNDERGROUND WORKINGS

The township owner shall at its own costs, make adequate provision to the satisfaction of the Inspector of Mines (Gauteng Region), to prevent any water from entering underground workings through outcrop workings or shaft openings and if applicable, the existing stormwater drains shall be properly maintained and protected.

(10) REFUSE REMOVAL

The township owner shall provide sufficient refuse collection points in the township and shall make arrangements to the satisfaction of the local authority for the removal of all refuse.

(11) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

If, by reason of the establishment of the township, it should be necessary to remove or replace any existing municipal, TELKOM and ESKOM services, the cost of such removal or replacement shall be borne by the township owner.

(12) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own cost cause all existing buildings and structures if any situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, when requested thereto by the local authority.

(13) OBLIGATIONS IN RESPECT OF SERVICES AND LIMITATIONS IN RESPECT OF THE ALIENATION OF ERVEN

- (a) The township owner shall submit to the local authority, a certificate issued by ESKOM

that acceptable financial arrangements with regard to the supply of electricity, have been made by the township owner to the local authority. Erven in the township may not be alienated or transferred into the name of a purchaser neither shall a Certificate of Registered Title be registered in the name of the township owner, prior to the local authority certifying to the Registrar of Deeds that such certificate had been issued by ESKOM; and

(b) The township owner shall, at its own costs and to the satisfaction of the local authority, design, provide and construct all engineering services including the internal roads and the stormwater reticulation, within the boundaries of the township. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser neither shall a Certificate of Registered Title be registered in the name of the township owner, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been provided and installed; and

(c) The township owner shall, within such period as the local authority may determine, fulfil his obligations in respect of the provision of water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as previously agreed upon between the township owner and the local authority. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser neither shall a Certificate of Registered Title be registered in the name of the township owner, prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the supply of engineering services by the township owner, have been submitted or paid to the said local authority; and

(d) Notwithstanding the provisions of clause 4.A. (1) (a),(b) and (c) hereunder, the township owner shall, at his its costs and to the satisfaction of the local authority, survey and register all servitudes required to protect the engineering services provided, constructed and/or installed as contemplated in (a), (b), and (c) above. Erven in the township, may not be alienated or transferred into the name of a purchaser neither shall a Certificate of Registered Title be registered in the name of the township owner, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been or will be protected to the satisfaction of the local authority.

(3) DISPOSAL OF EXISTING CONDITION OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any.

A. Excluding the following which does not affect the township due to its locality:

- a) By Notarial Deed No. K1293/1963S, the rights has been granted to the Electricity Supply Commission to convey electricity over the property hereby conveyed together with the ancillary rights, and subject to conditions as will more fully appear on reference to said Notarial Deed. The route of this servitude is indicated on Diagram S.G. No. A576/1963, and affects erven 3945 and 3949 only
- b) By Notarial Deed No. K4398/1999S dated 27th August 1999, the within mentioned property is subject to a servitude in favour of ESKOM depicted on S.G. No. 6150/1997 with ancillary rights as will more fully appear from reference to the said Notarial deed, which affects erf 3949 only.
- c) The within mentioned property is subject to a Servitude in favour of Eskom Holdings Limited as will more fully appear from Notarial Deed of Servitude K2800/2007S the route of which servitude has been determined by K786/2009S with diagram S.G. No. 628/2008 relating thereto, which affects erf 3949 only.
- d) The within mentioned property is subject to a Servitude in favour of Eskom Holdings Limited as will more fully appear from Notarial Deed of Servitude K300/2009S with diagram S.G. No. 5392/2007, 5388/2007, 5389/2007, 5390/2007 and amended by Notarial Deed of Servitude of Amendment K3589/2011S with diagram S.G. No.1435/2011 annexed thereto, which affects erf 3949 only.
- e) The within mentioned property is subject to a lease in favour of ATTERBURY WATERVALL INVESTMENT COMPANY PROPRIETARY LIMITED by virtue of Notarial Deed of Lease No K...../2012

