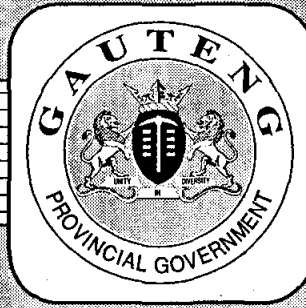


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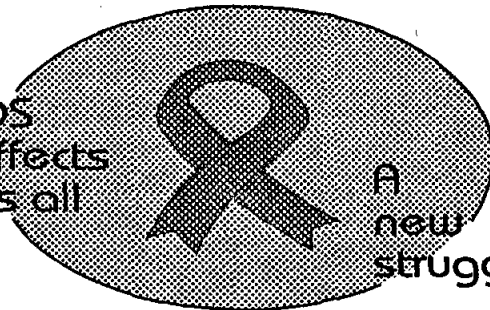
**Vol. 10**

**PRETORIA, 14 SEPTEMBER 2004**

**No. 377**

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## LOCAL AUTHORITY NOTICES

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### PLAASLIKE BESTUURSKENNISGEWING 1950

### PLAASLIKE BESTUURSKENNISGEWING 942 VAN 2004

### JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT

### (GEWESE NOORDELIKE 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 Noordelike Metropolitaanse Plaaslike Raad) hierby North Riding Uitbreiding 83 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

### BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR DANWET W125 (EDMS) BPK (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 529 VAN DIE PLAAS OLIEVENHOUTPOORT NO 196, REGISTRASIE AFDELING I.Q., PROVINSIE VAN GAUTENG, TOEGESTAAN IS.

#### 1. Stigtingsvoorwaardes

##### 1.1 Naam

Die naam van die dorp is North Riding Uitbreiding 83.

##### 1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 1161/2004.

##### 1.3 Ingenieursdienste

Die dorpseienaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering van water, elektrisiteit en riool sowel as die konstruksie van Paaie en stormwater in die dorp tot bevrediging van die plaaslike bestuur.

##### 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 81 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.

##### 1.6 Toegang

Geen ingang tot of uitgang van die dorp sal toegelaat word langs die lyne van toegang soos aangedui op die uitlegplan 04/1656/2.

Toegang tot of uitgang van die erwe in die dorp moet tot bevrediging van die plaaslike

Toegang tot of uitgang van die erwe in die dorp moet tot bevrediging van die plaaslike bestuur en/of Johannesburg Paaie Afdeling (Edms) Bpk wees.

**1.7 Ontvangs en versorging van stormwater**

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

**1.8 Sloping van geboue en structure**

Die dorpseienaar moet op eie koste alle bestaande geboue en structure 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.

**1.9 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.

**1.10 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.

**1.11 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.

**1.12 Provinsiale Paaie**

Indien die ontwikkeling van die dorp nie voltooi is op of voor 30 Mei 2013, moet die aansoek her ingedien word by die Departement van Vervoer en Publieke Werke (Gauteng Provinsiale Regering) vir heroorweging.

Indien die toestande, voor die vervaldam, egter sodanig verander dat paaie en/of PWV roetes onder die beheer van die genoemde Departement geaffekteer word deur die voorgestelde uitleg van die dorp, moet die applikant die aansoek her indien sodat die vereistes van die beherende gesag in terme van Artikel 11 van Wet 21 van 1940, aan voldoen kan word.

**1.13 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

## 2. TITELVOORWAARDES

### 2.1 Voorwaardes opgelê deur die Nasionale Vervoerkommissie ingevolge die wet op Nasionale Paaie, 1971 (Wet 54 van 1971)

Erf 2328 is onderworpe aan die volgende voorwaardes:

2.1.1 Uitgesonderd enige stormwaterdreineringsstruktuur, moet geen gebou, struktuur of enigiets wat aan die grond verbode is, al maak dit nie deel van daardie grond uit nie, opgerig word of enigiets onder of benede die oppervlakte van die erf binne 'n afstand van nie minder as 20 meter ten opsigte van enkelverdiepingstrukture en 30 meter ten opsigte van meerverdiepingstrukture van die grens van die erweaangrensend aan Pad PWV 3 en geen verandering of toevoeging tot enige bestaande strukture of gebou wat binne sodanige afstand van sodanige grens geleë is, moet sonder die skriftelike toestemming van die Nasionale Vervoerkommissie aangebring word nie.

