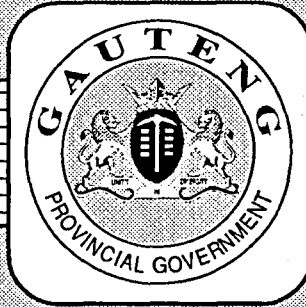


**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

**Provincial Gazette Extraordinary  
Buitengewone Provinsiale Koerant**

**Vol. 12**

**PRETORIA, 30 AUGUST  
AUGUSTUS 2006**

**No. 325**

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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

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### LOCAL AUTHORITY NOTICE 2517

#### 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 **HONEYDEW MANOR EXTENSION 13** to be an approved township subject to the conditions set out in the Schedule hereto.

#### SCHEDULE

**CONDITIONS UNDER WHICH THE APPLICATION MADE BY MONOLINE PROPERTY DEVELOPERS (PTY) 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 PORTION 637 (A PORTION OF PORTION 95) OF THE FARM WILGESPRUIT NO. 190 IQ, PROVINCE OF GAUTENG, HAS BEEN GRANTED.**

#### 1. CONDITIONS OF ESTABLISHMENT

- 1.1. **Name**  
The name of the township shall be **HONEYDEW MANOR EXTENSION 13**.
- 1.2. **Design**  
The township shall consist of erven as indicated on **General Plan S.G. No 1597/2006**.
- 1.3. **Provision and installation of engineering services**  
The township owner shall provide engineering services in the township, subject to the approval of the Council and/or City Power / Eskom.
- 1.4. **Obligations in respect of services and limitations in respect of the alienation of erven**
  - (a) The Township owners shall, in terms of a prior agreement with the Council, fulfill its obligations with the regard to the provision of engineering services in and for the township in terms of Chapter 5 of the Ordinance.
  - (b) In terms of the Town Planning and Townships Ordinance, 15 of 1986 a contribution towards the provisions of external engineering services, bulk sewer and endowment in lieu of parkland shall be payable.
  - (c) No erven may be alienated or 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.
- 1.5. **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.
- 1.6. **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. **Consolidation of erven**  
The township owner shall at his expense cause Erven 1105 and 1106 in the township to be consolidated.

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## 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.

### 2.1. 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.

**Acting Executive Director: Development Planning and Urban Management**  
Notice No.1013/2006

## PLAASLIKE BESTUURSKENNISGEWING 2517

### 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 hierby die dorp **HONEYDEW MANOR UITBREIDING 13** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

#### BYLAE

**VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR MONOLINE PROPERTY DEVELOPERS (EDMS) BEPERK (HIERNA DIE AANSOEKER GENOEM) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 637 (GEDEELTE VAN GEDEELTE 95) VAN DIE PLAAS WILGESPRUIT NR 190 IQ, PROVINSIE GAUTENG, TOEGESTAAN IS.**

### 1. STIGTINGSVOORWAARDES

- 1.1. **Naam**  
Die naam van die dorp is **HONEYDEW MANOR UITBREIDING 13**.
- 1.2. **Ontwerp**  
Die dorp bestaan uit erwe soos aangedui op **Algemene Plan LG Nr 1597/2006**.

- 1.3. Voorsiening en installering van dienste**  
Die dorpseienaar moet die nodige reëlings tref vir die voorsiening en installering van ingenieursdienste in die dorp, tot bevrediging van die Raad/City Power/Eskom.
- 1.4. Verpligtinge ten opsigte van noodsaaklike dienste asook die beperking ten opsigte van vervreemding van erwe**
- a) Die dorpseienaar sal, in terme van 'n vooraf gereëelde ooreenkoms met die Raad, sy verpligtinge rakende die voorsiening van ingenieursdienste in en vir die dorp, ingevolge Hoofstuk 5 van die Ordonnansie nakom.
  - b) 'n Bydrae tot die voorsiening van ingenieursdienste en begiftiging ten opsigte van parkgrond sal betaalbaar wees ingevolge die Ordonnansie op Dorpsebeplanning en Dorpe, 15 van 1986.
  - c) Geen erwe mag vervreem of oorgedra word in die naam van 'n koper alvorens die Raad bevestig het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van dienste deur die dorpseienaar aan die Raad gelewer is nie.
- 1.5. 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 dorpseienaars gedra word.
- 1.6. Beskikking oor bestaande titelvoorwaardes**  
Alle erwe moet onderhewig gemaak word aan bestaande titelvoorwaardes en serwitute, indien enige, insluitende die reservering van die mineraleregte.
- 1.7. Konsolidasie van erwe**  
Die dorpseienaar sal op sy onkoste verseker dat Erwe 1105 en 1106 in die dorp gekonsolideer word.

## 2. TITELVOORWAARDES

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

- 2.1. Alle Erwe**
- a) Die erf is onderworpe aan '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 voorgenoemde 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 rioolhoofpypleidings en ander werke wat hy volgens goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde serwituut grens en is voorts geregtig tot redelike toegang tot genoemde grond vir die voorgenoemde doel, onderworpe daaraan dat die Raad enige skade vergoed wat gedurende die aanleg onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

**LOCAL AUTHORITY NOTICE 2518****CITY OF JOHANNESBURG  
AMENDMENT SCHEME 05-1907**

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 Roodepoort Town-planning Scheme 1987, comprising the same land, as included in the Township of **HONEYDEW MANOR EXTENSION 13**.

Map 3, Annexure and scheme clauses of the amendment scheme are filed with the Acting Executive Director: Development Planning and Urban Management: City of Johannesburg and are open for inspection at all reasonable times.

The amendment scheme is known as Amendment Scheme 05 -1907.

**Acting Executive Director: Development Planning and Urban Management**  
Notice No.1013/2006

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**PLAASLIKE BESTUURSKENNISGEWING 2518****STAD VAN JOHANNESBURG  
WYSIGINGSKEMA 05-1907**

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 Roodepoort - dorpsbeplanningskema, 1987, wat uit dieselfde grond as die dorp **HONEYDEW MANOR UITBREIDING 13** bestaan, goedgekeur het.

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

Hierdie wysiging staan bekend as wysigingskema 05-1907

**Waarnemende Uitvoerende Direkteur: Ontwikkelings Beplanning en Stedelike Bestuur**  
Kennisgewing Nr.1013/2006

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