- B. Excluding the following conditions which, by virtue of the nature or privacy location thereof, do not affect the township area and no erven in the township subject to these conditions**
- a) By Notarial Deed No. K55/1973S, the rights has been granted to electricity Supply Commission to convey electricity over the property conveyed together with ancillary rights and subject to conditions as will more fully appear on reference to said Notarial Deed and diagram annexed thereto. The route of this servitude is indicated on Diagram S.G. No. A5191/1971.
 - b) By Notarial Deed No. K2514/1976S, the right has been granted to ESKOM to convey electricity over the property hereby conveyed together with ancillary rights, and subject to conditions as will more fully appear on reference to said Notarial Deed and diagram, annexed thereto, and amended by Notarial deed of Amendment of Servitude K3475/1981S with Diagram A1392/1980 attached hereto.
 - c) By Notarial Deed No K5028/1992S, the right has been granted to ESKOM to convey electricity over the property hereby conveyed together with ancillary rights, and subject to conditions as will more fully appear on reference to the said Notarial Deed, as amended by Notarial Deed of route Description K3213/1994S with diagram S.G. No. 5427/1991 attached thereto.
 - d) By Notarial deed of Servitude K3366/1997S dated 19 November 1996 with diagram SG No. A7672/1989 relating thereto, the within mentioned property is subject to a servitude for municipal purposes 3m wide, in favour of the Town Council of Midrand as will more fully appear from the Notarial Deed, together with ancillary rights.
 - e) By Notarial No. K3161/2000S dated 4 May 2000, the within mentioned property is subject to a perpetual servitude of electric transmission to convey electricity in favour of ESKOM indicated by this line ABCD and HJK on S.G No. 8801/1998, as will more fully appear from the reference to the said Notarial Deed.
 - f) The within mentioned property is subject to a servitude in favour of Eskom Holdings Limited with ancillary rights as will more fully appear from the said Notarial Deed of Servitude K3487/2009S.
 - g) By Notarial Deed No. K4394/1999S dated 8th May 1999, the within mentioned property is subject to a servitude of sewer 2021m² indicated on S.G. No 12040/1997 in favour of portion 516 (portion of portion 61) of the farm Waterval No 5 with ancillary rights, as will more fully appear from reference to the said Notarial Deed
 - h) The within mentioned property is subject to a sewer servitude in favour of the City of Johannesburg as will more fully appear from Notarial Deed of Servitude K3772/2010S with Diagram S.G. No. 8021/1998 and S.G. No. 5362/2009 attached thereto.
 - i) By virtue of Notarial Deed of Servitude K537/2010S with depicted on diagram S.G. No. A6302/1993 annexed thereto, the within mentioned property is subject to a pipeline servitude with ancillary rights 7.00 metres wide in favour of the City of Johannesburg as will more fully appear from the said deed.
 - j) The within mentioned property is subject to a servitude with ancillary rights in favour of the City of Johannesburg by virtue of Notarial deed of Servitude No. K1848/2010S with diagram S.G. No. 4143/2009 relating thereto.
 - k) The within mentioned property is subject to a servitude by virtue of Notarial Deed of Servitude No. K1849/2010S in favour of the City of Johannesburg Metropolitan Municipality with diagram S.G. No. 1451/2009 and 2933/2009 relating thereto.

- l) By virtue of Notarial Deed No. K4795/2010S the within mentioned property is subject to a sewer servitude with ancillary rights in favour of the City of Johannesburg the northern boundary of which is indicated by the line LK on Diagram S.G. No. A4717/1985.
- m) By virtue of Notarial Deed No. K4218/2010S the within mentioned property is subject to a sewer servitude with ancillary rights in favour of the City of Johannesburg as will more fully appear from the said deed and Diagrams S.G. No. 3199/2010 and S.G. No 3200/2010 annexed thereto.
- n) By virtue of Notarial Deed No. K474/2010S the within mentioned property is subject to a sewer servitude 2.00 meters wide with ancillary rights in favour of the City of Johannesburg as will more fully appear from the said deed and Diagrams S.G. No. 2212/2008 annexed thereto.
- o) The within mentioned property is subject to a sewer servitude in favour of the City of Johannesburg Metropolitan Municipality as will more fully appear from Notarial Deed of Servitude K222/2011S with Diagram S.G. No. 12350/2004 attached hereto.
- p) By virtue of Notarial Deed in Restraint of Free alienation of Property No. K 536/2010S the residential properties laid out in the township on the within mentioned Property may not be sold and only leased which leases are subject to a Standard Terms and conditions set out in Annexure 1 to the said notarial deed as will more fully appear from the said deed.

