

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

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We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 229

CITY OF JOHANNESBURG AMENDMENT SCHEME 07-10524/1

The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of section 125(1)(a) of the Town Planning and Townships Ordinance No 15 of 1986, declares that he has approved an amendment scheme being an amendment of the Halfway House and Clayville Town Planning Scheme, 1976, comprising the same land as included in the township of **Jukskei View Extension 86**.

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 07-10524/1

**G. Zanti: Director : Development Planning
Notice No. 101/2013**

PLAASLIKE BESTUURSKENNISGEWING 229

STAD VAN JOHANNESBURG WYSIGINGSKEMA 07-10524/1

Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepalings van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe Nr 15 van 1986, dat hy 'n wysigingskema synde 'n wysiging van die Halfway House en Clayville Dorpsbeplanning Skema, 1976, wat uit dieselfde grond as die dorp **Jukskei View Uitbreiding 86** 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 07-10524/1

**G. Zanti: Direkteur : Ontwikkelingsbeplanning
Kennisgewing Nr. 101/2013**

LOCAL AUTHORITY NOTICE CITY OF JOHANNESBURG 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 86** to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY WATERVALL CBD REGIONAL SHOPPING CENTRE 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 767 (A PORTION OF PORTION 1) OF THE FARM WATERVAL 5 IR, HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township is **Jukskei View Extension 86**

(2) DESIGN

The township shall consist of erven, as indicated on General Plan No SG4320/2012

(3) REGISTRATION OF SERVITUDES

All servitudes required to provide roads, stormwater, water and sewer services to the full development potential of Jukskei View Extension 67, shall be registered prior to the proclamation of the first phase. Servitudes needs to be registered from the boundary of phase 1 of the development over land which formed part of the original Jukskei View Extension 68, over and adjacent land. These servitudes will be to the satisfaction of Johannesburg Roads Agency and Johannesburg Water, and will be informed by necessary engineering studies, once approved by Johannesburg Roads Agency and Johannesburg Water.

(4) 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.

(5) 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.

(6) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT)

- (a) Should the development of the township not been commenced with, within a period of 5 years from 29 April 2010 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.

(7) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF ROADS AND TRANSPORT)

- (a) Should the development of the township not been completed within a period of ten years from 18 October 2010 of their letter, the application to establish the township, shall be resubmitted to the Department of Public Transport, Roads and Works for reconsideration.
- (b) 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).
- (c) 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. JVX67/P1/2012. The erection of such physical barrier and the maintenance thereof, shall be done to the satisfaction of the said Department.
- (d) The township owner shall comply with the conditions of the Department as set out in the Department's letter dated 07/05/2010.
- (e) The township owner shall comply with the conditions of the Gauteng Provincial Government (Gautrain).

(8) 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. JVX86/P1/2010.

(9) 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.

(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, at its own cost, after proclamation of the township, submit an application to the local authority for the consent to consolidation Erven 3621 and 3622. The consolidation may not be registered prior to the local authority certifying to the Register of deeds that sufficient guarantees/cash contributions in respect of the supply of engineering services to the townships and the erven to be consolidated, have been submitted or paid to the said local authority.
- (b) 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
- (c) 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
- (d) The township owner shall, within such period as the local authority may determine, fulfil his its 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
- (e) Notwithstanding the provisions of clause 3.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.

2. DISPOSAL OF EXISTING CONDITION OF TITLE

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

All erven are subject to the following condition -

- a) By virtue of Notarial Lease K6640/2012L (to be registered) the within mentioned property is subject to a lease in favour of Atterbury Waterfall Investment Company Proprietary Limited for a period of 99 years as will more fully appear from the said notarial lease.

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 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 SG No A576/1963.
- b) By Notarial Deed No K55/1973S, the rights has been granted to Electricity Supply Commission 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. The route of this servitude is indicated on Diagram SG No A5191/1971.
- c) By Notarial Deed No K2514/1976S, the right has been granted to Electricity Supply Commission 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. The Route of this servitude has been determined by Notarial Deed of Amendment of Servitude K3475/1981S with Diagram A1392/1980 attached thereto.
- d) By Notarial Deed No K5028/1992, 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, as amended by Notarial Deed of Route Description K3213/1994S with diagram S.G No 5427/1991 attached thereto.
- e) By Virtue of 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 full appear from the said Notarial Deed, together with ancillary rights.
- f) By Notarial Deed No K4394/1999S dated 8th May 1999, the withinmentioned 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.
- g) By Notarial Deed No K4398/1999S dated 27th August 1999, the withinmentioned 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.
- h) By Notarial No K3161/2000S dated 4 May 2000, the within mentioned property is subject to a perpetual servitude of electric power transmission to convey electricity in favour of ESKOM indicated by the line ABCD and HJK on S.G No 8801/1998, as will more fully appear from reference to the said Notarial Deed.
- i) 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 the route of which servitude has been determined by Notarial Deed of Route Description K2826/2011S with diagram SG 4110/2010 annexed thereto.
- j) 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.
- k) By Virtue of Notarial Deed of Servitude K537/2010S the withinmentioned property is subject to a servitude in favour of the City of Johannesburg as depicted on Diagram S.G. A6302/1993.
- l) 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 SG No 5392/2007,5388/2007,

5389/2007, 5390/2007 and amended by Notarial Deed of Servitude of Amendment K3589/2011S with diagram SG 1435/2011 annexed thereto.

- m) The within mentioned property is subject to a servitude in favour of the City of Johannesburg Metropolitan Municipality by virtue of Notarial Deed of Servitude No K1848/2010S with diagram SG NO. 4143/2009 relating thereto.
- n) 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 SG No.1451/2009 and 2933/2009 relating thereto.
- o) The within mentioned property is subject to a Servitude in favour of the 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 SG No 628/2008 relating thereto.
- p) By Virtue of Notarial Deed No. K4795/2010S the withinmentioned property is subject to a sewer servitude in favour of the City of Johannesburg the northern boundary of which is indicated by the line LK on Diagram SG No.A4717/1985.
- q) By Virtue of Notarial Deed No. K4218/2010S the withinmentioned property is subject to a sewer servitude in favour of the City of Johannesburg as will more fully appear from the said deed and Diagrams SG No.3199/2010 and SG No 3200/2010 annexed thereto.
- r) By Virtue of Notarial Deed No. K747/2010S the withinmentioned property is subject to a sewer servitude 2.00 metres with in favour of the City of Johannesburg as will more fully appear from the said deed and Diagrams SG No. 2212/2008 annexed thereto.
- s) 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 SG No 12350/2004 attached thereto.
- t) By Virtue of Notarial Deed No. K2206/2012S the withinmentioned property is subject to a right of way servitude in favour of Portion 2 of the farm Bothasfontein 408 JR as will more fully appear from the said deed and Diagram SG No 4560/2007 annexed thereto.
- u) By Virtue of Notarial Deed No. K4187/2012S the withinmentioned property is subject to a servitude in favour of Eskom Holdings SOC Limited as will more fully appear from the said deed and Diagram SG No 5388/2007.
- v) By Virtue of Notarial Deed No. K3982/2012S the withinmentioned property is subject to a parking and right of way servitude in favour of Waterfall Hospital WUQF Proprietary Limited as will more fully appear from the said deed and Diagram SG No 14/2011 annexed thereto.

B. Excluding the following servitude which do not affect the erven within the township as the township does not contain residential erven:

- a) By Virtue of Notarial Deed in Restraint of Free Alienation of Property No K536/2010S the residential properties laid out in townships on the within mentioned Property may not be sold and only leased which leases are subject to the Standard Terms and Conditions set out in Annexure 1 to the said notarial deed and as will more fully appear from the said deed.

3. 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

- (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.

