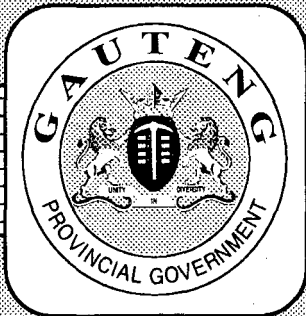


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**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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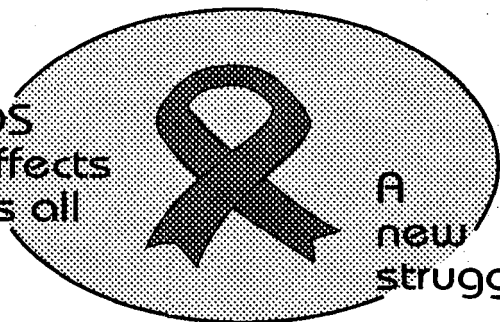
Vol. 7

PRETORIA, 24 OCTOBER 2001  
OKTOBER

**No. 210**

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

AIDS  
affects  
us all



A  
new  
struggle

Prevention is the cure

**AIDS  
HELPUNE**

**0800 012 322**

DEPARTMENT OF HEALTH

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## GENERAL NOTICES

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### NOTICE 6351 OF 2001

#### CITY OF JOHANNESBURG

#### (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 Honeydew Ridge Extension 8 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 HOLOGRAPHIX PROPERTIES 80 CC (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 550 OF THE FARM WILGESPRUIT NR 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 Honeydew Ridge Extension 8.

##### 1.2 Design

The township shall consist of erven and streets as indicated on General Plan S.G. No. 3709/2001.

##### 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

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 conditions which shall not be passed on to the erven in the township :

Title Deed T 000110760/2001 condition:

- B. The remaining extent of Portion D of the South Eastern Portion of the farm WILGESPRUIT No 3, situate in the district of Roodepoort, measuring 419,7007 hectares, as held under Deed of Transfer No. 28695/1943 dated the 16<sup>th</sup> November 1943 (of which Portion 185 hereby transferred is a part) is further subject to a servitude of right of way in favour of the General Public, as will more fully appear from Notarial Deed of Servitude No. 315/1949S, which Right of Way is shown on the aforesaid Diagram by the figure a b c C D."
- "E. THE remaining extent of Portion D of the South-Eastern Portion of the said farm WILGESPRUIT measuring as such 392.6595 hectares (a portion whereof is hereby transferred) is entitled to a Servitude of Pipe-line over Portion 225 (a portion of Portion D of the South Eastern Portion) of the said farm WILGESPRUIT, measuring 8,5653 hectares, as held under Deed of Transfer No. 27403/1951.

- 1.4.2 the servitude for right of way registered in terms of Notarial Deed of Servitude No. 315/1949-S which affects Nic Diederichs Boulevard in the township only.

- 1.4.3 the servitude for right of way registered in terms of Notarial Deed of Servitude No. 315/1949 S which affects Mozart Street in the township only.

- 1.4.4 the servitude for a pipeline registered in terms of Notarial Deed

of Servitude No A 488/51 which does not affect the township.

**1.5 Land for municipal purposes**

Erf 32 shall be passed on to the local authority for access purposes by and at the expense of the township owner.

**1.6 Access**

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

**1.7 Acceptance and disposal of stormwater**

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

**1.8 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 the Local Authority 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.

**1.9 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.

**1.10 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.

**1.11 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)**

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 Erven 20, 21, 22, 23, 27 and 28**

The erven are subject to a servitude for transformer/ substation purposes in favour of the local authority, as indicated on the general plan.

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**KENNISGEWING 6351 VAN 2001****JOHANNESBURG STAD****(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 Honeydew Ridge Uitbreiding 8 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

**BYLAE**

**STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR HOLOGRAPHIX PROPERTIES 80 CC (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 550 VAN DIE PLAAS WILGESPRUIT NR 190, REGISTRASIE AFDELING I.Q., PROVINSIE VAN GAUTENG, TOEGESTAAN IS.**

**1. Stigtingsvoorwaardes****1.1 Naam**

Die naam van die dorp is Honeydew Ridge Uitbreiding 8.

