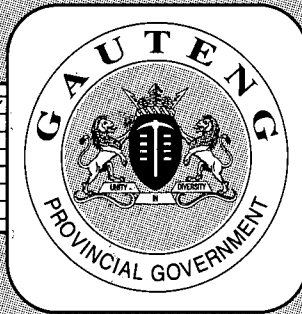


**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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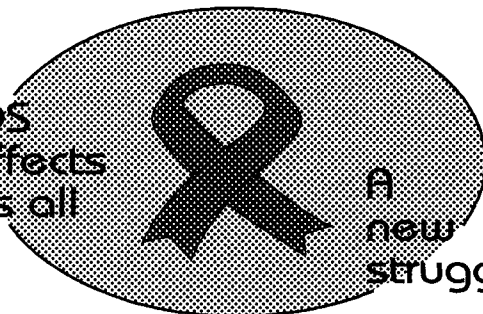
Vol. 11

PRETORIA, 4 JULY 2005  
JULIE 2005

**No. 281**

**We all have the power to prevent AIDS**

AIDS  
affects  
us all



A  
new  
struggle

**Prevention is the cure**

**AIDS  
HELPLINE**

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DEPARTMENT OF HEALTH



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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 1548

#### CITY OF JOHANNESBURG AMENDMENT SCHEME 1777E

The Council hereby in terms of provisions of Section 125 of the Town-planning and Townships Ordinance, 1986, declares that it has approved the amendment scheme, being an amendment of the Johannesburg Town-planning Scheme 1979, comprising the same land, as included in the Township of **ILLOVO EXTENSION 10**

Map 3, Annexure and 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.

The amendment scheme is known as Amendment Scheme 1777E.

**Executive Director: Development Planning, Transportation and Environment**  
Notice No. 330

### PLAASLIKE BESTUURSKENNISGEWING 1548

#### STAD VAN JOHANNESBURG WYSIGINGSKEMA 1777E

Die Stadraad verklaar hierby ingevolge die bepalings van artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat dit 'n wysigingskema synde 'n wysiging van Johannesburg - dorpsbeplanningskema, 1979, wat uit dieselfde grond as die dorp **ILLOVO UITBREIDING 10** bestaan, goedgekeur het.

Kaart 3, Bylae en die skemaklousules van die wysigingskema word in bewaring gehou deur Uitvoerende Direkteur: Ontwikkelings Beplanning, Vervoer en Omgewing, Stad van Johannesburg en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema 1777E

**Uitvoerende Direkteur: Ontwikkelings Beplanning, Vervoer en Omgewing**  
Notice No. 330

### LOCAL AUTHORITY NOTICE 1549

#### CITY OF JOHANNESBURG DECLARATION AS APPROVED TOWNSHIP

In terms of section 103(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986) the CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY declares **ILLOVO EXTENSION 10** to be an approved township subject to the conditions set out in the Schedule hereto.

#### SCHEDULE

**CONDITIONS UNDER WHICH THE APPLICATION MADE BY PTN 113 WELTEVREDEN (PROPRIETARY) LIMITED (HEREIN AFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 1986 (ORDINANCE NO 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON 532 OF THE FARM SYFERFONTEIN 51 I.R., PROVINCE OF GAUTENG, HAS BEEN GRANTED.**

**1. CONDITIONS OF ESTABLISHMENT****1. Name**

The name of the township shall be **ILLOVO EXTENSION 10**

**2. Design**

The township shall consist of erven as indicated on **General Plan S.G. 1994/2001**

**3. Obligations in regard to essential services and streets and stormwater drainage**

The applicant shall install and provide all internal engineering services in and for the township at his own cost, subject to the approval of the Council.

**4. Obligations in respect of services and limitations in respect of the alienation or erven**

(a) The applicant shall, in terms of a prior agreement with the Council, fulfil its obligations with the regard to the provision of water, sanitation (and if applicable), electricity and the installation of reticulation for such purposes in terms of a prior agreement between the applicant and Council.

(b) No erven may be alienated or be transferred into the name of a purchaser prior to the Council having confirmed that sufficient guarantees / cash contributions have been furnished in respect of the provision of services by the township owner to the Council.

**5. Contributions towards the provision of external sewerage services**

An amount will be levied by and on behalf of the City of Johannesburg in terms of Section 121 of Ordinance 15 of 1986, in respect of external engineering services in respect of Illovo Extension 10 Township.

A letter of undertaking or a receipt of payment in the aforementioned amount must be furnished to the Council.

**6. 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.

**7. Removal of 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 applicant.

**8. Electricity**

As the Local Authority is not the bulk supplier of electricity in this township, it will be necessary for the township owner, in terms of Section 118(2) (b) of the Ordinance to make arrangement with City Power, the licensed supplier of electricity to this area for supply of electricity to this township.

The Local Authority must be notified that satisfactory arrangements have been made in respect of the supply of electricity to the township and in this connection, the owner must furnish the Local Authority with –

(a) A certified copy of the agreement in respect of the supply of electricity entered into with him with the licensed supplier.

(b) A certificate by the licensed supplier of electricity that acceptable financial arrangements with regard to (a) above, have been made by the township owner with such supplier.

**2. CONDITIONS OF TITLE**

The erven mentioned hereunder shall be subject to the conditions, as indicated, imposed by the Council in terms of the provisions of the Town-planning and Townships Ordinance, 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, 2m wide across the access portion of the erf, if and when required by the Council: Provided that

- the Council 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 Council 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 Council.

