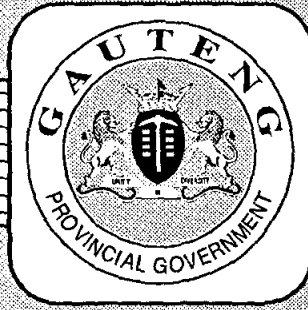


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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

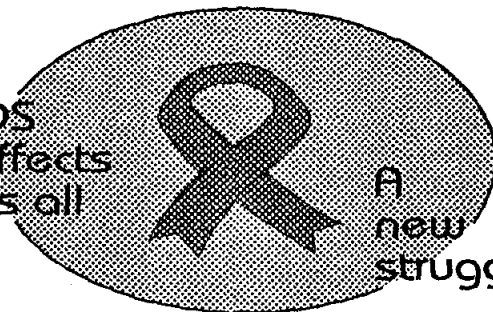
Vol. 11

PRETORIA, 11 OCTOBER 2005
OKTOBER

No. 434

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

Prevention is the cure



9771682452005

05434

CONTENTS • INHOUD

No.	LOCAL AUTHORITY NOTICES	Page No.	Gazette No.
2482	Town-planning and Townships Ordinance (15/1986): City of Johannesburg Metropolitan Municipality: Declaration as an approved township: Wilgeheuwel Extension 23	3	434
2483	do.: do.: Roodepoort Amendment Scheme 05-4003	7	434

LOCAL AUTHORITY NOTICES

PLAASLIKE BESTUURSKENNISGEWING 2482

MUNISIPALE KENNISGEWING 948 VAN 2005

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, Metropolitaanse Munisipaliteit hierby Wilgeheuwel Uitbreiding 23 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR WYKWET 31 (EIENDOMS) BEPERK REGISTRASIE NOMMER: 2003/01971/07 (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 600 ('N GEDEELTE VAN GEDEELTE 355) 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 Wilgeheuwel Uitbreiding 23.

1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 10478/2004.

1.3 Ingenieursdienste

1.3.1 Die dorpseienaar is verantwoordelik vir die installering en voorsiening van ingenieursdienste insluitende strate en stormwaterdreinerings en 'n bydrae vir eksterne riooldienste; 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:

1.3.2 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

1.3.3 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 serwituut wat aangedui word deur die figuur ind2 p q C D E ind2 wat gereistreer is in terme van Notariële Akte van Serwituut No K1695/1984s aangedui op Diagram SG No A 7999/83 wat selgs erf 1484 in die dorp raak.
- 1.4.2 Die 10m reg van weg serwituut ten gunste van Erf 1483 wat slegs Erf 1482 in die dorp raak.
- 1.4.3 Die 3 m serwituut wat aangedui word deur die lyn a b c d e f g h j k wat geregistreer is in terme van Notariële Akte van Serwituut No K 6266/05 aangedui op Diagram SG No 7159/88 wat selgs erwe 1480, 1481, 1482, 1483 en 1484 in die dorp raak.
- 1.4.4 Die serwituut wat geregistreer is in terme van Notariële Akte van Serwituut No K6267/2005S wat aangedui word deur die figuur GHJKG op Diagram S.G. No. 10476/2004 en slegs Erf 1484 in die dorp raak. Dieselfde serwituut word aangedui deur die figuur mnpind2 op die algemene plan.
- 1.4.5 Die volgende voorwaarde wat nie die dorp raak nie:

Titel Akte T 115713/2005 voorwaarde:

- "C Die voormalige Gedeelte 354 ('n gedeelte van Gedeelte 286) Wilgespruit 190 I Q waarvan daardie gedeelte aangedui deur die figuur QabcdeNP op Kaart L.G. Nr. A 8007/87 aangeheg by Sertifikaat van Verenigde Titel T 84401/89 'n gedeelte vorm, is onderhewig aan die volgende voorwaarde:

The former Remaining Extent of portion D of the South-Eastern portion of the farm, measuring as such 392,6596 hectares (of which the property herewith transferred forms a part) is entitled to a servitude of pipeline over Portion 225 (a portion of Portion D of the South-Eastern portion) of the said farm as indicated by the line abc on Diagram S.G. No. A488/51 annexed to Deed of Transfer No. 27403/1951 dated the 5th day of November 1951."