4. CONDITIONS OF TITLE

A. Conditions imposed in favour of the local authority in terms of the provisions of the Town-Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)

(1) ALL ERVEN EXCEPT ERF 3950

(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, 2 m 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.

(c) The local authority 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 local authority.

(2) ERF 3950

(a) The entire erf as indicated on the General Plan, is subject to a servitude for municipal purposes and right of way in favour of the local authority.

(3) ERVEN 3945, AND 3947 AND 3950

(a) The erven are subject to 2m wide sewer servitudes, in favour of the local authority as indicated on the General Plan.

- (4) ERVEN 3947, 3948 AND 3949
- (a) The erven are subject to a public right of way Servitude as indicated on the General Plan in favour of the local authority.
- B. Conditions of Title imposed in favour of third parties to be registered on the registration of the erven concerned**
- (1) ERVEN 3945, 3946, 3947, 3948 AND 3949
- (a) The erven are subject to a represents a 3m wide servitude for electrical cables in favour of Eskom as indicated on the general plan.
- (2) ERF 3949
- (a) The erf is subject to a servitude 10metre wide in favour of Eskom for Right of Way and electrical cable purposes as indicated on the General Plan.
- (3) ERVEN 3945 AND 3949
- (a) The erf is subject to a servitude a 3metre wide servitude for electrical cables in favour of Eskom as indicated on the General Plan.
- (4) Erf 3945
- The erf is subject to a servitude 3x6 metre for electrical substation purposes in favour of Eskom as indicated on the Genreal Plan.

G. ZANTI

Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 524/2012

PLAASLIKE BESTUURSKENNISGEWING 1248

PLAASLIKE BESTUURSKENNISGEWING 524
VERKLARING TOT 'N GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg Metropolitaanse Munisipaliteit hiermee die dorp **Jukskei View Uitbreiding 80** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die meegaande Bylae.

BYLAE

VERKLARING VAN DIE VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR WATERFALL 8 INDUSTRIAL PARK WUQF PROPRIETARY LIMITED (HIERNA DIE DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 753 ('N GEDEELTE VAN GEDEELTE 1) VAN DIE PLAAS WATERVAL 5 IR, GAUTENG PROVINSIE, GOEDGEKEUR IS.

1. STIGTINGSVOORWAARDES

- (1) NAAM

Die naam van die dorp is **Jukskei View Uitbreiding 80**.

- (2) ONTWERP

Die dorp bestaan uit erwe, soos aangedui op **Algemene Plan LG Nr. 5068/2011**.

(3) VOORSIENING EN INSTALLERING VAN INGENIEURSDIENSTE

Die dorpsenaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering van alle ingenieursdienste waarvan die plaaslike bestuur die verskaffer is, asook die konstruksie van strate en stormwaterdreinerings in en vir die dorp, tot die tevredenheid van die plaaslike bestuur.

(4) ELEKTRISITEIT

Die plaaslike bestuur is nie die grootmaatverskaffer van elektrisiteit aan of in die dorp nie. Die dorpsenaar moet ingevolge Artikel 118(2)(b) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, (Ordonnansie 15 van 1986), die nodige reëlings tref met ESKOM, die gelisensieëerde verskaffer, vir die voorsiening van elektrisiteit.

(5) GAUTENG PROVINSIALE REGERING

(a) Indien die ontwikkeling van die dorp nie binne vyf jaar aanvang neem, moet die aansoek om die dorp te stig, heringedien word by die Departement van Landbou en Landelike Ontwikkeling vir vrystelling/magtiging ingevolge die Wet op Nasionale Omgewingsbestuur, 1998 (Wet 107 van 1998), soos gewysig.

