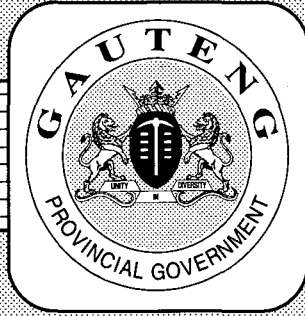


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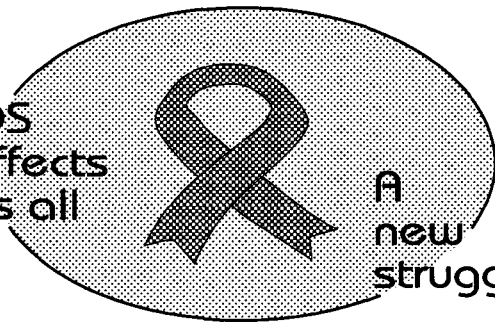
**Vol. 10**

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**No. 38**

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## LOCAL AUTHORITY NOTICES

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### PLAASLIKE BESTUURSKENNISGEWING 186

### MUNISIPALE KENNISGEWING 065 VAN 2004

### JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT

### (GEWESE WESTELIKE METROPOLITAANSE PLAASLIKE RAAD)

### VERKLARING TOT 'N GOEDGEKEURDE DORP

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Johannesburg Stad, (vroëer Westelike Metropolitaanse Plaaslike Raad) hierby Wilgeheuvel Uitbreiding 13 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

#### BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR HANMAG 161 (PROPRIETARY) LIMITED: 2002/017443/07 (HIERNA DIE AANSOEKDOENER GENOEM) INGEVOLGE DIE BEPALINGS VAN ARTIKEL 98(1) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 194 ('N GEDEELTE VAN GEDEELTE 61) VAN DIE PLAAS WILGESPRUIT NO 190, REGISTRASIE AFDELING I.Q., PROVINSIE VAN GAUTENG, TOEGESTAAN IS.

#### 1. Stigtingsvoorwaardes

##### 1.1 Naam

Die naam van die dorp is Wilgeheuvel Uitbreiding 13.

##### 1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 3373/1998.

##### 1.3 Ingenieursdienste

1.3.1 Die dorpsseenaar is verantwoordelik vir die installering en voorsiening van interne ingenieursdienste insluitende die konstruksie van die totale lengte van Berettastraat en die konstruksie van die 13m wye pad oor die reg van weg serwituu wat geregistreer is oor erwe 1381 en 1382, die stormwater dreinerings en verwante werke moet geïnstalleer word en 'n bydrae vir eksterne riooldienste is betaalbaar; en

1.3.2 die plaaslike bestuur is verantwoordelik vir die installering en voorsiening van eksterne ingenieursdienste.

Die dorpsseenaar sal, wanneer hy van voorneme is om die dorp van ingenieurs- en noodsaaklike dienste te voorsien:

1.3.3 elke ingenieursdiens wat vir die dorp voorsien moet word, ingevolge artikel 116 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) by ooreenkoms met die plaaslike bestuur klassifiseer as interne en eksterne ingenieursdienste; en

1.3.4 alle interne ingenieursdienste en noodsaaklike dienste installeer en voorsien tot bevrediging van die plaaslike bestuur en vir hierdie doel moet die verslae, planne en spesifikasies soos vereis deur die plaaslike owerheid ingedien word.

#### 1.4 Beskikking oor bestaande titel voorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die regte op minerale, maar uitgesonderd:

##### 1.4.1 Die volgende voorwaarde wat nie die dorp raak nie:

Titel Akte T170582/03

C. "Die voormalige Resterende Gedeelte van Gedeelte D van die Suid-oostelike Gedeelte van die plaas, groot as sodanig 392,6595 hektaar, waarvan die eiendom hiermee getranspoteer deel uitmaak, is geregtig tot 'n serwituut van pyplyn oor Gedeelte 225 ('n gedeelte van Gedeelte D van die Suid-oostelike Gedeelte) van die plaas, getranspoteer onder Transportakte Nr. 27403/1951, soos aangetoon en afgebeeld deur die lyn a b c op die kaart Nr. A 488/51 van voormelde Gedeelte 225.

##### 1.4.2 Die volgende voorwaardes wat nie aan die erwe in die dorp oorgedra moet word nie:

Title Deed T 170582/03

"D Onderworpe aan die volgende bepalings ten gunste van en afdwingbaar deur die genoemde JOCHEM TOXOPEUS

(1) Geen geboue van enige aard mag binne 'n afstand van 62,97 meter vanaf die middle van enige openbare pad, of binne 31,49 meter vanaf die grens van die voormelde gedeelte opgerig word nie.

(2) Die eiendom mag nie vir die vervaardiging van bakstene of teels vir kommersiele of private doeleindes gebruik word nie.