**1.2 Ontwerp**

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 3709/2001.

**1.3 Ingenieursdienste**

1.3.1 Die dorpseienaar is verantwoordelik vir die installering en voorsiening van interne ingenieursdienste insluitend strate en stormwater dreinerings en 'n bydrae vir eksterne riool dienste ; en

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 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 uitgesluit:

- 1.4.2 die volgende voorwaardes wat nie aan die erwe in die dorp oorgedra moet word nie:

Titel Akte T 000110760/2001 condition:

"B The remaining extent of Portion D of the South Eastern Portion of the farm WILGESPRUIT No 3, situate in the district of Roodepoort, measuring 419,7007 hectares, as held under Deed of Transfer No. 28695/1943 dated the 16<sup>th</sup> November 1943 (of which Portion 185 hereby transferred is a part) is further subject to a servitude of right of way in favour of the General Public, as will more fully appear from Notarial Deed of Servitude No. 315/1949S, which Right of Way is shown on the aforesaid Diagram by the figure a b c C D."

"E. THE remaining extent of Portion D of the South-Eastern Portion of the said farm WILGESPRUIT measuring as such 392.6595 hectares (a portion whereof is hereby transferred) is entitled to a Servitude of Pipe-line over Portion 225 (a portion of Portion D of the South Eastern Portion) of the said farm WILGESPRUIT, measuring 8,5653 hectares, as held under Deed of Transfer No. 27403/1951.

- 1.4.2 die serwitut vir reg van weg geregistreer in terme van Notariele Akte van Serwitut No. 315/1949-S wat slegs Nic Diederichsrylaan in die dorp raak.

- 1.4.3 die serwitut vir reg avn weg wat geregistreer is in terme van Notariele Akte van Serwitut No.315/1949- wat slegs Mozartstraat in die dorp raak.



1.4.4 die serwituut vir 'n pyplyn wat geregistreer is in terme van Notariele Akte van Serwituut No A 488/51 wat nie die dorpsgebied raak nie.

#### **1.5 Grond vir munisipale doeleindes**

Erf 32 moet deur en op koste van die dorpsseienaar aan die plaaslike betuur as 'n toegangserf oorgedra word.

#### **1.6 Toegang**

Geen ingang Metro Boulevard tot die dorp en geen uitgang tot Metro Boulevard uit die dorp word toegelaat nie.

#### **1.7 Ontvangs en versorging van stormwater**

Die dorpsseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van Metro Boulevard en moet die stormwater wat van die pad afloop of afgelei word, ontvang en versorg.

#### **1.8 Oprigting van heining of ander fisiese versperring**

Die dorpsseienaar moet op eie koste 'n heining of ander fisiese versperring oprig tot bevrediging van die plaaslike bestuur soos en wanneer deur hom verlang om dit te doen, en die dorpsseienaar moet sodanige heining of fisiese versperring in 'n goeie toestand hou tot tyd en wyl hierdie verantwoordelikheid deur die plaaslike bestuur oorgeneem word

Met dien verstande dat die dorpsseienaar se verantwoordelikheid vir die instandhouding daarvan verval sodra die plaaslike bestuur die verantwoordelikheid vir die instandhouding van die strate in die dorp oorneem.

#### **1.9 Sloping van geboue en strukture**

Die dorpsseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kant ruimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

#### **1.10 Verwydering van rommel**

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

### **1.11 Verskuiwing of vervanging van minisipale 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.

## **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.

#### **2.1.4 Erwe 20, 21, 22, 23, 27 en 28**

Die erwe is onderworpe aan serwituut vir transformator/substasie doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

**NOTICE 6352 OF 2001****ROODEPOORT TOWN PLANNING SCHEME, 1987 : AMENDMENT SCHEME RO 1886**

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 Honeydew Ridge Extension 8, 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 Management, City of Johannesburg and are open for inspection at all reasonable times.

The date this scheme will come into operation is 24 October 2001.

This amendment is known as the Roodepoort Amendment Scheme RO1886.