(b) (i) Indien die ontwikkeling van die dorp nie voor tien jaar voltooi word nie, moet die aansoek om die dorp te stig, heringedien word by die Departement van Paaie en Vervoer vir heroorweging.

(ii) Indien omstandighede egter, voor die vervaldatum vermeld in (a) hierbo, tot so 'n mate verander dat paaie en/of PWV roetes onder die beheer van die betrokke Departement deur die beoogde uitleg van die dorp geraak word, moet die dorpsenaar die aansoek herindien vir doeleindes van die nakoming van die vereistes van die beherende liggaam in gevolge die bepalings van Artikel 48 van die Gauteng Vervoerinfrastruktuur Wet, 2001 (Wet 8 van 2001).

(iii) Die dorpsenaar moet voor of tydens ontwikkeling van die dorp, 'n fisiese versperring wat in ooreenstemming is met die vereistes van die Departement, langs die lyne van geen toegang soos aangedui op die goedgekeurde uitlegplan van die dorp, Nr. JVX80/P1/2011, oprig. Die oprigting van sodanige versperring en die instandhouding daarvan, moet tot tevredenheid van die gemelde Departement gedoen word.

(iv) Die dorpsenaar moet aan die vereistes van die Departement soos uiteengesit in die Departement se skrywe gedateer 07/05/2010.

(iiv) Die dorpsenaar moet aan die vereistes rakende die Gautrain Snelspoorverbinding soos uiteengesit in die skrywe van die Departement van Paaie en Vervoer gedateer 16 September 2010, voldoen.

(6) NASIONALE REGERING (DEPARTEMENT: MINERALE HULPBRONNE)

Indien die ontwikkeling van die dorp nie voor vyf jaar voltooi word nie, moet die aansoek om die dorp te stig, heringedien word by die Departement: Minerale Hulpbronne vir heroorweging.

(7) TOEGANG

(a) Toegang tot of uitgang vanuit die dorp moet voorsien word tot die tevredenheid van die plaaslike bestuur en/of Johannesburg Roads Agentskap (Edms) Bpk en/of die Departement van Paaie en Vervoer.

(b) Geen toegang tot of uitgang vanuit die dorp, sal toegelaat word via die lyn/lyne van geen toegang, soos aangedui op die goedgekeurde uitlegplan van die dorp Nr. JVX63/P1/2010.

(8) ONTVANGS EN VERSORGING VAN STORMWATERDREINERING

Die dorpseienaar moet reël dat die stormwaterdreinering van die dorp inpas by dië van die aangrensende pad/paaie en dat alle stormwater wat van die pad/paaie afloop of afgelei word, ontvang en versorg word.

(9) BEVEILIGING VAN ONDERGRONDSE WERKE

Die dorpseienaar moet op sy eie koste, voldoende voorsiening maak tot die tevredenheid van die Inspekteur van Myne (Gauteng Streek), om te voorkom dat enige water die ondergrondse werke deur die klipriwwe of die skagopenings binnedring en indien van toepassing, moet die bestaande stormwaterriole, behoorlik instand gehou en beveilig word.

(10) VULLISVERWYDERING

Die dorpseienaar moet voldoende vullisversamelingspunte in die dorp voorsien en moet reëlings tot tevredenheid van die plaaslike bestuur tref vir die verwydering van alle vullis.

(11) VERWYDERING OF VERVANGING VAN BETAANDE DIENSTE

Indien dit, as gevolg van die stigting van die dorp, nodig is om enge betaande minisipale, TELKOM en/of ESKOM dienste te verwyder of te vervang, moet die koste van sodanige verwydering of vervanging deur die dorpseienaar gedra word.

(12) SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet op sy/haar eie koste, alle bestaande geboue en strukture wat binne boulynsreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot die tevredenheid van die plaaslike bestuur, wanneer daartoe versoek deur die plaaslike bestuur.