G. Zanti: Director: Development Planning
Notice No. 101/2013

PLAASLIKE BESTUURSKENNISGEWING
STAD VAN JOHANNESBURG
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 86** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR WATERVALL CBD REGIONAL SHOPPING CENTRE WUQF (EIENDOMS) BEPERK (HIERNA DIE AANSOEKDOENER/ 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 767 ('N DEED VAN GEDEELTE 1) VAN DIE PLAAS WATERVAL NR 5- I.R. TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

- (1) **NAAM**
Die naam van die dorp is Jukskei View Uitbreiding 86.
- (2) **ONTWERP**
Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 4320/2012.
- (3) **REGISTRASIE VAN SERWITUTE**
Alle servitute wat nodig is om paaie, stormwater, water en riool dienste tot die volle ontwikkelingspotensiaal van Jukskei View Uitbreiding 67 te voorsien, sal geregistreer word voor die proklamasie van die eerste fase. Servitute moet geregistreer word van die grens van fase 1 af van die ontwikkeling oor grond wat deel gevorm het van die oorspronklike Jukskei View Uitbreiding 68 oor en aangrensende grond. Hierdie servitute moet tot bevrediging van die Johannesburg Roads Agency en Johannesburg Water wees en sal ingelig wees deur die nodige ingenieurs studies, sodra goedgekeur deur die Johannesburg Roads Agency en Johannesburg Water.
- (4) **VOORSIENING EN INSTALLERING VAN DIENSTE**
Die dorpseienaar moet, op sy eie koste, die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering van water, elektrisiteit en sanitêre dienste asook die konstruksie van paaie en stormwaterdreinerings in die dorp, tot tevredenheid van die plaaslike bestuur.
- (5) **ELEKTRISITEIT**
(a) Die plaaslike bestuur is nie die grootmaat verskaffer van elektrisiteit aan die dorp nie. 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 ESKOM, die gelisensieerde verskaffer van elektrisiteit in die dorp.
- (6) **GAUTENG PROVINSIALE REGERING (DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT)**
(a) Indien die ontwikkeling van die dorp nie 'n aanvang neem voor of binne 'n periode van 5 jaar vanaf 29 April 2010 datum wat toestemming of vrystelling gegee is, moet die aansoek om die dorp te stig, heringedien word by Gauteng Departement van Landbou, Bewaring en Omgewing (Gauteng Provinsiale Regering) vir goedkeuring ingevolge Artikel 28A van die Omgewingsbewaringwet, 1989 (Wet 107 van 1998), soos gewysig.

- (7) GAUTENG PROVINSIALE REGERING (DEPARTMENT OF ROADS AND TRANSPORT)
- (a) Indien die ontwikkeling van die dorp nie voltooi is binne 'n periode van 10 jaar vanaf 18 Oktober 2010, moet die aansoek heringedien word by die Departement van Openbare Vervoer, Paaie en Werke vir herooringing.
- (b) Indien omstandighede egter, voor die verstryking van die tydperk vermeld in (i) 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 dorpseienaar die aansoek herindien vir doeleindes van die nakoming van die vereistes van die beheerende liggaam ingevolge die bepalings van Artikel 48 van die Gauteng Vervoerinfrastruktuur Wet, 2001 (Wet 8 van 2001).
- (c) Die dorpseienaar sal, voor of gedurende ontwikkeling van die dorp, 'n fisiese versperring oprig wat voldoen aan die vereistes van die betrokke Departement langs die geen toegangslane soos aangetoon op die goedgekeurde uitlegplan van die dorp No JVX67/P1/2012. Die oprigting van sodanige fisiese versperring en die onderhoud daarvan sal gedoen word tot bevrediging van die genoemde Departement.
- (d) Die dorpseienaar sal voldoen aan die voorwaardes van die Departement soos uiteengesit in die Departement se brief gedateer 07/05/2010.
- (e) Die dorpseienaar sal voldoen aan die voorwaardes van die Gauteng Provinsiale Regering (Gautrain).
- (8) TOEGANG
- (a) Toegang tot of uitgang vanuit die dorp sal voorsien word, tot die tevredenheid van die plaaslike bestuur en Johannesburg Roads Agency (Edms) Bpk en Department of Public Transport Roads and Works.
- (b) Geen toegang tot of uitgang vanuit die dorp sal toegelaat word teen die lye van geen toegang, soos aangedui op die goedgekeurde uitlegplan, JVX83/P1/2010.
- (9) ONTVANGS EN VERSORGING VAN STORMWATER
- Die dorpseienaar moet die dreinerings van die dorp so reël dat dit inpas by dié van die aangrensende paaie en alle stormwater wat van die paaie afloop of afgelei word, moet ontvang en versorg word.
- (10) VULLISVERWYDERING
- Die dorpseienaar moet toesien dat daar genoegsame vullisverwyderingspunte in die dorp voorsien word en moet ook reëlings tref vir die verwydering van alle vullis tot die tevredenheid van die plaaslike bestuur.
- (11) VERWYDERING OF VERVANGING VAN BESTAANDE DIENSTE
- Indien dit, as gevolg van die stigting van die dorp, nodig is om enige bestaande munisipale, TELKOM en/of ESKOM dienste te verwyder of te vervang, moet sodanige verwydering of vervanging op koste van die dorpseienaar gedoen word.
- (12) SLOPING VAN GEBOUE EN STRUKTURE
- Die dorpseienaar moet op sy eie koste, alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot tevredenheid van die plaaslike bestuur, wanneer daartoe versoek deur die plaaslike bestuur.
- (13) VERPLIGTINGE TEN OPSIGTE VAN DIENSTE EN BEPERKING BETREFFENDE DIE VERVREEMDING VAN ERWE
- (a) Die dorpseienaar sal op sy eie koste, na proklamasie van die dorp 'n aansoek indien by die Plaaslike Bestuur vir die toestemming tot konsolidasie van Erwe 3621 en 3622. Die konsolidasie mag nie geregistreer word voor die plaaslike bestuur gesertifiseer het aan die Registrateur van Aktes dat genoegsame waarborg en kontant bydraes ten opsigte van die voorsiening van ingenieursdienste vir die dorpe en die erwe wat gekonsolideer moet word, ingedien is of betaal is aan die genoemde plaaslike bestuur.
- (b) Die dorpseienaar moet 'n sertifikaat van ESKOM indien by die plaaslike bestuur wat bevestig dat aanvaarbare finansiële reëlings ten opsigte van die voorsiening van elektrisiteit aan die dorp getref is met die plaaslike bestuur. Erwe in die dorp mag nie vervreem of oorgedra word in die naam van die koper, ook mag 'n Sertifikaat van Geregistreerde Titel nie in die naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie sertifikaat deur ESKOM uitgereik is; en

- (c) Die dorpseienaar moet, op sy eie koste en tot tevredenheid van die plaaslike bestuur, alle dienste binne die grense van die dorp, ontwerp, voorsien en konstrueer, asook alle interne paaie en die stormwaterretikulasie binne die grense van die dorp. Erwe en/of eenhede in die dorp, mag nie vervreem of oorgedra word in die naam van 'n koper nie, ook mag 'n Sertifikaat van Geregistreerde Titel nie in die naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie dienste voorsien en geïnstalleer is; en
- (d) Die dorpseienaar moet, binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van elektrisiteit, water en sanitêre dienste asook die konstruksie van paaie en stormwaterdreinerig 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 nie, ook mag 'n Sertifikaat van Geregistreerde Titel nie in die naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat voldoende waarborg, kontantbydraes ten opsigte van die voorsiening van die dienste deur die dorpseienaar, aan die plaaslike bestuur gelewer of betaal is nie; en
- (e) Desnieteenstaande die bepalings van klousule 3.A. (1) (a),(b) and (c) hieronder, moet die dorpseienaar op sy eie koste en tot tevredenheid van die plaaslike bestuur, alle servitute opmeet en registreer om die dienste wat voorsien, gekonstrueer en/of geïnstalleer is beoog in (a) to (b) hierbo, te beskerm. Erwe en/of eenhede in die dorp, mag nie vervreem of oorgedra word in die naam van 'n koper nie, ook mag 'n Sertifikaat van Geregistreerde Titel nie in die naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie dienste 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 servitute, indien enige.