**(2) ERVEN 496 AND 497**

- (a) A servitude of right of way for municipal purposes, 15 metres wide shall be registered over the access way in favour of the Local Authority as indicated on the General Plan.
- (b) A reciprocal right of way servitude shall be registered in terms of the Owners Forum.

**Executive Director: Development Planning  
Transportation and Environment**  
Notice No. 330

**PLAASLIKE BESTUURSKENNISGEWING 1549**

**STAD VAN JOHANNESBURG  
VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No. 15 van 1986) verklaar die STAD VAN JOHANNESBURG METROPOLITAANSE MUNISIPALITEIT hierby die dorp **ILLOVO UITBREIDING 10** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

**BYLAE**

**VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR PTN 113 WELTEVREDEN (EIENDOMS) BEPERK (HIERNA DIE AANSOEKDOENER GENOEM) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 532 VAN DIE PLAAS SYFERFONTEIN 51 I.R., PROVINSIE GAUTENG, TOEGESTAAN IS.**

**1. STIGTINGSVOORWAARDES**

- 1. Naam**  
Die naam van die dorp is **ILLOVO UITBREIDING 10**
- 2. Ontwerp**  
Die dorp bestaan uit erwe soos aangedui op **Algemene Plan SG No. 1994/2001**
- 3. Verpligtinge ten opsigte van noodsaaklike dienste en straat- en stormwaterdreinerig**  
Die applicant moet alle interne ingenieursdienste in die dorp installeer en voorsien op die onkoste, onderworpe aan die goedkeuring van die Raad.
- 4. Verpligtinge ten opsigte van dienste en beperkings ten opsigte van vervreemding van erwe**  
Die aplikant moet, soos vooraf ooreengekom met die Raad, verpligtinge met betrekking tot die voorsiening van water, sanitere dienste (indien van toepassing), elektrisiteit en die installing van netwerk vir sulke doeleindes in terme van 'n vooraf ooreengekom tussen die applicant en Raad.

Geen erwe mag vervreemd word of oorgedra word in die naam van 'n koper voordat die Raad bevestig het dat voldoende waarborge/kontant bydrae gelewer is ten opsigte van die voorsiening van dienste deur die dorpseienaar aan die Raad

5. **Bydrae aan die voorsiening van buite Riool Dienste**  
 'n Bydrae sal deur en vir die Stad van Johannesburg in terme van Artikel 121 van die Ordonansie 15 van 1986, in verband van externe ingenieurs dienste in verband van Illovo Uitbreiding 10 Dorp.
- 'n Brief van onderneming of 'n ontvangs van betaal in die voornoemde bedrag moet aan die Raad voorsien.
6. **Beskikking oor Bestaande Titellovoorwaardes**  
 Alle erwe moet onderhewig gemaak word aan bestaande titellovoorwaardes en serwitute, indien enige, insluitende die reservering van die mineraleregte.
7. **Verskuiwing of die 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 applikant gedra word.
8. **Elektrisiteit**  
 Om dat die Plaaslike Bestuur is nie die grootmaat verskaffer van elektrisiteit aan die dorp nie, dit sal noodsaaklik vir die dorpsenaar, in terme van Artikel 118 (2) (b) van die Ordonansie om die nodige reëlings tref met City Power, die gelisensieerde verskaffer van elektrisiteit tot hierdie area vir die voorsiening van elektrisiteit aan die dorp.
- Die Plaaslike Bestuur moet genotifeer word dat bevredigende reëlings met betrekking tot die voorsiening van elektrisiteit aan die dorp, getref is en in die verband moet die dorpsenaar die volgende aan die Plaaslike Bestuur verskaf.
- (a) 'n Gesertifiseerde afskrif van die ooreenkoms aangegaan met die verskaffer van elektrisiteit met die gelisensie verskaffer.
- (b) 'n Sertifikaat uitgereik deur die gelisensieerde leweraar van elektrisiteit dat aanvaarbare finansiële reëlings met betrekking tot (1) hierbo, deur die dorpsenaar getref is met die verskaffer.

## 2. TITELLOVOORWAARDES

Die erwe hieronder genoem sal onderworpe wêes aan die voorwaardes soos aangedui, opgele deur die Raad ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

### (1) ALLE ERWE

- (a) Die erf is geregtig op 'n serwituut van 2 meter breed vir riolerings- en ander munisipale doeleindes, ten gunste van die Raad 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 Raad : Met dien verstande dat die Raad van enige sodanige serwituut mag afsien.
- (b) Geen geboue of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 meter daarvan geplant word nie.
- (c) Die Raad 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 dunske noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en is voorts geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Raad enige skade vergoed wat gedurende die aanleg onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke veroorsaak word.

### (2) ERWE 496 EN 497

- (a) 'n Serwituut van Reg-van-weg vir munisipale doeleindes, 15 meter wyd, sal geregistreer word oor die toegangsweg in guns van die Plaaslike Bestuur, soos aangedui op die Algemene Plan.
- (b) 'n wedersydse reg-van-weg serwituut sal geregistreer word ten gunste van die Eienaars Forum



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**MASADA BUILDING at 196 PROES STREET, PRETORIA  
(i.e. CORNER OF PAUL KRUGER AND PROES STREETS)  
with effect from 3 May 2005.**

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