P Moloï  
City Manager

**KENNISGEWING 6352 VAN 2001****ROODEPOORT DORPSBEPLANNINGSKEMA, 1987 : WYSIGINGSKEMA RO1886**

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 Honeydew Ridge Uitbreiding 8 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 : Ontwikkelings Beheer, Johannesburg Stad beskikbaar vir inspeksie te alle redelike tye.

Die datum van die inwerkingtreding van die skema is 24 Oktober 2001.

Hierdie wysiging staan bekend as die Roodepoort Wysigingskema RO1886.

**P MOLOI**  
**MUNISIPALE BESTUURDER**

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**NOTICE 6353 OF 2001****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 17 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 HOLOGRAPHIX PROPERTIES 80 CC CK2000/038258/23 (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 552 OF THE FARM WILGESPRUIT NR 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 17.

**1.2 Design**

The township shall consist of erven and streets as indicated on General Plan S.G. No. 3712/2001.

**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

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 conditions which shall not be passed on to the erven in the township :

Title Deed T 000110761/2001 condition:

"C. The remaining extent of Portion D of the south-Eastern Portion of the said farm WILGESPRUIT measuring as such 392,6595 hectares (a portion whereof is hereby transferred) is entitled to a Servitude of Pipe-line over Portion 225 (a portion of portion D of the South Eastern portion) of the said farm WILGESPRUIT, measuring 8,5653 hectares, as held under deed of Transfer No. 27403/1951.

"F. Geregtig tot 'n serwituuat soos geskep in Akte van Transport Nr. 27495/1951 gedateer 5 November 1951 of die volgende voorwaardes:-

Die voormalige Resterende Gedeelte van Gedeelte D van die Suid-Oostelike gedeelte van die plaas, groot as sodanig 392.6595 Hektaar (waravan die eiendom hiermee getranspoteer 'n deel uitmaak) is geregtig tot 'n serwituuat van pyplyn soos aangetoon en afgebeeld deur die lyn abc op Kaart Nr. A. \$88/51 geheg aan Transportakte Nr. 27403/1951, gedateer die 5de dag van November 1951, oor Gedeelte 225 van gemelde plaas.

1.4.2 the servitude for right of way registered in terms of Notarial Deed of Servitude No. 315/1949 S which affects Emily Hobhouse Street in the township only.

**1.5 Land for municipal purposes**

Erf 1408 shall be passed on to the local authority for access purposes by and at the expense of the township owner.

**1.6 Access**

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

**1.7 Acceptance and disposal of stormwater**

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

**1.8 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 the Local Authority 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.

**1.9 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.

**1.10 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.

### **1.11 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 State President in terms of section 184 (2) of the Mining Rights Act, 1967 (Act 20 of 1967)**

All erven shall be subject to the following conditions :

2.1.1 Prospective buyers/occupants of erven, etc. are notified, in writing, that open cast mining and blasting operations in the vicinity thereof may cause inconvenience with regard to dust pollution and noise.

### **2.2 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 :

2.2.1 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.

2.2.2 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 (two) metres thereof.

2.2.3 The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by 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.

#### 2.2.4 Erven 1401, 1402 and 1403

The erven are subject to a servitude for transformer/ substation purposes in favour of the local authority, as indicated on the general plan.

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**KENNISGEWING 6353 VAN 2001****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 17 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

**BYLAE**

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR HOLOGRAPHIX PROPERTIES 80 CC CK2000/038258/23 (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 552 VAN DIE PLAAS WILGESPRUIT NR 190, REGISTRASIE AFDELING I.Q., PROVINSIE VAN GAUTENG, TOEGESTAAN IS.

**1. Stigtingsvoorwaardes****1.1 Naam**

Die naam van die dorp is Wilgeheuwel Uitbreiding 17.

**1.2 Ontwerp**

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 3712/2001.