##### 1.4.3 "Die serwituut van reg van weg 15.74m wyd wat geregistreer is in ten gunste van die plaaslike bestuur soos aangedui op diagram S.G. No. A8898/1948 geregistreer in terme van Akte van Serwituut No 315/1949S."

#### 1.5 Sloping van geboue en structure

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne die boulynreserwes, kant ruimtes en oor gemeenskaplike grense gelee is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

#### 1.6 Verwydering van rommel

Die dorpseienaar moet op eie koste al rommel binne die dorpsgebied laat verwyder tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

#### 1.7 Verskuiwing of vervanging van munisipale dienste

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale dienste te verskuif of te vervang moet die koste daarvan deur die dorpseienaar gedra word.

#### 1.8 Beperking op die vervreemding en ontwikkeling van Erf 1379

Die dorpseienaar mag nie Erf 1379 vervreem of ontwikkel en oordrag van die erf word nie toegelaat totdat die plaaslike bestuur tevrede is dat geregistreerde toegang na die erf voorsien is nie.

**1.9 Beperking op die vervreemding en ontwikkeling van Erwe 1381, 1382 en 1380**

Die dorpseienaar mag nie Erwe 1381, 1382 en 1380 vervreem of ontwikkel en oordrag van die erwe word nie toegelaat totdat die plaaslike bestuur tevrede is dat die reg van weg serwitute wat deur die plaaslike bestuur benodig word, geregistreer is nie.

**1.10 Beperking op die vervreemding en ontwikkeling van alle erwe in die dorp**

Die dorpseienaar mag geen erwe in die dorp vervreem of ontwikkel en oordrag van die erwe word nie toegelaat nie totdat die plaaslike bestuur tevrede is dat die serwituut oor Gedeelte 197 om Berettastraat met Emily Hobhousestraat oor Nic Diederichsweg te verbind, verkry is nie en die interseksie moet ontwerp en dienooreenkomstig gekonstrueer wees.

**2. TITELVOORWAARDES**

**2.1 Voorwaardes opgelê deur die Plaaslike Bestuur kragtens die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986)**

**Alle erwe is onderworpe aan die voorwaardes soos aangedui :**

2.1.1 Die erwe is onderworpe aan 'n serwituut 2 meter breed vir riolerings- en ander munisipale doeleindes en ten gunste van die plaaslike bestuur langs enige twee grense, uitgesonderd 'n straatgrens en in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 meter breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van sodanige serwituut mag afsien.

2.1.2 Geen geboue of ander strukture mag binne die voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 (two) meter daarvan geplant word nie.

2.1.3 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 is die plaaslike bestuur geregtig 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 verwyderings van sodanige rioolhoofpyleidings en ander werke veroorsaak word.

**LOCAL AUTHORITY NOTICE 186**

**MUNICIPAL NOTICE 065 OF 2004**

**CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY**

**(FORMER WESTERN METROPOLITAN LOCAL COUNCIL)**

**DECLARATION AS APPROVED TOWNSHIP**

**In terms of Section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) the City of Johannesburg, (Former Western Metropolitan Local Council) hereby declares Wilgeheuwel Extension 13 Township to be an approved township subject to the conditions set out in the schedule hereto.**

## ANNEXURE

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY HANMAG 161 (PROPRIETARY) LIMITED: 2002/017443/07 (HEREIN AFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF SECTION 98(1) (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 194 (A PORTION OF PORTION 61) OF THE FARM WILGESPRUIT 190, REGISTRATION DIVISION PROVINCE OF GAUTENG HAS BEEN GRANTED**

**1. Conditions of establishment**

**1.1 Name**

The name of the township shall be Wilgeheuwel Extension 13.

**1.2 Design**

The township shall consist of erven and streets as indicated on General Plan S.G. No. 3373/1998.

**1.3 Engineering services**

1.3.1 The township owner shall be responsible for the installation and provision of internal engineering services including the construction of Beretta Street over its entire length and the construction of the 13m wide road over the right of way servitude registered over erven 1381 and 1382 and install storm water drainage and appurtenant works and paid a contribution towards bulk sewerage services; and

1.3.2 the local authority concerned shall be responsible for the installation and provision of external engineering services.

The township owner shall when he intends to provide the township with engineering and essential services:

1.3.3 by agreement with the local authority classify every engineering service to be provided for the township in terms of section 116 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) as an internal or external engineering service and in accordance with the guidelines; and

1.3.4 install or provide all internal and essential services to the satisfaction of the local authority and for this purpose shall lodge reports, diagrams and specifications as the local authority may require.

**1.4 Disposal of existing conditions of title**

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals.

