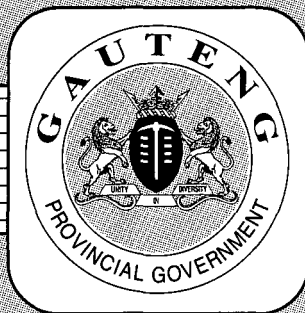


**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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Vol. 11

PRETORIA, 8 JULY  
JULIE 2005

No. 288

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## LOCAL AUTHORITY NOTICES

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### PLAASLIKE BESTUURSKENNISGEWING 1566

### PLAASLIKE BESTUURSKENNISGEWING 598 VAN 2005

### JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT

### VERKLARING TOT 'N GOEDGEKEURDE DORP

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Johannesburg Stad, Metropolitaanse Munisipaliteit hierby Willaway Uitbreiding 10 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

#### BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR ZOTOS BROTHERS (EDMS) BPK (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 34) VAN DIE PLAAS BOTHASFONTEIN 408, REGISTRASIE AFDELING J.R., PROVINSIE VAN GAUTENG, TOEGESTAAN IS.

#### 1. Stigtingsvoorwaardes

##### 1.1 Naam

Die naam van die dorp is Willaway Uitbreiding 10.

##### 1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 4448/2002.

##### 1.3 Ingenieursdienste

1.3.1 Die dorpseienaar is verantwoordelik vir die installering en voorsiening van ingenieursdienste insluitende strate en stormwater dreinerings en om 'n bydrae vir eksterne riooldienste te betaal; en

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

Die dorpseienaar 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 Begiftiging

Die dorpseienaar moet kragtens die bepalings van artikel 98(2) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 aan die plaaslike bestuur as begiftiging 'n globale bedrag vir parke (publieke oop ruimte) betaal. Hierdie bydra is betaalbaar soos bepaal deur die plaaslike bestuur, in terme van artikel 81 van die genoemde Ordonnansie.

- 1.5 Toegang**  
Toegang van en tot die dorp moet tot bevrediging van die plaaslike bestuur wees.
- 1.6 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.
- 1.7 Verwydering van rommel**  
Die dorpselenaar moet op eie koste al rommel binne die dorpsgebied laat verwyder tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.
- 1.8 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 dorpselenaar gedra word.

## 2. TITELVOORWAARDES

**Voorwaardes opgelê deur die Midrand-Rabie Ridge- Ivory Park Emtropolitan Substructure kragtens die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986)**

### Alle erwe

- 2.1 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.
- 2.2 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.
- 2.3 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 goeddunke 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 1566

LOCAL AUTHORITY NOTICE 598 OF 2005

CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY

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, Metropolitan Municipality hereby declares Willaway Extension 10 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 ZOTOS BROTHERS (PTY) LTD (HEREINAFTER REFERRED TO AS "THE APPLICANT") UNDER THE PROVISIONS OF CHAPTER 3 (PART C) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 194 (A PORTION OF PORTION 34) OF THE FARM BOTHASFONTEIN 408, REGISTRATION DIVISION J. R. PROVINCE OF GAUTENG HAS BEEN GRANTED.**

**1. CONDITIONS OF ESTABLISHMENT****1.1 Name**

The name of the township shall be Willaway Extension 10.

**1.2 Design**

The township shall consist of erven and streets as indicated on General Plan S.G. No 4448/2002.

**1.3 Engineering services**

1.3.1 The township owner shall be responsible for the installation and provision of engineering services including streets and storm water drainage and a contribution towards external engineering 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 Endowment**

The township owner shall, in terms of the provisions of Section 98(2) of the Town-planning and Townships Ordinance, 1986, read with Regulation 43 of the Town-planning and Townships Regulations, 1986 pay the local authority a lump sum endowment for the provision of land for a park (public open space). Such endowment shall be payable as determined by the local authority, in terms of Section 81 of the said Ordinance.

**1.5 Access**

Access to and from the township shall be to the satisfaction of the local authority.

**1.6 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.

**1.7 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.

**1.8 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.

**2. CONDITIONS OF TITLE**

The erven mentioned hereunder shall be subject to the conditions as imposed by the Midrand-Rabie Ridge-Ivory Park Metropolitan Substructure in terms of the provisions of the Town-planning and Townships Ordinance, 1986.

All erven

- 2.1 All erven shall be 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;
- 2.2 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 m thereof; and
- 2.3 the local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by them 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 being 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 1567****LOCAL AUTHORITY NOTICE 598 OF 2005****SANDTON TOWN PLANNING SCHEME, 1980: AMENDMENT SCHEME 07-1528**

The City of Johannesburg, Metropolitan Municipality, hereby declares that it has approved an amendment scheme, being an amendment of the Halfway House Clayville Town Planning Scheme, 1976, comprising the same land as included in the township of Willaway Extension 10, 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 6 July 2005.

This amendment is known as the Halfway House Clayville Amendment Scheme 07-1528.

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

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**PLAASLIKE BESTUURSKENNISGEWING 1567****PLAASLIKE BESTUURSKENNISGEWING 598 VAN 2005****SANDTON DORPSBEPLANNINGSKEMA, 1980: WYSIGINGSKEMA 07-1528**

Johannesburg Stad, Metropolitaanse Munisipaliteit, 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 Halfway House Clayville Dorpsbeplanningskema, 1976, wat uit die selfde grond as die dorp Willaway Uitbreiding 10 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 6 Julie 2005.

Hierdie wysiging staan bekend as die Halfway House Clayville Wysigingskema 07-1528.

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

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