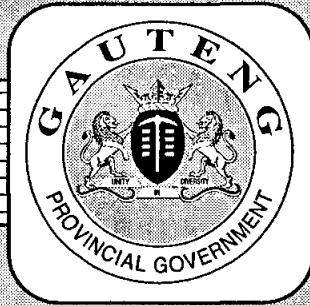


**THE PROVINCE OF  
GAUTENG**



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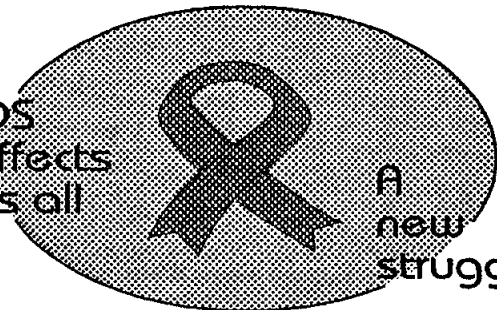
Vol. 12

PRETORIA, 2 FEBRUARY  
FEBRUARIE 2006

No. 34

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## LOCAL AUTHORITY NOTICES

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### PLAASLIKE BESTUURSKENNISGEWING 183

#### MUNISIPALE KENNISGEWING 45 VAN 2006

#### 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, (vroëer Westelike Metropolitaanse Plaaslike Raad) hierby Wilgeheuwel Uitbreiding 31 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

#### BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR PLATINUM MILE INVESTMENTS 136 (EIENDOMS) BEPERK NO. 1999/023218/07 (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 197 ('N GEDEELTE VAN GEDEELTE 61) 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 31.

##### 1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 6035/2005.

##### 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 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 82 van die genoemde Ordonnansie.

**1.5 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:

1.5.1 Die reg van weg serwituut ten gunste van die Alegemene Publiek wat geregistreer is in terme van Notariële Akte van Serwituut No K 315/1949 S en aangedui word deur die figuur Aba op Diagram SG No. A8898/48 wat slegs Berettastraat in die dorp raak.

1.5.2 Die reg van weg ten gunste van die algemene publiek wat geregistreer is in terme van Notariële Akte K1117/05 en aangedui word deur die figuur AcC3C2C1 op Diagram SG No. A8022/2004 wat slegs Beretta Straat in die dorp raak.

1.5.3 Die pyplyn serwituut wat geregistreer is in terme van Titelakte No. 27403/1951 en wat aangedui word deur die figuur abc op Diagram S.G. A 488/51 wat nie die dorp raak nie.

**1.6 Grond vir munisipale doeleindes.**

Erf 1549 moet aan die plaaslike bestuur oorgedra word deur en op koste van die dorpseienaar as "Publieke Oop Ruimte".

**1.7 Toegang**

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

**1.8 Ontvangs en versorging van stormwater**

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van Nic Diederichs Rylaan en moet die stormwater wat van die pad afloop of afgelei word, ontvang en versorg.

**1.9 Notariële verbinding van erwe**

Die dorpseienaar moet op sy eie koste daartoe toesien dat Erf 1547 Wilgeheuwel X 31 en Erf 1386 Wilgeheuwel X 13 notariëel verbind word.

**1.10 Slopings van geboue en strukture**

Die dorpseienaar 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.

**1.11 Verwydering van rommel**

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

**1.12 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 dorpseienaar gedra word.

**1.13 Verskuiwing van kraglyne**

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande m kraglyne van ESKOM of Telkom te verskuif, moet die koste daarvan deur die dorpseienaar gedra word.

**1.14 Beperking op die vervreemding van erf 1548**

Erf 1548 mag slegs aan die huiseienaarsvereniging van die dorp oorgedra word en die huiseienaarsvereniging sal volle verantwoordelikheid neem vir die funksionering en onderhoud van die genoemde erf en vir die noodsaaklike dienste op die erf.