1.4.1 the following condition which does not affect the township area:

Title Deed T 170582/03

C. "Die voormalige Resterende Gedeelte van Gedeelte D van die Suid-oostelike Gedeelte van die plaas, groot as sodanig 392,6595 hektaar, waarvan die eiendom hiermee getranspoteer deel uitmaak, is geregtig tot 'n serwituut van pyplyn oor Gedeelte 225 ('n gedeelte van Gedeelte D van die Suid-oostelike Gedeelte) van die plaas, getranspoteer onder Transportakte Nr. 27403/1951, soos aangetoon en afgebeeld deur die lyn a b c op die kaart Nr. A 488/51 van voormelde Gedeelte 225.

1.4.3 the following conditions which must not be transferred to the erven in the township:

Title Deed T 170582/03

"D Onderworpe aan die volgende bepalings ten gunste van en afdwingbaar deur die genoemde JOCHEM TOXOPEUS

(3) Geen geboue van enige aard mag binne 'n afstand van 62,97 meter vanaf die middle van enige openbare pad, of binne 31,49 meter vanaf die grens van die voormelde gedeelte opgerig word nie.

(4) Die eiendom mag nie vir die vervaardiging van bakstene of teels vir kommersiele of private doeleindes gebruik word nie.

1.4.2 the following condition which affects Erf 1386 in the township only:

"The servitude of right of way 15.74m wide registered in favour of the local authority vide diagram S.G. No. A8898/1948 registered in terms of Deed of Servitude No 315/1949S."

**1.5 Demolition of buildings and structures**

The township owner shall at his own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority when required by the local authority to do so.

**1.6 Removal of litter**

The township owner shall at his own expense cause all litter within the township area to be removed to the satisfaction of the local authority when required by the local authority to do so.

**1.7 Removal or replacement of municipal services**

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owner.

**1.8 Restriction on the disposal and development of Erf 1379**

The township owner shall not dispose of or develop erf 1379 nor shall transfer of the erf be permitted until the local authority has been satisfied that registered access has been provided.

**1.9 Restriction on the disposal and development of Erf 1381, 1382 and 1380**

The township owner shall not dispose of or develop erven 1380, 1381 and 1382 nor shall transfer of the erven be permitted until the local authority has been satisfied that the right of way servitudes required by the local authority have been registered.

**1.10 Restriction on the disposal and development of all erven in the township**

The township owner shall not dispose of or develop any erven in the township nor shall transfer of the erven be permitted until the local authority has been satisfied that the servitude over Portion 197 to align Beretta Street with Emily Hobhouse Street across Nic Diederichs Road have been obtained and that the intersection has been designed and

constructed accordingly.

## 2 CONDITIONS OF TITLE

### 2.1 Conditions imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)

All erven shall be subject to the conditions as indicated:

- 2.1.1 The erven are subject to a servitude, 2 metres wide, in favour of the local authority for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, and additional servitude for municipal purposes 2 metres 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.
- 2.1.2 No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 (two) metres thereof.
- 2.1.3 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 work as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

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## LOCAL AUTHORITY NOTICE 187

### ROODEPOORT TOWN PLANNING SCHEME, 1987: AMENDMENT SCHEME 05-1765

The City of Johannesburg, (former Western Metropolitan Local Council), hereby declares that it has approved an amendment scheme, being an amendment of the Roodepoort Town Planning Scheme, 1987, comprising the same land as included in the township of Wilgeheuwel Extension 13, in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

Map 3 and scheme clauses of the amendment scheme are filed with the Deputy Director-General, Gauteng Provincial Government: Department Housing and Local Government, Marshalltown and the Assistant Director: Development Planning, Transportation and Environment, Johannesburg, Room 8100, 8<sup>th</sup> Floor, A-Block, Metropolitan Centre, Braamfontein and are open for inspection at all reasonable times.

The date this scheme will come into operation is 3 February 2004.

This amendment is known as the Roodepoort Amendment Scheme 05-1765.

**A NAIR: EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING, TRANSPORTATION AND ENVIRONMENT, CITY OF JOHANNESBURG**

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## PLAASLIKE BESTUURSKENNISGEWING 187

### ROODEPOORT DORPSBEPLANNINGSKEMA, 1987: WYSIGINGSKEMA 05-1765

Johannesburg Stad, (vroëer Westelike Metropolitaanse Plaalike Raad), verklaar hierby ingevolge die bepalings van Artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) dat hy 'n wysigingskema synde 'n wysiging van die Roodepoort Dorpsbeplanningskema, 1987, wat uit die selfde grond as die dorp Wilgeheuwel Uitbreiding 25 bestaan, goedgekeur het.