Alle erwe is onderworpe aan die volgende voorwaarde: -

- a) *By virtue of Notarial Lease K6640/2012L (to be registered) the within mentioned property is subject to a lease in favour of Atterbury Waterfall Investment Company Proprietary Limited for a period of 99 years as will more fully appear from the said notarial lease.*

A. Uitgesluit die volgende wat nie die dorp affekteer as gevolg van sy ligging:

- 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 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 SG No A576/1963.*
- b) *By Notarial Deed No K55/1973S, the rights has been granted to Electricity Supply Commission 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. The route of this servitude is indicated on Diagram SG No A5191/1971.*
- c) *By Notarial Deed No K2514/1976S, the right has been granted to Electricity Supply Commission 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. The Route of this servitude has been determined by Notarial Deed of Amendment of Servitude K3475/1981S with Diagram A1392/1980 attached thereto.*
- d) *By Notarial Deed No K5028/1992, 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, as amended by Notarial Deed of Route Description K3213/1994S with diagram S.G No 5427/1991 attached thereto.*
- e) *By Virtue of 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 full appear from the said Notarial Deed, together with ancillary rights.*
- f) *By Notarial Deed No K4394/1999S dated 8th May 1999, the withinmentioned 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.*

- g) *By Notarial Deed No K4398/1999S dated 27th August 1999, the withinmentioned 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.*
- h) *By Notarial No K3161/2000S dated 4 May 2000, the within mentioned property is subject to a perpetual servitude of electric power transmission to convey electricity in favour of ESKOM indicated by the line ABCD and HJK on S.G No 8801/1998, as will more fully appear from reference to the said Notarial Deed.*
- i) *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 the route of which servitude has been determined by Notarial Deed of Route Description K2826/2011S with diagram SG 4110/2010 annexed thereto.*
- j) *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.*
- k) *By Virtue of Notarial Deed of Servitude K537/2010S the withinmentioned property is subject to a servitude in favour of the City of Johannesburg as depicted on Diagram S.G. A6302/1993.*
- l) *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 SG No 5392/2007, 5388/2007, 5389/2007, 5390/2007 and amended by Notarial Deed of Servitude of Amendment K3589/2011S with diagram SG 1435/2011 annexed thereto.*
- m) *The within mentioned property is subject to a servitude in favour of the City of Johannesburg Metropolitan Municipality by virtue of Notarial Deed of Servitude No K1848/2010S with diagram SG NO. 4143/2009 relating thereto.*
- n) *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 SG No.1451/2009 and 2933/2009 relating thereto.*
- o) *The within mentioned property is subject to a Servitude in favour of the 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 SG No 628/2008 relating thereto.*
- p) *By Virtue of Notarial Deed No. K4795/2010S the withinmentioned property is subject to a sewer servitude in favour of the City of Johannesburg the northern boundary of which is indicated by the line LK on Diagram SG No.A4717/1985.*
- q) *By Virtue of Notarial Deed No. K4218/2010S the withinmentioned property is subject to a sewer servitude in favour of the City of Johannesburg as will more fully appear from the said deed and Diagrams SG No.3199/2010 and SG No 3200/2010 annexed thereto.*
- r) *By Virtue of Notarial Deed No. K747/2010S the withinmentioned property is subject to a sewer servitude 2.00 metres with in favour of the City of Johannesburg as will more fully appear from the said deed and Diagrams SG No. 2212/2008 annexed thereto.*
- s) *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 SG No 12350/2004 attached thereto.*
- t) *By Virtue of Notarial Deed No. K2206/2012S the withinmentioned property is subject to a right of way servitude in favour of Portion 2 of the farm Bothasfontein 408 JR as will more fully appear from the said deed and Diagram SG No 4560/2007 annexed thereto.*
- u) *By Virtue of Notarial Deed No. K4187/2012S the withinmentioned property is subject to a servitude in favour of Eskom Holdings SOC Limited as will more fully appear from the said deed and Diagram SG No 5388/2007.*

- v) *By Virtue of Notarial Deed No. K3982/2012S the withinmentioned property is subject to a parking and right of way servitude in favour of Waterfall Hospital WUQF Proprietary Limited as will more fully appear from the said deed and Diagram SG No 14/2011 annexed thereto.*

B. Uitgesluit die volgende serwituut wat nie die erwe in die dorp affekteer nie, aangesien die dorp nie residensiele erwe het nie:

- a) *By Virtue of Notarial Deed in Restraint of Free Alienation of Property No K536/2010S the residential properties laid out in townships on the within mentioned Property may not be sold and only leased which leases are subject to the Standard Terms and Conditions set out in Annexure 1 to the said notarial deed and as will more fully appear from the said deed.*

3. TITELVOORWAARDES

Die erwe hieronder genoem is onderworpe aan die voorwaardes, soos aangedui, 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

- (a) Elke erf is onderworpe aan 'n serwituut 2 m breed, ten gunste van die plaaslike bestuur, vir rioolerings- en ander munisipale doeleindes, 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 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 2 m 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 goeë dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde serwituut grens en voorts sal die plaaslike bestuur geregtig wees tot redelike toegang tot genoemde grond vir die voorgenoemde 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.

**G. Zanti: Direkteur : Ontwikkelingsbeplanning
Kenningsgewing Nr. 101/2013**

LOCAL AUTHORITY NOTICE 230

**CITY OF JOHANNESBURG
AMENDMENT SCHEME 07-10524/2**

The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of section 125(1)(a) of the Town Planning and Townships Ordinance No 15 of 1986, declares that he has approved an amendment scheme being an amendment of the Halfway House and Clayville Town Planning Scheme, 1976, comprising the same land as included in the township of **Jukskei View Extension 83**.

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 07-10524/2

**G. Zanti: Director : Development Planning
Notice No. 100/2013**

PLAASLIKE BESTUURSKENNISGEWING 230

**STAD VAN JOHANNESBURG
WYSIGINGSKEMA 07-10524/2**

Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepalings van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe Nr 15 van 1986, dat hy 'n wysigingskema synde 'n wysiging van die Halfway House en Clayville Dorpsbeplanning Skema, 1976, wat uit dieselfde grond as die dorp **Jukskei View Uitbreiding 83** 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 07-10524/2

**G. Zanti: Direkteur : Ontwikkelingsbeplanning
Kennisgewing Nr. 100/2013**

**LOCAL AUTHORITY NOTICE
CITY OF JOHANNESBURG
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 83** to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY WITWATERSRAND ESTATES LIMITED 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 766 (A PORTION OF PORTION 1) OF THE FARM WATERVAL 5 IR, HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township is **Jukskei View Extension 83**

(2) DESIGN

The township shall consist of erven, as indicated on General Plan No S.G. 4319/2012.

(3) REGISTRATION OF SERVITUDES

All servitudes required to provide roads, stormwater, water and sewer services to the full development potential of Jukskei View Extension 83, shall be registered prior to the proclamation of the first phase. Servitudes needs to be registered from the boundary of phase 1 of the development over land which formed part of the original Jukskei View Extension 67, over and adjacent land. These servitudes will be to the satisfaction of Johannesburg Roads Agency and Johannesburg Water, and will be informed by necessary engineering studies, once approved by Johannesburg Roads Agency and Johannesburg Water.

(4) 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.

(5) 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.

(6) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT)

- (a) Should the development of the township not been commenced with, within a period of 5 years from 29 April 2010 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.

(7) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF ROADS AND TRANSPORT)

- (a) Should the development of the township not been completed within a period of ten years from 18 October 2010 of their letter, the application to establish the township, shall be resubmitted to the Department of Public Transport, Roads and Works for reconsideration.
- (b) 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).
- (c) 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. JVX67/P1/2012. The erection of such physical barrier and the maintenance thereof, shall be done to the satisfaction of the said Department.
- (d) The township owner shall comply with the conditions of the Department as set out in the Department's letter dated 07/05/2010.
- (e) The township owner shall comply with the conditions of the Gauteng Provincial Government (Gautrain).

(8) 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. JVX83/P1/2010.

(9) 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.

(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 its 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 3A. (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.

2. DISPOSAL OF EXISTING CONDITION OF TITLE

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

All erven are subject to the following condition -

- a) By virtue of Notarial Lease K6642/2012L the within mentioned property is subject to a lease in favour of Atterbury Waterfall Investment Company Proprietary Limited for a period of 99 years as will more fully appear from the said notarial lease.