**1.15 Samestelling en pligte van die Huiseienaars Assosiasie**

- 1.15.1 Die applikant sal 'n Huiseienaars Assosiasie, oordentelik en wettig saamstel tot bevrediging van die plaaslike bestuur, voor of gelyktydig met die verkoop van die eerste erf in die dorp.
- 1.15.2 Erf 1548 (Toegang) moet in die naam van die Huiseienaars Assosiasie geregistreer word.
- 1.15.3 Een en elke eienaar van erwe 1491 - 1546 moet lid word van die Huiseienaars Assosiasie op oordrag van die erwe. Hierdie huiseienaars Assosiasie sal volle verantwoordelikheid van alle essensiele dienste (uitgesluit die dienste wat deur die Raad oorgeneem word) wat binne Erf 1548 geleë is oorneem.
- 1.15.4 Die Huiseienaars Assosiasie sal volle wetlike mag hê om van een en elke lid die koste te verhaal wat nodig is om sy werk te verrig en sal wetlike regte hê om sodanige kostes van enige lid te verhaal indien die lid nie sy verantwoordelikhede nakom nie.
- 1.15.5 Die plaaslike bestuur kan nie verantwoordelik gehou word indien die oppervlakte van die toegangs erf onklaar raak nie en/of enige ander dienste, met die uitsondering van dienste wat deur die Raad oorgeneem is.
- 1.15.6 'n Serwitut vir munisipale dienste moet oor Erf 1548 geregistreer word ten gunste van en tot bevrediging van die plaaslike bestuur.
- 1.15.7 Toegang van erwe 1491 - 1546 na 'n publieke straat moet oor Erf 1548 geskied.
- 1.15.8 Die plaaslike bestuur moet ten alle tye tot onbeperkte toegang oor Erf 1548 beskik.
- 1.15.9 Erf 1548 kan nie verkoop word aan enige persoon behalwe aan die Huiseienaars Assosiasie en die erwe mag nie gehersoneer word tensy die plaaslike bestuur se toestemming verkry is nie.

**1.16 Verantwoordelikheid ten opsigte van dienste en beperking op die vervreemding van erwe.**

Die dorpseienaar sal binne sodanige periode as wat die plaaslike bestuur mag bepaal, sy verantwoordelikheid nakom met betrekking tot die voorsiening van water en riooldienste sowel as vir die konstruksie van paaie en stormwater dreinerings en die installering daarvan, soos wat daar vooraf tussen die eienaar en die plaaslike bestuur ooreengekom is. Erwe mag nie vervreem of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur gesertifiseer het dat voldoende waarborge/kontant bydraes aan die plaaslike bestuur betaal is in verband met die voorsiening van dienste aan die dorpseienaar.

**2. TITELVOORWAARDES**

**2.1 Voorwaardes opgelê deur die Plaaslike Bestuur kragtens die bepalinge 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 rioolhoofpyleidings en ander werke wat hy volgens goeie dunnke 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.
- 2.1.4 Erf 1548
- Die totale erf is onderworpe aan 'n serwituut van reg van weg en munisipale doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.
- 2.1.5 Erwe 1508 en 1523
- Die erwe is onderworpe aan 'n 3m stormwater serwituut ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

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**LOCAL AUTHORITY NOTICE 183****MUNICIPAL NOTICE 45 OF 2006****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, (Former Western Metropolitan Local Council) hereby declares Wilgeheuwel Extension 31 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 PLATINUM MILE INVESTMENTS 136 (PROPRIETARY) LIMITED NO. 1999/023218/07 (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 197 (A PORTION OF PORTION 61) OF THE FARM WILGESPRUIT 190, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG HAS BEEN GRANTED.**

**1 Conditions of establishment****1.1 Name**

The name of the township shall be Wilgeheuwel Extension 31.

**1.2 Design**

The township shall consist of erven and streets as indicated on General Plan S.G. No. 6035/2005.

**1.3 Engineering services**

1.3.1 The township owner shall be responsible for the installation and provision of 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 Endowment**

The township owner shall in terms of section 98(2) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 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 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 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:

1.5.1 The right of way in favour of the general public registered in terms of Notarial Deed of Servitude No. 315/1949S and indicated by the figure Aba on Diagram SG No. A8898/48 which affects Beretta Street in the township only.