(13) VERPLIGTINGE TEN OPSIGTE VAN INGENIEURSDIENSTE EN BEPERKING BETREFFENDE DIE VERVREEMDING, OORDRAG, KONSOLIDASIE EN/OF NOTARIËLE VERBINDING VAN ERWE

(a) Die dorpseienaar moet 'n sertifikaat uitgereik deur ESKOM wat bevestig dat aanvaarbare finansiële reëlings met betrekking tot die voorsiening van elektrisiteit, getref is, by die plaaslike bestuur indien. Erwe en/of eenhede in die dorp, mag nie vervreem of oorgedra word in die naam van 'n koper, ook mag 'n Sertifikaat van Geregistreerde Titel nie in naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat sodanige sertifikaat deur ESKOM uitgereik is; en

(b) Die dorpseienaar moet op sy/haar eie koste en tot tevredenheid van die plaaslike bestuur, alle ingenieursdienste binne die grense van die dorp, ontwerp, voorsien en konstruktoreer, insluitend alle interne paaie en die stormwaterretikulاسie. Erwe en/of eenhede in die dorp mag nie vervreem of oorgedra word in die naam van 'n koper, ook mag 'n Sertifikaat van Geregistreerde Titel nie in naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie ingenieursdienste voorsien en geïnstalleer is; en

(c) Die dorpseienaar moet, binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van, water en sanitêre ingenieursdienste asook die konstruksie van paaie en stormwaterdreinering en die installering van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom. Erwe en/of eenhede in die dorp mag nie vervreem of oorgedra word in die naam van 'n koper, ook mag 'n Sertifikaat van Geregistreerde Titel nie in naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van die ingenieursdienste deur die dorpseienaar, aan die plaaslike bestuur gelewer of betaal is; en

(d) Nieteenstaande die bepalings van klousule 3.A. hieronder, moet die dorpseienaar op sy/haar eie koste en tot tevredenheid van die plaaslike bestuur, alle serwitute opmeet en registreer om die ingenieursdienste wat voorsien, gebou en/of geïnstalleer is soos beoog in (e) en/of (f) hierbo, te beskerm. Erwe en/of eenhede in die dorp, mag nie vervreem of oorgedra word in die naam van 'n koper, ook mag 'n Sertifikaat van Geregistreerde Titel nie in naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie ingenieursdienste beskerm is of sal word, tot tevredenheid van die plaaslike bestuur.

2. BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige.

A. **Excluding the following which does not affect the township due to its locality:**

- f) *By Notarial Deed No. K1293/1963S, the rights has been granted to the Electricity Supply Commission to convey electricity over the property hereby conveyed together with the ancillary rights, and subject to conditions as will more fully appear on reference to said Notarial Deed. The route of this servitude is indicated on Diagram S.G. No. A576/1963, and affects erven 3945 and 3949 only*
- g) *By Notarial Deed No. K4398/1999S dated 27th August 1999, the within mentioned property is subject to a servitude in favour of ESKOM depicted on S.G. No. 6150/1997 with ancillary rights as will more fully appear from reference to the said Notarial deed, which affects erf 3949 only.*
- h) *The within mentioned property is subject to a Servitude in favour of Eskom Holdings Limited as will more fully appear from Notarial Deed of Servitude K2800/2007S the route of which servitude has been determined by K786/2009S with diagram S.G. No. 628/2008 relating thereto, which affects erf 3949 only.*
- i) *The within mentioned property is subject to a Servitude in favour of Eskom Holdings Limited as will more fully appear from Notarial Deed of Servitude K300/2009S with diagram S.G. No. 5392/2007, 5388/2007, 5389/2007, 5390/2007 and amended by Notarial Deed of Servitude of Amendment K3589/2011S with diagram S.G. No.1435/2011 annexed thereto, which affects erf 3949 only.*
- j) *The within mentioned property is subject to a lease in favour of ATTERBURY WATERVALL INVESTMENT COMPANY PROPRIETARY LIMITED by virtue of Notarial Deed of Lease No K...../2012*

B. **Excluding the following conditions which, by virtue of the nature or privacy location thereof, do not affect the township area and no erven in the township subject to these conditions**