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

- a) By Notarial Deed No K2514/1976S, the right has been granted to Electricity Supply Commission 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. The Route of this servitude has been determined by Notarial Deed of Amendment of Servitude K3475/1981S with Diagram A1392/1980 attached thereto.
- b) By Notarial Deed No K5028/1992, 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, as amended by Notarial Deed of Route Description K3213/1994S with diagram S.G No 5427/1991 attached thereto.
- c) By Virtue of 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 full appear from the said Notarial Deed, together with ancillary rights.
- d) By Notarial Deed No K4394/1999S dated 8th May 1999, the withinmentioned 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.
- e) By Notarial Deed No K4398/1999S dated 27th August 1999, the withinmentioned 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.
- f) By Notarial No K3161/2000S dated 4 May 2000, the within mentioned property is subject to a perpetual servitude of electric power transmission to convey electricity in favour of Eskom indicated by the line ABCD and HJK on S.G No 8801/1998, as will more fully appear from reference to the said Notarial Deed.
- g) 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 the route of which servitude has been determined by Notarial Deed of Route Description K2826/2011S with diagram SG 4110/2010 annexed thereto.
- 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 the withinmentioned property is subject to a servitude in favour of the City of Johannesburg as depicted on Diagram S.G. A6302/1993.
- j) 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 SG No 5392/2007,5388/2007, 5389/2007, 5390/2007 and amended by Notarial Deed of Servitude of Amendment K3589/2011S with diagram SG 1435/2011 annexed thereto.
- k) The within mentioned property is subject to a servitude in favour of the City of Johannesburg Metropolitan Municipality by virtue of Notarial Deed of Servitude No K1848/2010S with diagram SG NO. 4143/2009 relating thereto.
- l) 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 SG No.1451/2009 and 2933/2009 relating thereto.
- m) The within mentioned property is subject to a Servitude in favour of the 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 SG No 628/2008 relating thereto.
- n) By Virtue of Notarial Deed No. K4795/2010S the withinmentioned property is subject to a sewer servitude in favour of the City of Johannesburg the northern boundary of which is indicated by the line LK on Diagram SG No.A4717/1985.

- o) By Virtue of Notarial Deed No. K4218/2010S the withinmentioned property is subject to a sewer servitude in favour of the City of Johannesburg as will more fully appear from the said deed and Diagrams SG No.3199/2010 and SG No 3200/2010 annexed thereto.
- p) By Virtue of Notarial Deed No. K747/2010S the withinmentioned property is subject to a sewer servitude 2.00 metres with in favour of the City of Johannesburg as will more fully appear from the said deed and Diagrams SG No. 2212/2008 annexed thereto.
- q) 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 SG No 12350/2004 attached thereto.
- r) By Virtue of Notarial Deed No. K2206/2012S the withinmentioned property is subject to a right of way servitude in favour of Portion 2 of the farm Bothasfontein 408 JR as will more fully appear from the said deed and Diagram SG No 4560/2007 annexed thereto.
- s) By Virtue of Notarial Deed No. K4187/2012S the withinmentioned property is subject to a servitude in favour of Eskom Holdings SOC Limited as will more fully appear from the said deed and Diagram SG No 5388/2007.
- t) By Virtue of Notarial Deed No. K3982/2012S the withinmentioned property is subject to a parking and right of way servitude in favour of Waterfall Hospital WUQF Proprietary Limited as will more fully appear from the said deed and Diagram SG No 14/2011 annexed thereto.

B. Excluding the following servitude which do not affect the erven within the township as the township does not contain residential erven:

- a) By Virtue of Notarial Deed in Restraint of Free Alienation of Property No K536/2010S the residential properties laid out in townships on the within mentioned Property may not be sold and only leased which leases are subject to the Standard Terms and Conditions set out in Annexure 1 to the said notarial deed and as will more fully appear from the said deed.

C. Excluding the following condition which affects erven 3600 and 3602 only

- a) By Notarial deed No K1293/1963S, the right has been granted to Electricity Supply Commission 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. The route of this servitude is indicated on Diagram SG No A576/1963 and depicted in servitude note 1 on General Plan 4319/2012.

3. 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

- (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 3600

This erf is subject to a 10 (ten) metre wide stormwater servitude in favour of the local authority as indicated on the General Plan.

(3) ERF 3601

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

**G. Zanti: Director: Development Planning
Notice No. 100/2013**

**PLAASLIKE BESTUURSKENNISGEWING
STAD VAN JOHANNESBURG
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 83** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR WITWATERSRAND ESTATES LIMITED (EIENDOMS) BEPERK (HIERNA DIE AANSOEKDOENER/ 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 766 VAN DIE PLAAS WATERVAL NR 5- I.R. TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is Jukskei View Uitbreiding 83.

(2) ONTWERP

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 4319/2012.

(3) REGISTRASIE VAN SERWITUTE

Alle serwitute wat nodig is om paaie, stormwater, water en riool dienste tot die volle ontwikkelingspotensiaal van Jukskei View Uitbreiding 83 te voorsien, sal geregistreer word voor die proklamasie van die eerste fase.

Serwitute moet geregistreer word van die grens van fase 1 af van die ontwikkeling oor grond wat deel gevorm het van die oorspronklike Jukskei View Uitbreiding 67 oor en aangrensende grond. Hierdie serwitute moet tot bevrediging van die Johannesburg Roads Agency en Johannesburg Water wees en sal ingelig wees deur die nodige ingenieurs studies, sodra goedgekeur deur die Johannesburg Roads Agency en Johannesburg Water.

(4) VOORSIENING EN INSTALLERING VAN DIENSTE

Die dorpseienaar moet, op sy eie koste, die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering van water, elektrisiteit en sanitêre dienste asook die konstruksie van paaie en stormwaterdreinerings in die dorp, tot tevreedenheid van die plaaslike bestuur.

(5) ELEKTRISITEIT

(a) Die plaaslike bestuur is nie die grootmaat verskaffer van elektrisiteit aan die dorp nie. 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 ESKOM, die gelisensieëerde verskaffer van elektrisiteit in die dorp.

(6) GAUTENG PROVINSIALE REGERING (DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT)

(a) Indien die ontwikkeling van die dorp nie 'n aanvang neem voor of binne 'n periode van 5 jaar vanaf 29 April 2010 datum wat toestemming of vrystelling gegee is, moet die aansoek om die dorp te stig, heringedien word by

Gauteng Departement van Landbou, Bewaring en Omgewing (Gauteng Provinsiale Regering) vir goedkeuring ingevolge Artikel 28A van die Omgewingsbewaringwet, 1989 (Wet 107 van 1998), soos gewysig.