**1.3 Ingenieursdienste**

1.3.1 Die dorpseienaar is verantwoordelik vir die installing en voorsiening van interne ingenieursdienste insluitend strate en stormwater dreinerings en 'n bydrae vir eksterne riool dienste ; en

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 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 uitgesluit:

1.4.2 die volgende voorwaardes wat nie aan die erwe in die dorp oorgedra moet word nie:

Titel Akte T 000110761/2001 condition:

"C. The remaining extent of Portion D of the south-Eastern Portion of the said farm WILGESPRUIT measuring as such 392,6595 hectares (a portion whereof is hereby transferred) is entitled to a Servitude of Pipe-line over Portion 225 (a portion of portion D of the South Eastern portion) of the said farm WILGESPRUIT, measuring 8,5653 hectares, as held under deed of Transfer No. 27403/1951.

F Geregtig tot 'n serwituut soos geskep in Akte van Transport Nr. 27495/1951 gedateer 5 November 1951 of die volgende voorwaardes:-

Die voormalige Resterende Gedeelte van Gedeelte D van die Suid-Oostelike gedeelte van die plaas, groot as sodanig 392.6595 Hektaar (waatvan die eiendom hiermee getranspoteer 'n deel uitmaak) is geregtig tot 'n serwituut van pyplyn soos aangetoon en afgebeeld deur die lyn abc op Kaart Nr. A. 488/51 geheg aan Transportakte Nr. 27403/1951, gedateer die 5de dag van November 1951, oor Geddelte 225 van gemelde plaas.

1.4.2 die serwituut vir reg van weg geregistreer in terme van Notariele Akte van Serwituut No. 315/1949-S wat slegs Emily Hobhousestraat in die dorp raak.

### **1.5 Grond vir munisipale doeleindes**

Erf 1408 moet deur en op koste van die dorpseienaar aan die plaaslike betuur as 'n toegangserf oorgedra word.

### **1.6 Toegang**

Geen ingang van Metro Boulevard tot die dorp en geen uitgang tot Metro Boulevard uit die dorp word toegelaat nie.

### **1.7 Ontvangs en versorging van stormwater**

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

### **1.8 Oprigting van heining of ander fisiese versperring**

Die dorpseienaar moet op eie koste 'n heining of ander fisiese versperring oprig tot bevrediging van die plaaslike bestuur soos en wanneer deur hom verlang om dit te doen, en die dorpseienaar moet sodanige heining of fisiese 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 daarvan verval sodra die plaaslike bestuur die verantwoordelikheid vir die instandhouding van die strate in die dorp oorneem.

### **1.9 Sloping van geboue en strukture**

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kant ruimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

### **1.10 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.

### **1.11 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.

## **2. TITELVOORWAARDES**

### **2.1 Voorwaardes opgelê deur die staatspresident ingevolge Artikel 184(2) van die Wet op Mynregte, 1967 (Wet 20 van 1967)**

Alle erwe is onderworpe aan die volgende voorwaarde:

2.1.1 Voornemende kopers van erwe moet skriftelik in kennins gestel word dat oopgroef mynbedrywighede en plofstof operasies in die nabyheid, ongerief kan veroorsaak met betrekking tot stof en geraas besoedeling.

### **2.2 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 :

2.2.1 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.

2.2.2 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.

2.2.3 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.

#### 2.2.4 Erwe 1401, 1402 en 1403

Die erwe is onderworpe aan serwituut vir transformator/substasie doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

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**NOTICE 6354 OF 2001****ROODEPOORT TOWN PLANNING SCHEME, 1987 : AMENDMENT SCHEME RO 1883**

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 17, 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 Management, City of Johannesburg and are open for inspection at all reasonable times.

The date this scheme will come into operation is 24 October 2001.

This amendment is known as the Roodepoort Amendment Scheme RO1883.

P Moloï  
City Manager

**KENNISGEWING 6354 VAN 2001****ROODEPOORT DORPSBEPLANNINGSKEMA, 1987 : WYSIGINGSKEMA RO1883**

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 17 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 : Ontwikkelings Beheer, Johannesburg Stad beskikbaar vir inspeksie te alle redelike tye.

Die datum van die inwerkingtreding van die skema is 24 Oktober 2001.

Hierdie wysiging staan bekend as die Roodepoort Wysigingskema RO1883.

**P MOLOI**  
**MUNISIPALE BESTUURDER**