- q) *By Notarial Deed No. K55/1973S, the rights has been granted to electricity Supply Commission to convey electricity over the property conveyed together with ancillary rights and subject to conditions as will more fully appear on reference to said Notarial Deed and diagram annexed thereto. The route of this servitude is indicated on Diagram S.G. No. A5191/1971.*
- r) *By Notarial Deed No. K2514/1976S, the right has been granted to ESKOM to convey electricity over the property hereby conveyed together with ancillary rights, and subject to conditions as will more fully appear on reference to said Notarial Deed and diagram, annexed thereto, and amended by Notarial deed of Amendment of Servitude K3475/1981S with Diagram A1392/1980 attached hereto.*
- s) *By Notarial Deed No K5028/1992S, the right has been granted to ESKOM to convey electricity over the property hereby conveyed together with ancillary rights, and subject to conditions as will more fully appear on reference to the said Notarial Deed, as amended by Notarial Deed of route Description K3213/1994S with diagram S.G. No. 5427/1991 attached thereto.*
- t) *By Notarial deed of Servitude K3366/1997S dated 19 November 1996 with diagram SG No. A7672/1989 relating thereto, the within mentioned property is subject to a servitude for municipal purposes 3m wide, in favour of the Town Council of Midrand as will more fully appear from the Notarial Deed, together with ancillary rights.*

- u) *By Notarial No. K3161/2000S dated 4 May 2000, the within mentioned property is subject to a perpetual servitude of electric transmission to convey electricity in favour of ESKOM indicated by this line ABCD and HJK on S.G No. 8801/1998, as will more fully appear from the reference to the said Notarial Deed.*
- v) *The within mentioned property is subject to a servitude in favour of Eskom Holdings Limited with ancillary rights as will more fully appear from the said Notarial Deed of Servitude K3487/2009S.*
- w) *By Notarial Deed No. K4394/1999S dated 8th May 1999, the within mentioned property is subject to a servitude of sewer 2021m² indicated on S.G. No 12040/1997 in favour of portion 516 (portion of portion 61) of the farm Waterval No 5 with ancillary rights, as will more fully appear from reference to the said Notarial Deed*
- x) *The within mentioned property is subject to a sewer servitude in favour of the City of Johannesburg as will more fully appear from Notarial Deed of Servitude K3772/2010S with Diagram S.G. No. 8021/1998 and S.G. No. 5362/2009 attached thereto.*
- y) *By virtue of Notarial Deed of Servitude K537/2010S with depicted on diagram S.G. No. A6302/1993 annexed thereto, the within mentioned property is subject to a pipeline servitude with ancillary rights 7.00 metres wide in favour of the City of Johannesburg as will more fully appear from the said deed.*
- z) *The within mentioned property is subject to a servitude with ancillary rights in favour of the City of Johannesburg by virtue of Notarial deed of Servitude No. K1848/2010S with diagram S.G. No. 4143/2009 relating thereto.*
- aa) *The within mentioned property is subject to a servitude by virtue of Notarial Deed of Servitude No. K1849/2010S in favour of the City of Johannesburg Metropolitan Municipality with diagram S.G. No. 1451/2009 and 2933/2009 relating thereto.*
- bb) *By virtue of Notarial Deed No. K4795/2010S the within mentioned property is subject to a sewer servitude with ancillary rights in favour of the City of Johannesburg the northern boundary of which is indicated by the line LK on Diagram S.G. No. A4717/1985.*
- cc) *By virtue of Notarial Deed No. K4218/2010S the within mentioned property is subject to a sewer servitude with ancillary rights in favour of the City of Johannesburg as will more fully appear from the said deed and Diagrams S.G. No. 3199/2010 and S.G. No 3200/2010 annexed thereto.*
- dd) *By virtue of Notarial Deed No. K474/2010S the within mentioned property is subject to a sewer servitude 2.00 meters wide with ancillary rights in favour of the City of Johannesburg as will more fully Appear from the said deed and Diagrams S.G. No. 2212/2008 annexed thereto.*
- ee) *The within mentioned property is subject to a sewer servitude in favour of the City of Johannesburg Metropolitan Municipality as will more fully appear from Notarial Deed of Servitude K222/2011S with Diagram S.G. No. 12350/2004 attached hereto.*
- ff) *By virtue of Notarial Deed in Restraint of Free alienation of Property No. K 536/2010S the residential properties laid out in the township on the within mentioned Property may not be sold and only leased which leases are subject to a Standard Terms and conditions set out in Annexure 1 to the said notarial deed as will more fully appear from the said deed.*