- (7) GAUTENG PROVINSIALE REGERING (DEPARTMENT OF ROADS AND TRANSPORT)
- (a) Indien die ontwikkeling van die dorp nie voltooi is binne 'n periode van 10 jaar vanaf 18 Oktober 2010, moet die aansoek heringedien word by die Departement van Openbare Vervoer, Paaie en Werke vir heroorweging.
- (b) Indien omstandighede egter, voor die verstryking van die tydperk vermeld in (i) 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 dorpsenielaar die aansoek herindien vir doeleindes van die nakoming van die vereistes van die beheerende liggaam ingevolge die bepalings van Artikel 48 van die Gauteng Vervoerinfrastruktuur Wet, 2001 (Wet 8 van 2001).
- (c) Die dorpsenielaar sal, voor of gedurende ontwikkeling van die dorp, 'n fisiese versperring oprig wat voldoen aan die vereistes van die betrokke Departement langs die geen toegangslane soos aangetoon op die goedgekeurde uitlegplan van die dorp No JVX67/P1/2012. Die oprigting van sodanige fisiese versperring en die onderhoud daarvan sal gedoen word tot bevrediging van die genoemde Departement.
- (d) Die dorpsenielaar sal voldoen aan die voorwaardes van die Departement soos uiteengesit in die Departement se brief gedateer 07/05/2010.
- (e) Die dorpsenielaar sal voldoen aan die voorwaardes van die Gauteng Provinsiale Regering (Gautrain).
- (8) TOEGANG
- (a) Toegang tot of uitgang vanuit die dorp sal voorsien word, tot die tevredenheid van die plaaslike bestuur en Johannesburg Roads Agency (Edms) Bpk en Department of Public Transport Roads and Works.
- (b) Geen toegang tot of uitgang vanuit die dorp sal toegelaat word teen die lene van geen toegang, soos aangedui op die goedgekeurde uitlegplan, JVX83/P1/2010.
- (9) ONTVANGS EN VERSORGING VAN STORMWATER
- Die dorpsenielaar moet die dreinerings van die dorp so reël dat dit inpas by dié van die aangrensende paaie en alle stormwater wat van die paaie afloop of afgelei word, moet ontvang en versorg word.
- (10) VULLISVERWYDERING
- Die dorpsenielaar moet toesien dat daar genoegsame vullisverwyderingspunte in die dorp voorsien word en moet ook reëlings tref vir die verwydering van alle vullis tot die tevredenheid van die plaaslike bestuur.
- (11) VERWYDERING OF VERVANGING VAN BESTAANDE DIENSTE
- Indien dit, as gevolg van die stigting van die dorp, nodig is om enige bestaande munisipale, TELKOM en/of ESKOM dienste te verwyder of te vervang, moet sodanige verwydering of vervanging op koste van die dorpsenielaar gedoen word.
- (12) SLOPING VAN GEBOUE EN STRUKTURE
- Die dorpsenielaar moet op sy eie koste, alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot tevredenheid van die plaaslike bestuur, wanneer daartoe versoek deur die plaaslike bestuur.
- (13) VERPLIGTINGE TEN OPSIGTE VAN DIENSTE EN BEPERKING BETREFFENDE DIE VERVREEMDING VAN ERWE
- (a) Die dorpsenielaar moet 'n sertifikaat van ESKOM indien by die plaaslike bestuur wat bevestig dat aanvaarbare finansiële reëlings ten opsigte van die voorsiening van elektrisiteit aan die dorp getref is met die plaaslike bestuur. Erwe in die dorp mag nie vervreem of oorgedra word in die naam van die koper, ook mag 'n Sertifikaat van Geregistreerde Titel nie in die naam van die dorpsenielaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie sertifikaat deur ESKOM uitgereik is; en
- (b) Die dorpsenielaar moet, op sy eie koste en tot tevredenheid van die plaaslike bestuur, alle dienste binne die grense van die dorp, ontwerp, voorsien en konstrueer, asook alle interne paaie en die stormwaterretikulasie binne die grense van die dorp. Erwe en/of eenhede in die dorp, mag nie vervreem of oorgedra word in die naam van 'n koper nie, ook mag 'n Sertifikaat van Geregistreerde Titel nie in die naam van die dorpsenielaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie dienste voorsien en geïnstalleer is; en

- (c) Die dorpseienaar moet, binne sodanige tydperk as wat die plaalike bestuur mag bepaal, sy verpligtinge met betrekking tot die die voorsiening van elektrisiteit, water en sanitire dienste asook die konstruksie van paaie en stormwaterdreinerig en die installering van die stelses daarvoor, soos vooraf ooreengekom tussen die dorpsieenaar en die plaalike bestuur, nakom. Erwe en/of eenhede in die dorp mag nie vervreem of oorgedra word in die naam van 'n koper nie, ook mag 'n Sertifikaat van Geregistreeerde Titel nie in die naam van die dorpseienaar geregistreeer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat voldoende waarborge, kontantbydraes ten opsigte van die voorsiening van die dienste deur die dorpseienaar, aan die plaaslike bestuur gelewer of betaal is nie; en
- (d) Desnieteenstaande die bepalings van klousule 3.A. (1) (a),(b) and (c) hieronder, moet die dorpseienaar op sy eie koste en tot tevredenheid van die plaaslike bestuur, alle servitute opmeet en registreer om die dienste wat voorsien, gekonstrueer en/of geïnstalleer is beoog in (a) to (b) hierbo, te beskerm. Erwe en/of eenhede in die dorp, mag nie vervreem of oorgedra word in die naam van 'n koper nie, ook mag 'n Sertifikaat van Geregistreeerde Titel nie in die naam van die dorpseienaar geregistreeer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie dienste 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 servitute, indien enige.

Alle erwe is onderworpe aan die volgende voorwaarde: -

- a) *By virtue of Notarial Lease K6642/2012L the within mentioned property is subject to a lease in favour of Atterbury Waterfall Investment Company Proprietary Limited for a period of 99 years as will more fully appear from the said notarial lease.*

A. Uitgesluit die volgende wat nie die dorp affekteer as gevolg van sy ligging:

- a) *By Notarial Deed No K2514/1976S, the right has been granted to Electricity Supply Commission 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. The Route of this servitude has been determined by Notarial Deed of Amendment of Servitude K3475/1981S with Diagram A1392/1980 attached thereto.*
- b) *By Notarial Deed No K5028/1992, 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, as amended by Notarial Deed of Route Description K3213/1994S with diagram S.G No 5427/1991 attached thereto.*
- c) *By Virtue of 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 full appear from the said Notarial Deed, together with ancillary rights.*
- d) *By Notarial Deed No K4394/1999S dated 8th May 1999, the withinmentioned 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.*
- e) *By Notarial Deed No K4398/1999S dated 27th August 1999, the withinmentioned 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.*
- f) *By Notarial No K3161/2000S dated 4 May 2000, the within mentioned property is subject to a perpetual servitude of electric power transmission to convey electricity in favour of ESKOM indicated by the line ABCD and HJK on S.G No 8801/1998, as will more fully appear from reference to the said Notarial Deed.*
- g) *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 the route of which servitude has been determined by Notarial Deed of Route Description K2826/2011S with diagram SG 4110/2010 annexed thereto.*

- 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 the withinmentioned property is subject to a servitude in favour of the City of Johannesburg as depicted on Diagram S.G. A6302/1993.*
- j) *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 SG No 5392/2007,5388/2007, 5389/2007, 5390/2007 and amended by Notarial Deed of Servitude of Amendment K3589/2011S with diagram SG 1435/2011 annexed thereto.*
- k) *The within mentioned property is subject to a servitude in favour of the City of Johannesburg Metropolitan Municipality by virtue of Notarial Deed of Servitude No K1848/2010S with diagram SG NO. 4143/2009 relating thereto.*
- l) *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 SG No.1451/2009 and 2933/2009 relating thereto.*
- m) *The within mentioned property is subject to a Servitude in favour of the 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 SG No 628/2008 relating thereto.*
- n) *By Virtue of Notarial Deed No. K4795/2010S the withinmentioned property is subject to a sewer servitude in favour of the City of Johannesburg the northern boundary of which is indicated by the line LK on Diagram SG No.A4717/1985.*
- o) *By Virtue of Notarial Deed No. K4218/2010S the withinmentioned property is subject to a sewer servitude in favour of the City of Johannesburg as will more fully appear from the said deed and Diagrams SG No.3199/2010 and SG No 3200/2010 annexed thereto.*
- p) *By Virtue of Notarial Deed No. K747/2010S the withinmentioned property is subject to a sewer servitude 2.00 metres with in favour of the City of Johannesburg as will more fully appear from the said deed and Diagrams SG No. 2212/2008 annexed thereto.*
- q) *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 SG No 12350/2004 attached thereto.*
- r) *By Virtue of Notarial Deed No. K2206/2012S the withinmentioned property is subject to a right of way servitude in favour of Portion 2 of the farm Bothasfontein 408 JR as will more fully appear from the said deed and Diagram SG No 4560/2007 annexed thereto.*
- s) *By Virtue of Notarial Deed No. K4187/2012S the withinmentioned property is subject to a servitude in favour of Eskom Holdings SOC Limited as will more fully appear from the said deed and Diagram SG No 5388/2007.*
- t) *By Virtue of Notarial Deed No. K3982/2012S the withinmentioned property is subject to a parking and right of way servitude in favour of Waterfall Hospital WUQF Proprietary Limited as will more fully appear from the said deed and Diagram SG No 14/2011 annexed thereto.*

B. Uitgesluit die volgende serwitut wat nie die erwe in die dorp affekteer nie, aangesien die dorp nie residensiele erwe het nie:

- a) *By Virtue of Notarial Deed in Restraint of Free Alienation of Property No K536/2010S the residential properties laid out in townships on the within mentioned Property may not be sold and only leased which leases are subject to the Standard Terms and Conditions set out in Annexure 1 to the said notarial deed and as will more fully appear from the said deed.*

C. Uitgesluit die volgende wat slegs Erwe 3600 en 3602 affekteer

- a) *By Notarial deed No K1293/1963S, the right has been granted to Electricity Supply Commission 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. The route of this servitude is indicated on Diagram SG No A576/1963 and depicted in servitude note 1 on General Plan 4319/2012.

