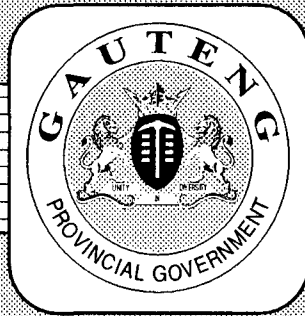


**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

**Provincial Gazette Extraordinary  
Buitengewone Provinsiale Koerant**

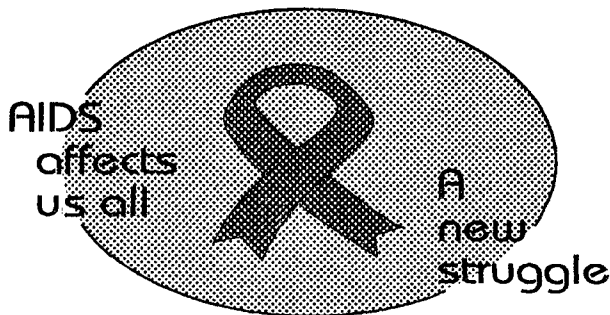
Selling price • Verkoopprys: **R2,50**  
Other countries • Buitelands: **R3,25**

**Vol. 10**

PRETORIA, 13 DECEMBER 2004  
DESEMBER

**No. 574**

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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 2874

#### 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 **Honeydew Manor Extension 22** to be an approved township subject to the conditions set out in the Schedule hereto.

#### SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY EAGLE CANYON GOLF ESTATE (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT/ 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 583 OF THE FARM WILGESPRUIT 190 IQ HAS BEEN GRANTED

#### 1. CONDITIONS OF ESTABLISHMENT

**(1) Name**

The name of the township shall be Honeydew Manor Extension 22.

**(2) Design**

The township shall consist of erven as indicated on General Plan S.G. No. 3235/2004.

**(3) Provision and installation of services**

The township owner shall make the necessary arrangements with the local authority for the provision and installation of water, electricity and sanitation as well as the construction of roads and stormwater drainage in the township.

**(4) Access**

Access to or egress from the township shall only be permitted via Honeydew Manor Extension 5, to the satisfaction of the local authority.

**(5) Demolition of buildings and structures**

The township owner shall at his own cost 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.

**(6) Disposal of existing Conditions of Title**

All erven shall be made subject to existing conditions and servitudes, if any, but excluding the following conditions which do not affect the township due to the location thereof:

**B.** *The former Portion 122 (a Portion of PORTION 9) of the farm Wilgespruit 190, Registration Division IQ, Province of Gauteng indicated by the figure ABCabB'C'D'A on annexed diagram S.G. No. 3234/2004 and of which this property forms a portion is subject to:*

- (i) The said property is subject to a servitude or right of way 7,87 metres wide in favour of the General Public as marked on Diagram S.G. No. 4313/2003 by the figure m"Pnn" annexed to Deed of Transfer T 26236/1946 dated 30 August 1946, and as will more fully appear from Notarial Deed No. 580/1946S.*
- (ii) By virtue of Notarial Deed K2804/89S dated 5 July 1989 the Council of Roodepoort is entitled to a perpetual servitude for sewerage purposes over a portion measuring 132 square metres indicated by the figure v"w"x"u" on annexed Diagram S.G. No. 4313/2003 over the abovementioned property, as will more fully appear from Notarial Deed.*

**C.** *The former Portion 127 (a Portion of Portion 9) of the farm Wilgespruit 190, Registration Division IQ, Province of Gauteng indicated by the figure cdSTUVWXYc on the annexed diagram S.G. No. 3234/2004 is subject to:*

*The abovementioned property herein transferred is subject to a Servitude of Right of Way 7,87 metres wide along the line NP as shown on the annexed diagram S.G. No. 4313/2003 as will appear from*

*Notarial Deed No. 520/1944S in favour of the General Public.*

- D. *The former Remaining Extent of the farm Wilgespruit 190, Registration Division IQ, Province of Gauteng measuring 175,9748 (ONE SEVEN FIVE COMMA NINE SEVEN FOUR EIGHT) hectares is subject to:*

*By virtue of Notarial Deed K 5228/03 S, dated 26 of July 2003 the said property is subject to a servitude for electrical transformer purposes and for the conveying of electricity in favour of the City of Johannesburg Metropolitan Municipality, servitude indicated by the figures:*

- (i) ABCDE on annexed diagram S.G. No. 4314/2003, servitude area in extent 952m<sup>2</sup>;*
- (ii) ABCDEFGH on annexed diagram S.G. No. 4315/2003, servitude area in extent 494m<sup>2</sup>;*
- (iii) ABCD on annexed diagram S.G. No. 4316/2003, servitude area in extent 747m<sup>2</sup>;*
- (iv) ABCD on annexed diagram S.G. No. 4317/2003, servitude area in extent 20m<sup>2</sup>;*
- (v) ABCD on annexed diagram S.G. No. 4318/2003, servitude area in extent 18m<sup>2</sup>;*

