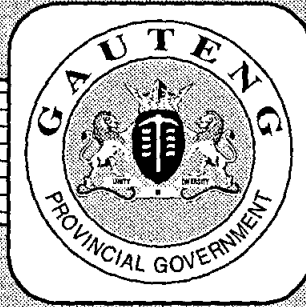


**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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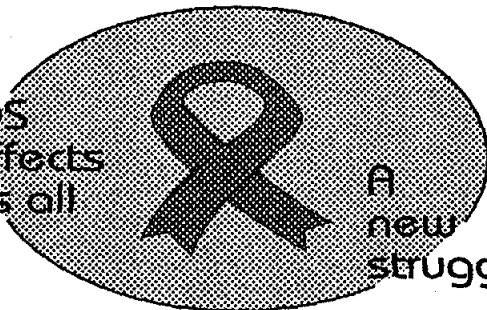
Vol. 12

PRETORIA, 6 FEBRUARY 2006  
FEBRUARIE 2006

No. 41

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

AIDS  
affects  
us all



A  
new  
struggle

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DEPARTMENT OF HEALTH

**Prevention is the cure**



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**CONTENTS • INHOUD**

No.		Page No.	Gazette No.
<b>LOCAL AUTHORITY NOTICES</b>			
252	Town-planning and Townships Ordinance (15/1986): City of Johannesburg Metropolitan Municipality: Declaration as an approved township: Wilgeheuwel Extension 38 .....	3	41
253	do.: do.: Roodepoort Amendment Scheme 05-4116 .....	8	41

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## LOCAL AUTHORITY NOTICES

### PLAASLIKE BESTUURSKENNISGEWING 252

#### MUNISIPALE KENNISGEWING 88 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 38 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

#### BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR CITY SQUARE TRADING 43 (PROPRIETARY) LIMITED REGISTRATION NO. 2004/008394/07 (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 607 ('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 38.

##### 1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 1586/2005.

##### 1.3 Ingenieursdienste

1.3.1 Die dorpselenaar 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 dorpselenaar 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 volgende serwituut wat nie die dorp raak nie:**

serwituut No K 1695/84S, op Diagram SG No A8007/87. 'n Serwituut om elektrisiteit te gelei deur middle van oorhoofse kraglyne.

**1.4.2 Die volgende voorwaarde wat nie aan die erwe in die dorp oorgedra moet word nie:**

Titel Akte T 58955/93:

"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 5<sup>th</sup> day of November 1951."

**1.5 Toegang**

Geen ingang van Pad P126-1 (Hendrik Potgierterweg ) en Nic Diederichs Rylaan tot die dorp en geen uitgang tot Pad P 126-1 (Hendrik Potgierterweg ) en Nic Diederichs Rylaan uit die dorp sal toegelaat word nie

**1.6 Ontvangs en versorging van stormwater**

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reel dat dit inpas by die van Pad P 126-1 (Hendrik Potgierterweg) en Nic Diederichs Rylaan en moet die stormwater wat van die pad afloop of afgelei word, ontvang en versorg.

**1.7 Oprigting van heining of ander fisiese versperring**

Die dorpseienaar moet op eie koste 'n heining of ander fisiese versperring oprig tot bevrediging van die Gauteng Provinsiale Regering: Departement van Vervoer en Publieke Werke soos en wanneer deur hom verlang word om dit te doen, en die versperring in 'n goeie toestand hou tot tyd en wyl hierdie verantwoordelikheid deur die plaaslike bestuur oorgeneem word: met dien verstande dat die dorpseienaar se verantwoordelikheid vir die instandhouding van die strate in die dorp oorgeneem word.

**1.8 Sloping 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.

**1.9 Verwydering van rommel**

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

**1.10 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 dorpsieenaar 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 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.

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**LOCAL AUTHORITY NOTICE 252**

**MUNICIPAL NOTICE 88 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 Wilgehuwel Extension 38 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 EAGLE PROPERTIES (BENONI) (PROPRIETARY) LIMITED NO. 1969/000260/07 (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 607 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 38.

**1.2 Design**

The township shall consist of erven and streets as indicated on General Plan S.G. No. 1586/2005.

**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 storm water 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 following servitude which does not affect the township:

servitude No. K 1695/84S, Diagram SG No. A8007/87. A servitude to convey electricity by overhead electrical lines.

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

Title Deed T 58955/93

"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 5<sup>th</sup> day of November 1951."

**1.5 Access**

No ingress from Road P126-1(Hendrik Potgieter Road) and Nic Diederichs Boulevard to the township and no egress to Road P126-1 (Hendrik Potgieter Road) and Nic Diederichs Boulevard from the township shall be allowed.

**1.6 Acceptance and disposal of storm water**

The township owner shall arrange for the drainage of the township to fit in with that of Road P126-1(Hendrik Potgieter Road) Nic Diederichs Boulevard and for all storm water running off or being diverted from the road to be received or disposed of.

**1.7 Erection of fence or other physical barrier**

The township owner shall at his own expense erect a fence or other physical barrier to the satisfaction of Gauteng Provincial Government: Department of Transport and Public Works as and when required by him to do so and the township owner shall maintain such fence or physical barrier in good order and repair until such time as this responsibility is taken over by the local authority: Provided that the township owner responsibility for the maintenance thereof shall cease when the local authority takes over responsibility for the maintenance of the street in the township.

**1.8 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.

**1.9 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.

**1.10 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.

2.1.3 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.

## LOCAL AUTHORITY NOTICE 253

### MUNICIPAL NOTICE 88 OF 2006

#### ROODEPOORT TOWPLANNING SCHEME, 1987: AMENDMENT SCHEME 05-4116

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 38, 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 7 February 2006.

This amendment is known as the Roodepoort Amendment Scheme 05-4116.

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

## PLAASLIKE BESTUURSKENNISGEWING 253

### MUNISIPALE KENNISGEWING 88 VAN 2006

#### ROODEPOORT DORPSBEPLANNINGSKEMA, 1987: WYSIGINGSKEMA 05-4116

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 38 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 7 Februarie 2006.

Hierdie wysiging staan bekend as die Roodepoort Wysigingskema 05-4116.

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