3. TITELVOORWAARDES

Die erwe hieronder genoem is onderworpe aan die voorwaardes, soos aangedui, 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

- (a) Elke erf is onderworpe aan 'n serwituu 2 m breed, ten gunste van die plaaslike bestuur, vir rioolerings- en ander munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituu vir munisipale doeleindes 2 m 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 serwituu mag afsien.
- (b) Geen gebou of ander struktuur mag binne die voornoemde serwituu gebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituu of binne 2 m 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 goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde serwituu grens en voorts sal die plaaslike bestuur geregtig wees tot redelike toegang tot genoemde grond vir die voorgenoemde 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 3600

Die erf is onderworpe aan 'n 10 (tien) meter bree stormwater serwituu ten gunste van die Plaaslike Bestuur soos aangetoon op die Algemene Plan.

(3) ERF 3601

Die totale erf is onderworpe aan 'n serwituu vir munisipale doeleindes en reg van weg ten gunste van die Plaaslike Bestuur soos aangetoon op die Algemene Plan.

**G. Zanti: Direkteur : Ontwikkelingsbeplanning
Kennisgewing Nr. 100/2013**

LOCAL AUTHORITY NOTICE 231

**CITY OF JOHANNESBURG
AMENDMENT SCHEME 07-10524**

The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of section 125(1)(a) of the Town Planning and Townships Ordinance No 15 of 1986, declares that he has approved an amendment scheme being an amendment of the Halfway House and Clayville Town Planning Scheme, 1976, comprising the same land as included in the township of **Jukskei View Extension 67**.

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 07-10524

**G. Zanti: Director : Development Planning
Notice No. 099/2013**

PLAASLIKE BESTUURSKENNISGEWING 231

**STAD VAN JOHANNESBURG
WYSIGINGSKEMA 07-10524**

Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepalings van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe Nr 15 van 1986, dat hy 'n wysigingskema synde 'n wysiging van die Halfway House en Clayville Dorpsbeplanning Skema, 1976, wat uit dieselfde grond as die dorp **Jukskei View Uitbreiding 67** 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 07-10524

**G. Zanti: Direkteur : Ontwikkelingsbeplanning
Kennisgewing Nr. 099/2013**

**LOCAL AUTHORITY NOTICE
CITY OF JOHANNESBURG
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 67** to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY WATERFALL CBD REGIONAL OFFICE 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 765 (A PORTION OF PORTION 1) OF THE FARM WATERVAL 5 IR, HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT

- (1) **NAME**
The name of the township is **Jukskei View Extension 67**
- (2) **DESIGN**
The township shall consist of erven, as indicated on General Plan No SG 4318/2012.
- (3) **REGISTRATION OF SERVITUDES**
All servitudes required to provide roads, stormwater, water and sewer services to the full developmet potential of **Jukskei View Extension 67**, shall be registered prior to the proclamation of the first phase. Servitudes needs to

- be registered from the boundary of phase 1 of the development over land which formed part of the original Jukskei View Extension 67, over and adjacent land. These servitudes will be to the satisfaction of Johannesburg Roads Agency and Johannesburg Water, and will be informed by necessary engineering studies, once approved by Johannesburg Roads Agency and Johannesburg Water.
- (4) 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.
- (5) 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.
- (6) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT)
- (a) Should the development of the township not been commenced with, within a period of 5 years from 29 April 2010 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.
- (7) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF ROADS AND TRANSPORT)
- (a) Should the development of the township not been completed within a period of ten years from 18 October 2010 of their letter, the application to establish the township, shall be resubmitted to the Department of Public Transport, Roads and Works for reconsideration.
- (b) 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).
- (c) 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. JVX67/P1/2012. The erection of such physical barrier and the maintenance thereof, shall be done to the satisfaction of the said Department.
- (d) The township owner shall comply with the conditions of the Department as set out in the Department's letter dated 07/05/2010.
- (e) The township owner shall comply with the conditions of the Gauteng Provincial Government (Gautrain).
- (8) 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. JVX/P1/2010.
- (9) 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.
- (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 its 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 3.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.

2. DISPOSAL OF EXISTING CONDITION OF TITLE

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

All erven are subject to the following condition -

- a) By virtue of Notarial Lease K6638/2012L (to be registered) the within mentioned property is subject to a lease in favour of Atterbury Waterfall Investment Company Proprietary Limited for a period of 99 years as will more fully appear from the said notarial lease.
- A. **Excluding the following which does not affect the township due to its locality:**
- a) By Notarial Deed No K55/1973S, the rights has been granted to Electricity Supply Commission 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. The route of this servitude is indicated on Diagram SG No A5191/1971.

- b) By Notarial Deed No K2514/1976S, the right has been granted to Electricity Supply Commission 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. The Route of this servitude has been determined by Notarial Deed of Amendment of Servitude K3475/1981S with Diagram A1392/1980 attached thereto.
- c) By Notarial Deed No K5028/1992, 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, as amended by Notarial Deed of Route Description K3213/1994S with diagram S.G No 5427/1991 attached thereto.
- d) By Virtue of 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 full appear from the said Notarial Deed, together with ancillary rights.
- e) By Notarial Deed No K4394/1999S dated 8th May 1999, the withinmentioned 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.
- f) By Notarial Deed No K4398/1999S dated 27th August 1999, the withinmentioned 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.
- g) By Notarial No K3161/2000S dated 4 May 2000, the within mentioned property is subject to a perpetual servitude of electric power transmission to convey electricity in favour of Eskom indicated by the line ABCD and HJK on S.G No 8801/1998, as will more fully appear from reference to the said Notarial Deed.
- h) 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 the route of which servitude has been determined by Notarial Deed of Route Description K2826/2011S with diagram SG 4110/2010 annexed thereto.
- i) 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.
- j) By Virtue of Notarial Deed of Servitude K537/2010S the withinmentioned property is subject to a servitude in favour of the City of Johannesburg as depicted on Diagram S.G. A6302/1993.
- k) 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 SG No 5392/2007,5388/2007, 5389/2007, 5390/2007 and amended by Notarial Deed of Servitude of Amendment K3589/2011S with diagram SG 1435/2011 annexed thereto.
- l) The within mentioned property is subject to a servitude in favour of the City of Johannesburg Metropolitan Municipality by virtue of Notarial Deed of Servitude No K1848/2010S with diagram SG NO. 4143/2009 relating thereto.
- m) The within mentioned property is subject to a Servitude in favour of the 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 SG No 628/2008 relating thereto.
- n) By Virtue of Notarial Deed No. K4795/2010S the withinmentioned property is subject to a sewer servitude in favour of the City of Johannesburg the northern boundary of which is indicated by the line LK on Diagram SG No.A4717/1985.
- o) By Virtue of Notarial Deed No. K4218/2010S the withinmentioned property is subject to a sewer servitude in favour of the City of Johannesburg as will more fully appear from the said deed and Diagrams SG No.3199/2010 and SG No 3200/2010 annexed thereto.
- p) By Virtue of Notarial Deed No. K747/2010S the withinmentioned property is subject to a sewer servitude 2.00 metres with in favour of the City of Johannesburg as will more fully appear from the said deed and Diagrams SG No. 2212/2008 annexed thereto.