1.5 Grond vir munisipale doeleindes

Erf 1484 moet aan die plaaslike bestuur oorgedra word deur en op koste van die dorpsseenaar as Park (Openbare Oop Ruimte).

1.6 Toegang

Geen ingang van Nic Diederichs Boulevard tot die dorp en geen uitgang van Nic Diederichs Boulevard uit die dorp sal toegelaat word nie.

1.7 Sloping van geboue en structure

Die dorpsseenaar 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.

1.8 Verwydering van rommel

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

1.9 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

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 rioolhoofpypleidings 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 rioolhoofpypleidings en ander werke veroorsaak word.

LOCAL AUTHORITY NOTICE 2482

MUNICIPAL NOTICE 948 OF 2005

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, Metropolitan Municipality hereby declares Wilgeheuwel Extension 23 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 WYKWET 31 (PROPRIETARY) LIMITED REGISTRATION NUMBER 2003/01971/07 (HEREIN AFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF SECTION 98(1) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 600 (A PORTION OF PORTION 355) OF THE FARM WILGESPRUIT 190, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG HAS BEEN GRANTED.

02020000

1 Conditions of establishment**1.1 Name**

The name of the township shall be Wilgeheuwel Extension 23.

1.2 Design

The township shall consist of erven and streets as indicated on General Plan S.G. No. 10478/2004.

1.3 Engineering services

1.3.1 The township owner shall be responsible for the installation and provision of internal engineering services including streets and stormwater drainage and 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, but excluding:

1.4.1 the servitude indicated by the figure ind2 p q C D E ind2 registered in terms of Notarial Deed of Servitude No K 1695/1984 indicated on Diagram SG No 7999/1983 which affects Erf 1484 in the township only;

1.4.2 the 10m right of way servitude in favour of Erf 1483 which affects erf 1482 in the township only;

1.4.3 the 3 m wide servitude indicated by the line a b c d e f g h j k registered in terms of Notarial Deed of Servitude No K 6266/05 indicated on Diagram SG No 7159/88 which affects erven 1480, 1481, 1482, 1483 and 1484 in the township only;

1.4.4 the servitudewhich is registered in terms of Notarial Deed of ServitudeNo K 6267/2005S indicated by the figure GHJKG on Diagram SG No 10476 which affects Erf 1484 in the township only; The same servitude is indicated by the figure mnpind2 on the general plan.

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

Title Deed T 115713/2005

"C Die voormalige Gedeelte 354 ('n gedeelte van Gedeelte 286) Wilgespruit 190 I Q waarvan daardie gedeelte aangedui deur die figuur QabcdeNP op Kaart L.G. Nr. A 8007/87 aangeheg by Sertifikaat van Verenigde Titel T 84401/89 'n gedeelte vorm, is onderhewig aan die volgende voorwaarde:

The former Remaining Extent of portion D of the South-Eastern portion of the farm, measuring as such 392,6596 hectares (of which the property herewith transferred forms a part) is entitled to a servitude of pipeline over Portion 225 (a portion of Portion D of the South-Eastern portion) of the said farm as indicated by the line abc on Diagram S.G. No. A488/51 annexed to Deed of Transfer No. 27403/1951 dated the 5th day of November 1951."

1.5 Land for municipal purposes

Erf 1484 shall be passed on to the local authority by and at the expense of the township owner as Park (Public Open Space)

1.6 Access

No ingress from Nic Diederichs Boulevard to the township and no egress to Nic Diederichs Boulevard from the township shall be allowed.

1.7 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.

1.8 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.

1.9 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

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, an 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.

2.1.2 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.

LOCAL AUTHORITY NOTICE 2483

MUNICIPAL NOTICE 948 OF 2005

ROODEPOORT TOWN PLANNING SCHEME, 1987: AMENDMENT SCHEME 05-4003

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 23, 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, 8th Floor, A-Block, Metropolitan Centre, Braamfontein and are open for inspection at all reasonable times.

The date this scheme will come into operation is 11 October 2005.

This amendment is known as the Roodepoort Amendment Scheme 05-4003.

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

PLAASLIKE BESTUURSKENNISGEWING 2483

MUNISIPALE KENNISGEWING 948 VAN 2005

ROODEPOORT DORPSBEPLANNINGSKEMA, 1987: WYSIGINGSKEMA 05-4003

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 23 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 11 Oktober 2005.

Hierdie wysiging staan bekend as die Roodepoort Wysigingskema 05-4003.

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