*as will more fully appear from the said Notarial Deed.*

- E. *The former Remaining Extent of the farm Wilgespruit 190, Registration Division IQ, Province of Gauteng measuring 131,8119 (ONE THREE ONE COMMA EIGHT ONE ONE NINE) hectares is subject to:*

*By virtue of Notarial Deed K 3556/2004 S, dated 1 April 2004, the withinmentioned property is subject to a perpetual Servitude for electrical transformer purposes and conveying of electricity in favour of the City of Johannesburg Metropolitan Municipality, a Servitude indicated by the figure ABCD on annexed diagram S.G. No. 10397/2003 as will more fully appear from the said Notarial Deed.*

**(7) Restriction on the transfer of erven**

Erven 748 and 749 shall only be transferred to Eagle Canyon Golf Estate Home Owners Association which Association shall have full responsibility for the functioning and proper maintenance of the said erven and the essential services in or on the said erven, to the satisfaction of the local authority.

**(8) Notarial Tie of erven**

Erf 748 shall prior to the transfer of any erf in the township, be notarially tied with all the access control erven and access erven in Honeydew Manor Extensions 5, 7, 8, 9 and 10, to the satisfaction of the local authority, after proclamation of the mentioned townships.

**(9) Obligations with regard to services and restriction regarding the alienation of erven**

The township owner shall within such period as the local authority may determine, fulfil his obligations in respect of the provision of water, electricity 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 may not be alienated or be transferred into the name of a purchaser prior to the local authority certifying that sufficient guarantees/cash contributions in respect of the supply of services by the township owner have been submitted or paid to the said local authority.

**2. CONDITIONS OF TITLE**

The erven mentioned hereunder shall be subject to the conditions as indicated, imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

**(1) All erven (except Erf 748)**

(a) Each erf is subject to a servitude, 2 m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 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 2 m 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 process of 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 732**

The erf is subject to a 4m wide stormwater servitude in favour of the local authority as indicated on the General Plan.

**(3) Erven 737 and 738**

The erven are each subject to a 3m X 3m electrical mini-substation servitude in favour of the local authority as indicated on the General Plan.

**(4) Erven 748**

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

(b) The erf may not be alienated or transferred into the name of any purchaser except Eagle Canyon Golf Estate Home Owners Association, without the written consent of the local authority first having been obtained.

**(5) Erf 749**

The erf may not be alienated or transferred into the name of any purchaser except Eagle Canyon Golf Estate Home Owners Association, without the written consent of the local authority first having been obtained.

**P. Moloi, City Manager**

(Notice No. 1281/2004)

November 2004

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**PLAASLIKE BESTUURSKENNISGEWING 2874**

**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 **Honeydew Manor Uitbreiding 22** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

**BYLAE**

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR EAGLE CANYON GOLF ESTATE (EDMS) BPK (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 583 VAN DIE PLAAS WILGESPRUIT 190 IQ TOEGESTAAN IS

**1. STIGTINGSVOORWAARDES**

**(1) Naam**

Die naam van die dorp is Honeydew Manor Uitbreiding 22.

**(2) Ontwerp**

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 3235/2004.

**(3) Voorsiening en installering van dienste**

Die dorpseienaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering van water, elektrisiteit en sanitêre dienste asook die konstruksie van strate en stormwaterdreinerings in die dorp.

**(4) Toegang**

Toegang tot of uitgang vanuit die dorp sal slegs via Honeydew Manor Uitbreiding 5 toegelaat word, tot tevredeheid van die plaaslike bestuur.

**(5) Sloping van geboue en strukture**

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynsreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

**(6) Beskikking oor bestaande titelvoorwaardes**

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige uitgesonderd die volgende voorwaardes wat nie die dorp affekteer nie, as gevolg van die ligging daarvan:

B. *The former Portion 122 (a Portion of PORTION 9) of the farm Wilgespruit 190, Registration Division IQ, Province of Gauteng indicated by the figure ABCabB'C'D'A on annexed diagram S.G. No. 3234/2004 and of which this property forms a portion is subject to:*

(iii) *The said property is subject to a servitude or right of way 7,87 metres wide in favour of the General Public as marked on Diagram S.G. No. 4313/2003 by the figure m"Pnn" annexed to Deed of Transfer T 26236/1946 dated 30 August 1946, and as will more fully appear from Notarial Deed No. 580/1946S.*

(iv) *By virtue of Notarial Deed K2804/89S dated 5 July 1989 the Council of Roodepoort is entitled to a perpetual servitude for sewerage purposes over a portion measuring 132 square metres indicated by the figure v"w"x"u" on annexed Diagram S.G. No. 4313/2003 over the abovementioned property, as will more fully appear from Notarial Deed.*

C. *The former Portion 127 (a Portion of Portion 9) of the farm Wilgespruit 190, Registration Division IQ, Province of Gauteng indicated by the figure cdSTUVWXYc on the annexed diagram S.G. No. 3234/2004 is subject to:*