1.5.2 The right of way in favour of the general public registered in terms of Notarial Deed of Servitude No.K1117/05 and indicated by the figure AcC3C2C1 on Diagram SG No. A8022/2004 which affects Beretta Street in the township only.

1.5.3 The pipeline servitude registered in terms of Deed of Transfer No. 27403/1951 and indicated by the figure abc on Diagram SG No. A488/51 which does not affect the township.

**1.6 Land for municipal purposes**

Erf 1549 shall be passed on to the local authority by and at the expense of the township owner as "Public Open Space".

**1.7 Access**

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

**1.8 Acceptance and disposal of stormwater**

The township owner shall arrange for the drainage of the township to fit in with that of Nic Diederichs Boulevard and for all stormwater running off or being diverted from the road to be received or disposed of.

**1.9 Notarial tying of erven**

The township owner shall at his own expense cause Erf 1547 and Erf 1386 Wilgeheuwel Extension 13 to be notarialy tied.

**1.10 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.

**1.11 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.

**1.12 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.

**1.13 Repositioning of circuits**

If, by any reason of the establishment of the township, it should become necessary to reposition any existing circuits of ESKOM or Telkom, the cost thereof shall be borne by the township owner.

**1.14 Restriction on the transfer of erf 1548**

Erf 1548 shall be transferred only to the Residents Association established in respect of the township, which Association shall have full responsibility for the functioning and proper maintenance of the said erf and the essential services with the said erf.



### **1.15 Formation and duties of Resident's Association**

- 1.15.1 The applicant shall properly and legally constitute a Resident's association to the satisfaction of the local authority prior to or simultaneous with the sale of the first erf in the township.
- 1.15.2 Erf 1548(Access) shall be registered in the name of the Resident's Association.
- 1.15.3 Each and every owner of Erven 1491 - 1546 shall become a member of the Resident's Association upon transfer of the erf. Such Association shall have full responsibility for the essential services within Erf 1548 (excluding services taken over by the local authority) contained herein.
- 1.15.4 The Resident's Association shall have full legal power to levy from each and every member the costs incurred in fulfilling its function and shall have legal recourse to recover such fees in the event of a default by any member.
- 1.15.5 The local authority shall not be liable for the malfunction of the surfacing of the access way and/or any services with the exception of services taken over by the local authority.
- 1.15.6 A servitude for municipal services shall be registered over Erf 1548 in favour of, and to the satisfaction of the local authority.
- 1.15.7 Access from Erven 1491 - 1546 to a public road shall be across Erf 1548.
- 1.15.8 The local authority shall have unrestricted access to Erf 1548 at all times.
- 1.15.9 Erf 1548 cannot be sold to any person except the body corporate and the erf may not be rezoned unless the consent from the local authority has been obtained.

### **1.16 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 storm water drainage and the installation of systems therefore as previously agreed upon between the township owner and the local authority. Erven shall not be alienated or be transferred into the name of a purchaser prior to the local authority verifying 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**

### **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)**

The erven mentioned hereunder 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.

- 2.1.3 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.
- 2.1.4 Erf 1548
- The entire erf is subject to a servitude of right of way and municipal purposes in favour of the local authority as indicated on the General Plan.
- 2.1.5 Erven 1508 and 1512
- The erf is subject to a 3m storm water servitude in favour of the local authority as indicated on the General Plan.

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**LOCAL AUTHORITY NOTICE 184**  
**MUNICIPAL NOTICE 45 OF 2006**

**ROODEPOORT TOWPLANNING SCHEME, 1987: AMENDMENT SCHEME 05-2375**

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 31, 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 1 February 2006.

This amendment is known as the Roodepoort Amendment Scheme 05-2375.