- q) 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 SG No 12350/2004 attached thereto.
- r) By Virtue of Notarial Deed No. K2206/2012S the withinmentioned property is subject to a right of way servitude in favour of Portion 2 of the farm Bothasfontein 408 JR as will more fully appear from the said deed and Diagram SG No 4560/2007 annexed thereto.
- s) By Virtue of Notarial Deed No. K4187/2012S the withinmentioned property is subject to a servitude in favour of Eskom Holdings SOC Limited as will more fully appear from the said deed and Diagram SG No 5388/2007.
- t) By Virtue of Notarial Deed No. K3982/2012S the withinmentioned property is subject to a parking and right of way servitude in favour of Waterfall Hospital WUQF Proprietary Limited as will more fully appear from the said deed and Diagram SG No 14/2011 annexed thereto.

B. Excluding the following servitude which do not affect the erven within the township as the township does not contain residential erven:

- a) By Virtue of Notarial Deed in Restraint of Free Alienation of Property No K536/2010S the residential properties laid out in townships on the within mentioned Property may not be sold and only leased which leases are subject to the Standard Terms and Conditions set out in Annexure 1 to the said notarial deed and as will more fully appear from the said deed.

C. Subject to the following conditions which affects roads in the township only:

- a) Subject to a servitude for private pedestrian access and private open space purposes in favour of Witwatersrand Estate Limited as reflected by the figure jklm on General Plan SG 4318/2012, being an elevated structure, as will more fully appear from Deed of Transfer T98153/2012.
- b) By virtue of notarial deed of servitude K1849/2010S with diagram SG No 1451/2009 relating thereto as indicated by the figure "2a, b13, b12, b11, b10, b9, 2b, f, g, h, 2a" on General Plan SG No 4318/2012 The within mentioned property is subject a servitude in favour of the City of Johannesburg Metropolitan Municipality for road way and access purposes and affects streets within the township (Magwa Singel and Jukskei View Drive).

D. Excluding the condition below which affects Erven 3595-3598 and streets only:

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 ancillary rights, and subject to conditions as will more fully appear on reference to said Notarial Deed. The route of this servitude is indicated by the lines ab, cd, ef and gh on general plan SG No 4318/2012

3. 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
- (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 3599

(a) The entire erf as indicated on the General Plan No SG. 4318/2012, is subject to a servitude for municipal purposes and right of way in favour of the local authority.

G. Zanti: Director: Development Planning
Notice No.099/2013

**PLAASLIKE BESTUURSKENNISGEWING
STAD VAN JOHANNESBURG
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 67** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR WATERFALL CBD REGIONAL OFFICE PARK WUQF (EIENDOMS) BEPERK (HIERNA DIE AANSOEKDOENER/ 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 765 ('N DEEL VAN GEDEELTE 1) VAN DIE PLAAS WATERVAL NR 5- I.R. TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is Jukskei View Uitbreiding 67.

(2) ONTWERP

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 4318/2012.

(3) REGISTRASIE VAN SERWITUTE

Alle serwitute wat nodig is om paaie, stormwater, water en riool dienste tot die volle ontwikkelingspotensiaal van Jukskei View Uitbreiding 67 te voorsien, sal geregistreer word voor die proklamasie van die eerste fase. Serwitute moet geregistreer word van die grens van fase 1 af van die ontwikkeling oor grond wat deel gevorm het van die oorspronklike Jukskei View Uitbreiding 67 oor en aangrensende grond. Hierdie serwitute moet tot bevrediging van die Johannesburg Roads Agency en Johannesburg Water wees en sal ingelig wees deur die nodige ingenieurs studies, sodra goedgekeur deur die Johannesburg Roads Agency en Johannesburg Water.

(4) VOORSIENING EN INSTALLERING VAN DIENSTE

Die dorpseienaar moet, op sy eie koste, die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering van water, elektrisiteit en sanitêre dienste asook die konstruksie van paaie en stormwaterdreinerings in die dorp, tot tevredenheid van die plaaslike bestuur.

(5) ELEKTRISITEIT

(a) Die plaaslike bestuur is nie die grootmaat verskaffer van elektrisiteit aan die dorp nie. 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 ESKOM, die gelisensieëerde verskaffer van elektrisiteit in die dorp.

(6) GAUTENG PROVINSIALE REGERING (DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT)

(a) Indien die ontwikkeling van die dorp nie 'n aanvang neem voor of binne 'n periode van 5 jaar vanaf 29 April 2010 datum wat toestemming of vrystelling gegee is, moet die aansoek om die dorp te stig, heringedien word by Gauteng Departement van Landbou, Bewaring en Omgewing (Gauteng Provinsiale Regering) vir goedkeuring ingevolge Artikel 28A van die Omgewingsbewaringwet, 1989 (Wet 107 van 1998), soos gewysig.

(7) GAUTENG PROVINSIALE REGERING (DEPARTMENT OF ROADS AND TRANSPORT)

(a) Indien die ontwikkeling van die dorp nie voltooi is binne 'n periode van 10 jaar vanaf 18 Oktober 2010, moet die aansoek heringedien word by die Departement van Openbare Vervoer, Paaie en Werke vir heroorweging.

- (b) Indien omstandighede egter, voor die verstryking van die tydperk vermeld in (i) 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 dorpseniener die aansoek herindien vir doeleindes van die nakoming van die vereistes van die beheerende liggaam ingevolge die bepalings van Artikel 48 van die Gauteng Vervoerinfrastruktuur Wet, 2001 (Wet 8 van 2001).
- (c) Die dorpseniener sal, voor of gedurende ontwikkeling van die dorp, 'n fisiese versperring oprig wat voldoen aan die vereistes van die betrokke Departement langs die geen toegangslane soos aangetoon op die goedgekeurde uitlegplan van die dorp No JVX67/P1/2012. Die oprigting van sodanige fisiese versperring en die onderhoud daarvan sal gedoen word tot bevrediging van die genoemde Departement.
- (d) Die dorpseniener sal voldoen aan die voorwaardes van die Departement soos uiteengesit in die Departement se brief gedateer 07/05/2010.
- (e) Die dorpseniener sal voldoen aan die voorwaardes van die Gauteng Provinsiale Regering (Gautrain).
- (8) TOEGANG
- (a) Toegang tot of uitgang vanuit die dorp sal voorsien word, tot die tevredenheid van die plaaslike bestuur en Johannesburg Roads Agency (Edms) Bpk en Department of Public Transport Roads and Works.
- (b) Geen toegang tot of uitgang vanuit die dorp sal toegelaat word teen die lene van geen toegang, soos aangedui op die goedgekeurde uitlegplan, JVX67/P1/2010.
- (9) ONTVANGS EN VERSORGING VAN STORMWATER
- Die dorpseniener moet die dreinerings van die dorp so reël dat dit inpas by dié van die aangrensende paaie en alle stormwater wat van die paaie afloop of afgelei word, moet ontvang en versorg word.
- (10) VULLISVERWYDERING
- Die dorpseniener moet toesien dat daar genoegsame vullisverwyderingspunte in die dorp voorsien word en moet ook reëlings tref vir die verwydering van alle vullis tot die tevredenheid van die plaaslike bestuur.
- (11) VERWYDERING OF VERVANGING VAN BESTAANDE DIENSTE
- Indien dit, as gevolg van die stigting van die dorp, nodig is om enige bestaande munisipale, TELKOM en/of ESKOM dienste te verwyder of te vervang, moet sodanige verwydering of vervanging op koste van die dorpseniener gedoen word.
- (12) SLOPING VAN GEBOUE EN STRUKTURE
- Die dorpseniener moet op sy eie koste, alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot tevredenheid van die plaaslike bestuur, wanneer daartoe versoek deur die plaaslike bestuur.
- (13) VERPLIGTINGE TEN OPSIGTE VAN DIENSTE EN BEPERKING BETREFFENDE DIE VERVREEMDING VAN ERWE
- (a) Die dorpseniener moet 'n sertifikaat van ESKOM indien by die plaaslike bestuur wat bevestig dat aanvaarbare finansiële reëlings ten opsigte van die voorsiening van elektrisiteit aan die dorp getref is met die plaaslike bestuur. Erwe in die dorp mag nie vervreem of oorgedra word in die naam van die koper, ook mag 'n Sertifikaat van Geregistreerde Titel nie in die naam van die dorpseniener geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie sertifikaat deur ESKOM uitgereik is; en
- (b) Die dorpseniener moet, op sy eie koste en tot tevredenheid van die plaaslike bestuur, alle dienste binne die grense van die dorp, ontwerp, voorsien en konstrueer, asook alle interne paaie en die stormwaterretikulasie binne die grense van die dorp. Erwe en/of eenhede in die dorp, mag nie vervreem of oorgedra word in die naam van 'n koper nie, ook mag 'n Sertifikaat van Geregistreerde Titel nie in die naam van die dorpseniener geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie dienste voorsien en geïnstalleer is; en
- (c) Die dorpseniener moet, binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van elektrisiteit, water en sanitêre dienste asook die konstruksie van paaie en stormwaterdreinerings en die installering van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseniener en die plaaslike bestuur, nakom. Erwe en/of eenhede in die dorp mag nie vervreem of oorgedra word in die naam van 'n koper nie, ook mag 'n Sertifikaat van Geregistreerde Titel nie in die naam van die dorpseniener geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat voldoende waarborgs, kontantbydraes ten opsigte van die voorsiening van die dienste deur die dorpseniener, aan die plaaslike bestuur gelewer of betaal is nie; en