*The abovementioned property herein transferred is subject to a Servitude of Right of Way 7,87 metres wide along the line NP as shown on the annexed diagram S.G. No. 4313/2003 as will appear from Notarial Deed No. 520/1944S in favour of the General Public.*

D. *The former Remaining Extent of the farm Wilgespruit 190, Registration Division IQ, Province of Gauteng measuring 175,9748 (ONE SEVEN FIVE COMMA NINE SEVEN FOUR EIGHT) hectares is subject to:*

*By virtue of Notarial Deed K 5228/03 S, dated 26 of July 2003 the said property is subject to a servitude for electrical transformer purposes and for the conveying of electricity in favour of the City of Johannesburg Metropolitan Municipality, servitude indicated by the figures:*

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(iii) *ABCD on annexed diagram S.G. No. 4316/2003, servitude area in extent 747m<sup>2</sup>;*

(iv) *ABCD on annexed diagram S.G. No. 4317/2003, servitude area in extent 20m<sup>2</sup>;*

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E. *The former Remaining Extent of the farm Wilgespruit 190, Registration Division IQ, Province of Gauteng measuring 131,8119 (ONE THREE ONE COMMA EIGHT ONE ONE NINE) hectares is subject to:*

*By virtue of Notarial Deed K 3556/2004 S, dated 1 April 2004, the withinmentioned property is subject to a perpetual Servitude for electrical transformer purposes and conveying of electricity in favour of the City of Johannesburg Metropolitan Municipality, a Servitude indicated by the figure ABCD on annexed*

*diagram S.G. No. 10397/2003 as will more fully appear from the said Notarial Deed.*

**(7) Beperking op die oordrag van erwe**

Erwe 748 en 749 mag slegs aan Eagle Canyon Golf Estate Huiseienaarsvereniging oorgedra word, welke Vereniging volle verantwoordelikheid moet dra vir die funksionering en behoorlike instandhouding van die die erwe en die noodsaaklike dienste in of op die betrokke erwe, tot tevredenheid van die plaaslike bestuur.

**(8) Notariële verbinding van erwe**

Erf 748 moet voor oordrag van enige erf in die dorp, notarieël verbind word met al die toegangsbeheererwe en toegangserwe in Honeydew Manor Uitbreidings 5, 7, 8, 9 en 10 tot tevredenheid van die plaaslike bestuur, na proklamasie van die gemelde dorpe.

**(9) Verpligtinge ten opsigte van dienste en beperking betreffende die vervreemding van erwe**

Die dorpseienaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water, elektrisiteit en sanitêre dienste asook die konstruksie van paaie en stormwaterdreinerings en die installering van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom. Erwe mag nie vervreem of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur bevestig het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van dienste deur die dorpseienaar aan die plaaslike bestuur gelewer of betaal is nie.

**2. TITELVOORWAARDES**

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui deur die plaaslike bestuur ingevolgt die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

**(1) Alle erwe (behalwe Erf 748)**

(a) Elke erf is onderworpe aan 'n serwituut 2 m breed, ten gunste van die plaaslike bestuur, vir riolerings- en ander munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 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 rioolhoofpypleidings, en ander werke wat hy volgens goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts sal die plaaslike bestuur geregtig wees tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleiding en ander werke veroorsaak word.

**(2) Erf 732**

Die erf is onderworpe aan 'n 4m breë stormwaterserwituut ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.

**(3) Erwe 737 en 738**

Die erwe is elk onderworpe aan 'n 3m X 3m elektriese mini-substasie serwituut ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.

**(4) Erf 748**

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

(b) Die erf mag nie vervreem of oorgedra word in naam van enige koper behalwe Eagle Canyon Golf Estate Huiseienaarsvereniging, sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie.

**(5) Erf 749**

Die erf mag nie vervreem of oorgedra word in naam van enige koper behalwe Eagle Canyon Golf Estate Huiseienaarsvereniging, sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie.

**P. Moloj, Stadsbestuurder**  
(Kennisgewing 1281/2004)  
November 2004.

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**LOCAL AUTHORITY NOTICE 2875**  
**AMENDMENT SCHEME 05-2573**

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 Roodepoort Town Planning Scheme, 1987, comprising the same land as included in the township of **Honeydew Manor Extension 22**. Map 3 and the scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning: Transportation and Environment: City of Johannesburg and are open for inspection at all reasonable times.

This amendment is known as Amendment Scheme 05-2573.

**P. Moloj, City Manager**  
(Notice No.1282/2004.)  
November 2004.

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**PLAASLIKE BESTUURSKENNISGEWING 2875**  
**WYSIGINGSKEMA 05-2573**

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 Roodepoort Dorpsbeplanningskema, 1987, wat uit dieselfde grond as die dorp **Honeydew Manor Uitbreiding 22** bestaan, goedgekeur het. Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning, Vervoer en Omgewing: Stad van Johannesburg en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema 05-2573.

**P. Moloj, Stadsbestuurder**  
(Kennisgewing Nr 1282/2004.)  
November 2004

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