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

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**PLAASLIKE BESTUURSKENNISGEWING 184**

**MUNISIPALE KENNISGEWING 45 VAN 2006**

**ROODEPOORT DORPSBEPLANNINGSKEMA, 1987: WYSIGINGSKEMA 05-2375**

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 31 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 1 Februarie 2006.

Hierdie wysiging staan bekend as die Roodepoort Wysigingskema 05-2375.

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

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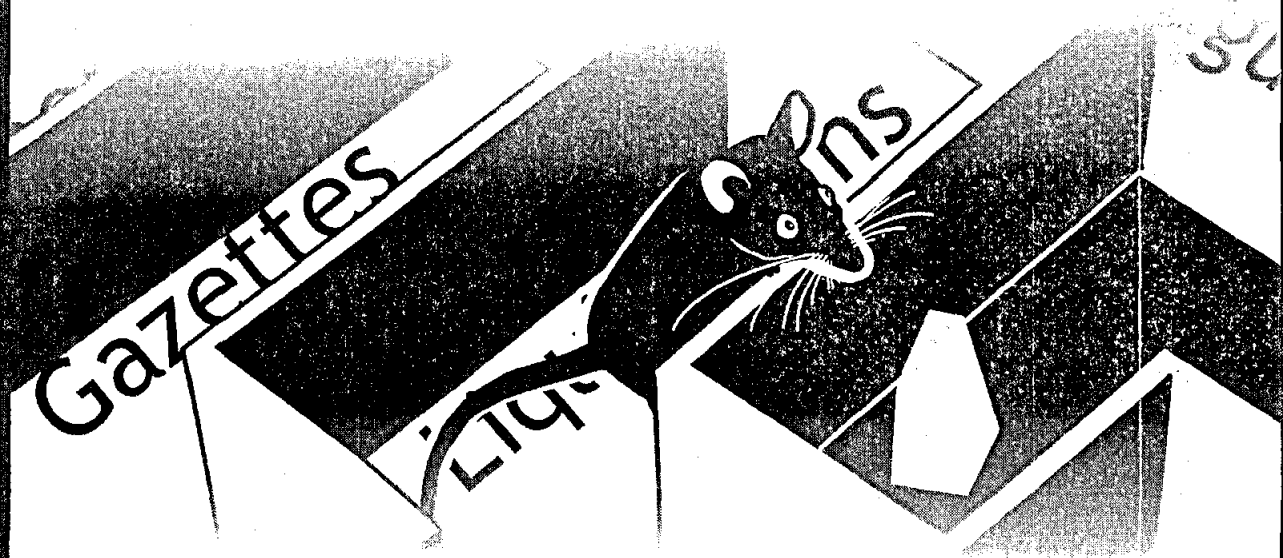
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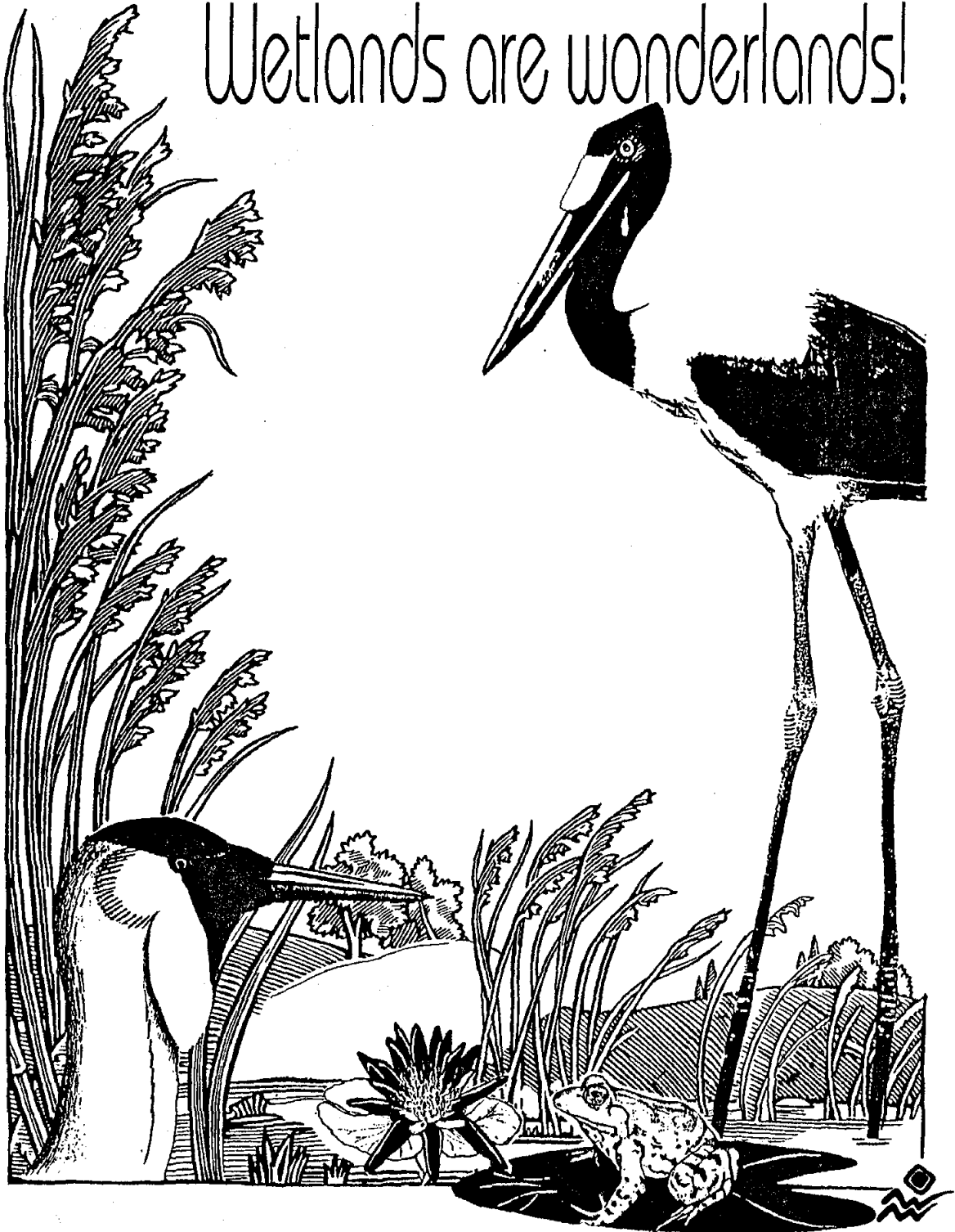
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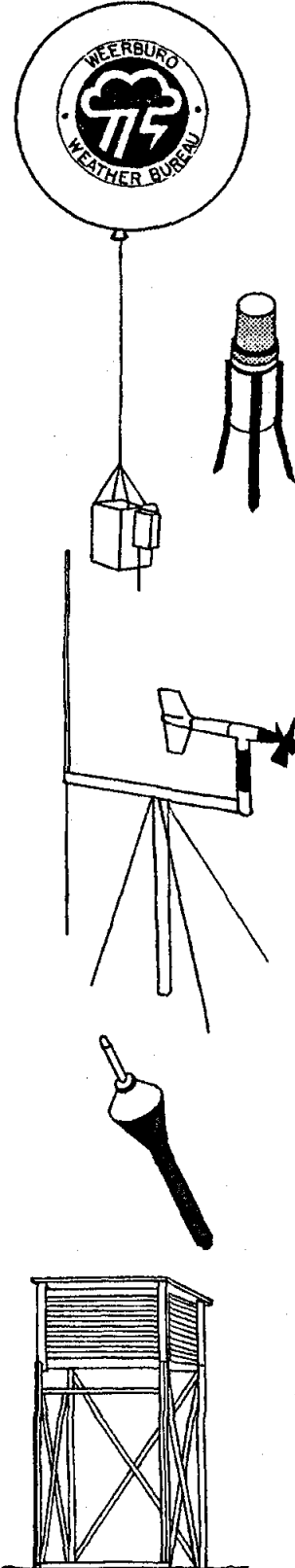