- (d) Desnieteenstaande die bepalings van klousule 3.(1) (a), (b) en (c) hieronder, moet die dorpsieenaar op sy eie koste en tot tevredenheid van die plaaslike bestuur, alle serwitute opmeet en registreer om die dienste wat voorsien, gekonstrueer en/of geïnstalleer is beoog in (a) to (b) hierbo, te beskerm. Erwe en/of eenhede in die dorp, mag nie vervreem of oorgedra word in die naam van 'n koper nie, ook mag 'n Sertifikaat van Geregistreerde Titel nie in die naam van die dorpsieenaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie dienste 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.

Alle erwe is onderworpe aan die volgende voorwaarde:

- a) *By virtue of Notarial Lease K6638/2012L (to be registered) the within mentioned property is subject to a lease in favour of Atterbury Waterfall Investment Company Proprietary Limited for a period of 99 years as will more fully appear from the said notarial lease.*

A. Uitgesluit die volgende wat nie die dorp affekteer nie as gevolg van sy ligging:

- a) *By Notarial Deed No K55/1973S, the rights has been granted to Electricity Supply Commission 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. The route of this servitude is indicated on Diagram SG No A5191/1971.*
- b) *By Notarial Deed No K2514/1976S, the right has been granted to Electricity Supply Commission 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. The Route of this servitude has been determined by Notarial Deed of Amendment of Servitude K3475/1981S with Diagram A1392/1980 attached thereto.*
- c) *By Notarial Deed No K5028/1992, 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, as amended by Notarial Deed of Route Description K3213/1994S with diagram S.G No 5427/1991 attached thereto.*
- d) *By Virtue of 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 full appear from the said Notarial Deed, together with ancillary rights.*
- e) *By Notarial Deed No K4394/1999S dated 8th May 1999, the withinmentioned 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.*
- f) *By Notarial Deed No K4398/1999S dated 27th August 1999, the withinmentioned 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.*
- g) *By Notarial No K3161/2000S dated 4 May 2000, the within mentioned property is subject to a perpetual servitude of electric power transmission to convey electricity in favour of ESKOM indicated by the line ABCD and HJK on S.G No 8801/1998, as will more fully appear from reference to the said Notarial Deed.*
- h) *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 the route of which servitude has been determined by Notarial Deed of Route Description K2826/2011S with diagram SG 4110/2010 annexed thereto.*
- i) *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.*
- j) *By Virtue of Notarial Deed of Servitude K537/2010S the withinmentioned property is subject to a servitude in favour of the City of Johannesburg as depicted on Diagram S.G. A6302/1993.*

- k) *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 SG No 5392/2007, 5388/2007, 5389/2007, 5390/2007 and amended by Notarial Deed of Servitude of Amendment K3589/2011S with diagram SG 1435/2011 annexed thereto.*
- l) *The within mentioned property is subject to a servitude in favour of the City of Johannesburg Metropolitan Municipality by virtue of Notarial Deed of Servitude No K1848/2010S with diagram SG NO. 4143/2009 relating thereto.*
- m) *The within mentioned property is subject to a Servitude in favour of the 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 SG No 628/2008 relating thereto.*
- n) *By Virtue of Notarial Deed No. K4795/2010S the withinmentioned property is subject to a sewer servitude in favour of the City of Johannesburg the northern boundary of which is indicated by the line LK on Diagram SG No.A4717/1985.*
- o) *By Virtue of Notarial Deed No. K4218/2010S the withinmentioned property is subject to a sewer servitude in favour of the City of Johannesburg as will more fully appear from the said deed and Diagrams SG No.3199/2010 and SG No 3200/2010 annexed thereto.*
- p) *By Virtue of Notarial Deed No. K747/2010S the withinmentioned property is subject to a sewer servitude 2.00 metres with in favour of the City of Johannesburg as will more fully appear from the said deed and Diagrams SG No. 2212/2008 annexed thereto.*
- q) *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 SG No 12350/2004 attached thereto.*
- r) *By Virtue of Notarial Deed No. K2206/2012S the withinmentioned property is subject to a right of way servitude in favour of Portion 2 of the farm Bothasfontein 408 JR as will more fully appear from the said deed and Diagram SG No 4560/2007 annexed thereto.*
- s) *By Virtue of Notarial Deed No. K4187/2012S the withinmentioned property is subject to a servitude in favour of Eskom Holdings SOC Limited as will more fully appear from the said deed and Diagram SG No 5388/2007.*
- t) *By Virtue of Notarial Deed No. K3982/2012S the withinmentioned property is subject to a parking and right of way servitude in favour of Waterfall Hospital WUQF Proprietary Limited as will more fully appear from the said deed and Diagram SG No 14/2011 annexed thereto.*

B. Uitgesluit die volgende serwituut wat nie die erwe in die dorp affekteer nie, aangesien die dorp nie residensiele erwe het nie:

- a) *By Virtue of Notarial Deed in Restraint of Free Alienation of Property No K536/2010S the residential properties laid out in townships on the within mentioned Property may not be sold and only leased which leases are subject to the Standard Terms and Conditions set out in Annexure 1 to the said notarial deed and as will more fully appear from the said deed.*

C. Onderworpe aan die volgende voorwaardes wat slegs paaie in die dorp affekteer:

- (a) *Subject to a servitude for private pedestrian access and private open space purposes in favour of Witwatersrand Estate Limited as reflected by the figure jklm on General Plan SG 4318/2012, being an elevated structure, as will more fully appear from Deed of Transfer T98153/2012.*
- (b) *By virtue of notarial deed of servitude K1849/2010S with diagram SG No 1451/2009 relating thereto as indicated by the figure "2a, b13, b12, b11, b10, b9, 2b, f, g, h, 2a" on General Plan SG No 4318/2012 The within mentioned property is subject a servitude in favour of the City of Johannesburg Metropolitan Municipality for road way and access purposes and affects streets within the township (Magwa Singel and Jukskei View Drive).*

D. Uitgesluit die volgende voorwaarde wat slegs Erwe 3595-3598 en strate affekteer:

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 ancillary rights, and subject to conditions as will more

fully appear on reference to said Notarial Deed. The route of this servitude is indicated by the lines ab, cd, ef and gh on general plan SG No 4318/2012

3. TITELVOORWAARDES

Die erwe hieronder genoem is onderworpe aan die voorwaardes, soos aangedui, 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

- (a) Elke erf is onderworpe aan 'n serwituut 2 m breed, ten gunste van die plaaslike bestuur, vir rioolerings- en ander munisipale doeleindes, 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 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 2 m 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 goeë dunde noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde serwituut grens en voorts sal die plaaslike bestuur geregtig wees tot redelike toegang tot genoemde grond vir die voorgenoemde 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 3599
- (a) Die totale erf soos aangetoon op die Algemene Plan No SG 4318/2012 is onderworpe aan 'n serwituut vir munisipale doeleindes en reg van weg ten gunste van die Plaaslike Bestuur.

**G. Zanti: Direkteur : Ontwikkelingsbeplanning
Kennisgewing Nr. 099/2013**