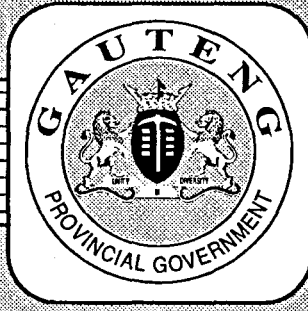


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

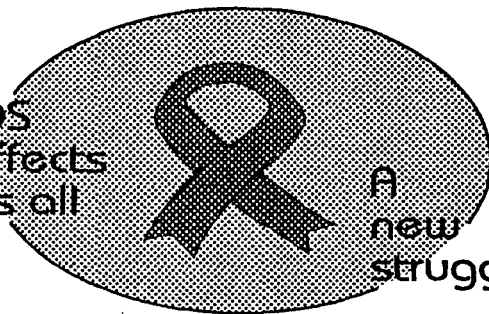
Vol. 12

PRETORIA, 15 NOVEMBER 2006

No. 415

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
HELPUNE**

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DEPARTMENT OF HEALTH



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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 3196

CITY OF JOHANNESBURG AMENDMENT SCHEME 05-0950

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 **HELDERKRUIN EXTENSION 30**

Map 3, Annexure and scheme clauses of the amendment scheme are filed with the 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 05-0950

Executive Director: Development Planning and Urban Management

Date: 15 November 2006

Notice No.1300/2006

PLAASLIKE BESTUURSKENNISGEWING 3196

STAD VAN JOHANNESBURG WYSIGINGSKEMA 05-0950

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 **HELDERKRUIN UITBREIDING 30** bestaan, goedgekeur het.

Kaart 3, Bylae en die skemaklousules van die wysigingskema word in bewaring gehou deur 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 05-0950

Uitvoerende Direkteur: Ontwikkelings Beplanning en Stedelike Bestuur

Datum: 15 November 2006

Kennisgewing Nr.1300/2006

LOCAL AUTHORITY NOTICE 3197

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 **HELDERKRUIN EXTENSION 30** to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY M AND F GIURICICH DEVELOPMENTS (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 436 OF THE FARM WILGESPRUIT 190 IQ, PROVINCE OF GAUTENG, HAS BEEN GRANTED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY (HEREIN AFTER REFERRED TO AS THE COUNCIL).



1. CONDITIONS OF ESTABLISHMENT

- 1. Name**
The name of the township shall be **HELDERKRUIN EXTENSION 30**
- 2. Design**
The township shall consist of erven and streets as indicated on **General Plan S.G. 4090/2006**
- 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.
- 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, fulfil its obligations with regards 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 provision of external engineering services and bulk sewer shall be payable.
 - (c) No erven may be alienated or be 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.
- 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.
- 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.

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.

(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.

Executive Director: Development Planning and Urban Management

Date: 15 November 2006

Notice No.1300/2006

PLAASLIKE BESTUURSKENNISGEWING 3197

**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 **HELDERKRUIN UITBREIDING 30** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR M AND F GIURICICH DEVELOPMENTS (EDMS) BEPERK (HIERNA DIE AANSOEKER GENOEM) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986, (ORDONNANSIE 15 VAN 1986) OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 436 VAN DIE PLAAS WILGESPRUIT 190 IQ, PROVINSIE GAUTENG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1. NAAM

Die naam van die dorp is **HELDERKRUIN UITBREIDING 30**

2. ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op **Algemene Plan SG Nr. 4090/2006**

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.

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 gereëldde 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 eksterne ingenieursdienste en grootmaat riool sal betaalbaar wees ingevolge die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).

(b) 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.

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 dorpseienaar gedra word.

6. BESKIKKING OOR BESTAANDE TITELVOORWAARDES

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Alle erwe moet onderhewig gemaak word aan bestaande titelvoorwaardes en serwitute, indien enige, insluitende die reservering van die mineraleregte.

2. TITELVOORWAARDES

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

(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 rioolhoofpyleidings 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 rioolhoofpyleidings en ander werke veroorsaak word.

Uitvoerende Direkteur: Ontwikkelings Beplanning en Stedelike Bestuur

Datum: 15 November 2006

Kennisgewing Nr.1300/2006

NOTICE TO:

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Subscribers who have previously arranged to collect their weekly publications of *Government Gazettes* from the Government Printing Works in the Masada Building, are hereby requested to collect their publications from the Old Government Printing Works Building at the Security Officer's Bay at the Proes Street entrance, with effect from the 16th of October 2006.

We look forward to your ongoing support

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