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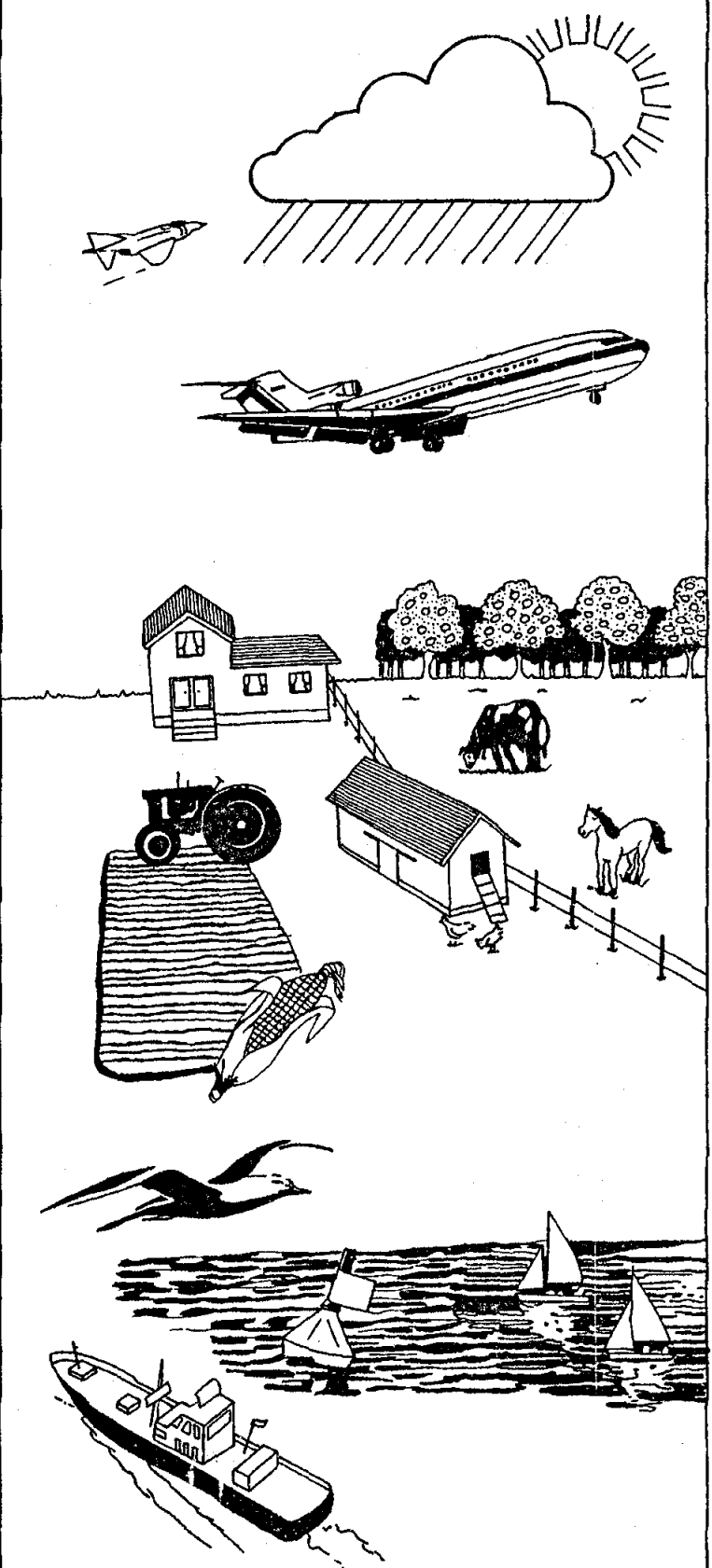


Department of Environmental Affairs and Tourism

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DIE WEERBURU: DEPARTEMENT VAN OMGEWINGSAKE EN TOERISME