3. TITELVOORWAARDES

A. Titelvoorwaardes opgelê ten gunste van die plaaslike bestuur ingevolge die bepalings

van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).**(1) ALLE ERWE BEHALWE ERF 3950**

(a) Elke erf is onderworpe aan 'n serwituut 2m breed, ten gunste van die plaaslike bestuur, vir riolerings- en ander munisipale doeleindes, 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 sodanige serwituut mag afsien.

(b) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 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 goeie doedunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts sal die plaaslike bestuur geregtig wees tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleiding en ander werke veroorsaak word.

(2) ERF 3950

(a) Die hele erf soos aangedui op die Algemene Plan, is onderworpe aan 'n serwituut vir munisipale doeleindes en reg-van-weg, ten gunste van die plaaslike bestuur.

(3) ERWE 3945, 3947 EN 3950

(a) Die erwe is onderworpe aan 'n 2m rioolserwituut ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.

(4) ERWE 3947, 3948 EN 3943

Die erf is onderworpe aan 'n reg van weg serwituut soos aangedui op die Algemene Plan.

B. Titelloosheid opgelê ten gunste van derde partye wat geregistreer /geskep moet word op die eerste registrasie van die betrokke erwe.**(1) ERWE 3945, 3946, 3947, 3948 EN 3949**

(a) Die erwe is onderworpe aan 'n 3m serwituut vir elektriese kables ten gunste van ESKOM soos aangedui op die Algemene Plan.

(2) ERF 3949

(a) Die erf is onderworpe aan 'n serwituut 10meter ten gunste van Eskom vir Reg van Weg en Elektriese kables doeleindes soos aangedui op die Algemene Plan.

(3) ERVEN 3945 EN 3949

(a) Die erf is onderworpe aan 'n 3meter serwituut vir elektriese kables ten gunste van Eskom soos aangedui op die Algemene Plan.

(4) ERF 3945

(a) Die erf is onderworpe aan 'n serwituut 3x6 meter vir elektriese sub-stasie doeleindes ten gunste van Eskom soos aangedui op die Algemene Plan.

E. MZIMELA

**Adjunk Direkteur: Regsadministrasie
Stad van Johannesburg Metropolitaanse Munisipaliteit
Kenningsgewing Nr: 524/2012**

LOCAL AUTHORITY NOTICE 1249**LOCAL AUTHORITY NOTICE 524
AMENDMENT SCHEME 07-10458**

The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of section 125(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), declares that it has approved an amendment scheme being an amendment of the Halfway House Clayville Town Planning Scheme, 1976, comprising the same land as included in the township of Jukskei View Extension 80, Map 3 and the scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning and Urban Management: City of Johannesburg and are open for inspection at all reasonable times.

This amendment is known as Amendment Scheme 07-10458

E. MZIMELA
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 524/2012

PLAASLIKE BESTUURSKENNISGEWING 1249**PLAASLIKE BESTUURSKENNISGEWING 524
WYSIGINGSKEMA 07-10458**

Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepalings van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), dat dit 'n wysigingskema synde 'n wysiging van die Halfway House en Clayville Dorpsbeplanningskema, 1976, wat uit dieselfde grond as die dorp Jukskie View Uitbreiding 80 bestaan, goedgekeur het. Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning en Stedelike Bestuur: Stad van Johannesburg en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema 07-10458

E. MZIMELA
Adjunk Direkteur: Regsadministrasie
Stad van Johannesburg Metropolitaanse Munisipaliteit
Kennisgewing Nr. 524/2012