Kaart 3 en skemaklousules van die wysigingskema word in bewaring gehou deur die Adjunk-Direkteur Generaal, Departement Behuising en Plaaslike Regering, Marshalltown en is by die Assistent Direkteur : Ontwikkelingsbeplanning, Vervoer en Omgewing, Johannesburg, Kamer 8100, 8 ste Verdieping, A-Blok, Metropolitaanse Sentrum, Braamfontein beskikbaar vir inspeksie te alle redelike tye.

Die datum van die inwerkingtreding van die skema is 3 February 2004.

Hierdie wysiging staan bekend as die Roodepoort Wysigingskema 05-1765.

**A NAIR: UITVOERENDE DIREKTEUR: ONTWIKKELINGS BEPLANNING, VERVOER EN OMGEWING,  
JOHANNESBURG STAD**

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**HENNIE MALAN**

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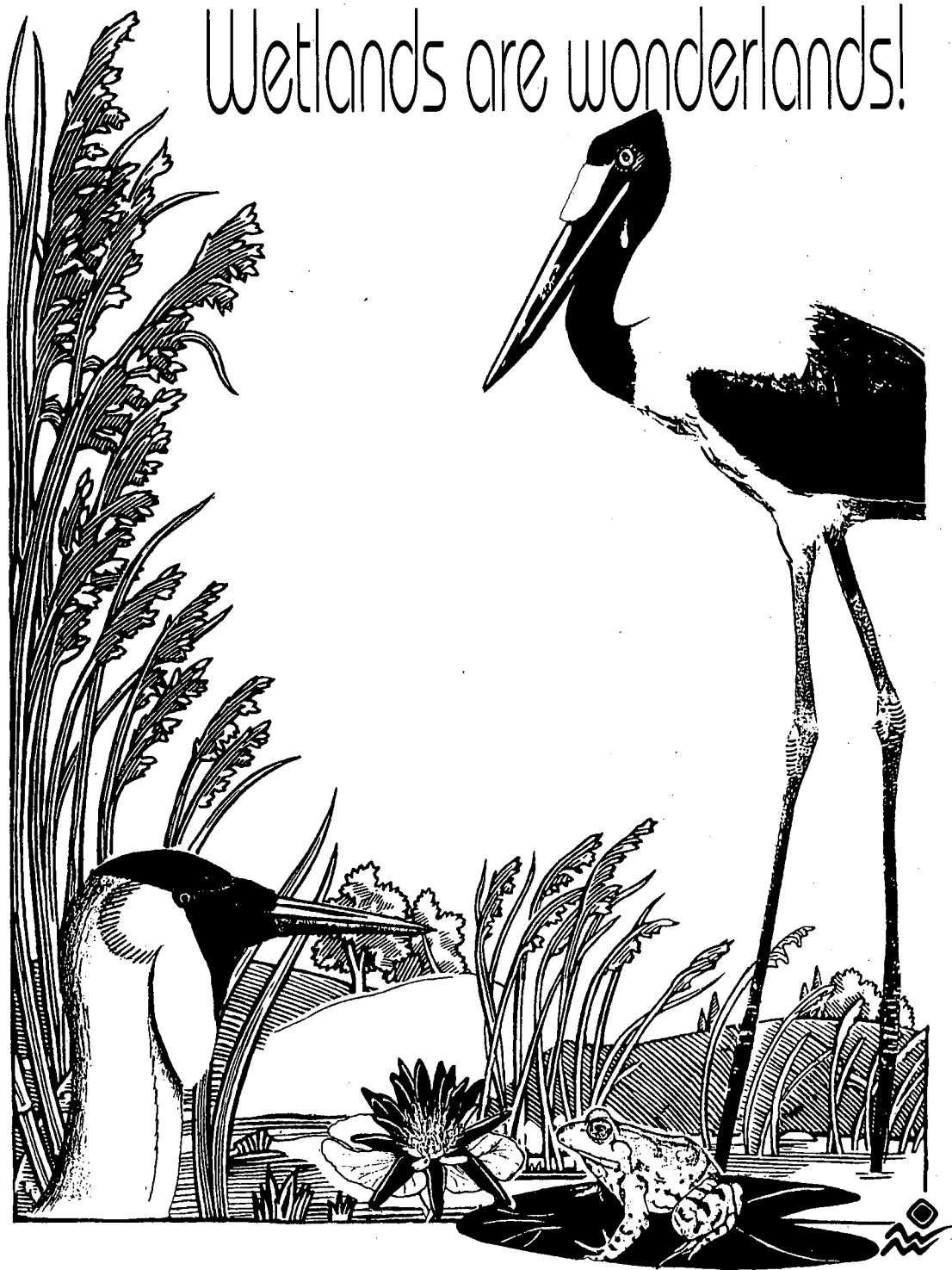
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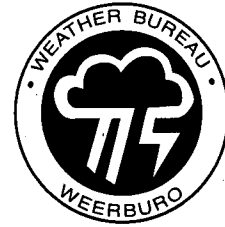
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