2.1.2 Ingang tot en uitgang van die erf word nie toegelaat langs die grens van die erf aangrensend aan Pad PWV 3 nie.

### 2.2 Voorwaardes opgelê deur die Plaaslike Bestuur kragtens die bepallings 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 goeëdunke 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.

**LOCAL AUTHORITY NOTICE 1950**  
**LOCAL AUTHORITY NOTICE 942 OF 2004**  
**CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY**  
**(FORMER NORTHERN 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 Northern Metropolitan Local Council) hereby declares North Riding Extension 83 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 DANWET W125 (PTY) LTD (HEREINAFTER 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 529 OF THE FARM OLIEVENHOUTPOORT NO. 196, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG HAS BEEN GRANTED.**

**1 Conditions of establishment**

**1.1 Name**

The name of the township shall be North Riding Extension 83.

**1.2 Design**

The township shall consist of erven and streets as indicated on General Plan S.G. No. 1161/2004.

**1.3 Provision and installation of services**

The township owner shall make the necessary arrangement with the local authority for the provisions and installation of water, electricity and sanitation as well as the construction of Roads and storm water in the township to the satisfaction of the local authority

**1.3 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.

**1.6 Access**

No access to or egress from the township shall be permitted along the lines of no access as indicated on layout plan 04/1656/2

Access to or egress from the erven in the township shall be to the satisfaction of the local authority and/or Johannesburg Roads Agency (Pty) Ltd.

**1.7 Acceptance and disposal of storm water**

The township owner shall arrange for the drainage of the township to fit in with that of the adjacent roads and for all storm water running of or being diverted from the road to be received and disposed of.

**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 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.

**1.10 Repositioning of circuits**

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

**1.11 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.

**1.12 Provincial Roads**

Should the development of the township not been completed on or before 30 May 2013, the application shall be resubmitted to the Department of Transport and Public Works (Gauteng Provincial Government) for reconsideration.

If However, before the expiry date of the mentioned period, circumstances change in such a way that roads and/or PWV routes under the control of the said Department are affected by the proposed layout of the township, the applicant shall resubmit the application for the purposes of fulfillment of the requirements of the controlling authority in terms of the provisions of Section 11 of Act 21 of 1940, as amended.

**2.13 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 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.

**2 Conditions of title****2.1 Conditions imposed by the National Transport Commission in terms of the National Roads Act, 1971 (Act 54 of 1971)**

Erf 2328 is subject to the following conditions:

- 2.1.1 Except for any essential stormwater drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 20 metres in respect of single storeyed structures and 30 metres in respect of multi-storeyed structures from the reserve boundary of Road PWV 3 nor shall any alterations or additions to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the National Transport commission.
- 2.1.2 Ingress to and egress from the erf shall not be permitted along the boundary of the erf abutting on Road PWV 3.

**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.
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**LOCAL AUTHORITY NOTICE 1951****LOCAL AUTHORITY NOTICE 942 OF 2004****RANDBURG TOWN PLANNING SCHEME, 1976: AMENDMENT SCHEME 04-1656**

The City of Johannesburg, (former Northern Metropolitan Local Council), hereby declares that it has approved an amendment scheme, being an amendment of the Randburg Town Planning Scheme, 1976, comprising the same land as included in the township of North Riding Extension 83, 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 15 September 2004.

This amendment is known as the Randburg Amendment Scheme 04-1656.

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

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**PLAASLIKE BESTUURSKENNISGEWING 1951****PLAASLIKE BESTUURSKENNISGEWING 942 VAN 2004****RANDBURG DORPSBEPLANNINGSKEMA, 1976: WYSIGINGSKEMA 04-1656**

Johannesburg Stad, (vroëer Noordelike 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 Randburg Dorpsbeplanningskema, 1976, wat uit die selfde grond as die dorp North Riding uitbreiding 83 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 15 September 2004.

Hierdie wysiging staan bekend as die Randburg Wysigingskema 04-1656.

**A NAIR: UITVOERENDE DIREKTEUR, ONTWIKKELINGSBESTUUR, VERVOER EN OMGEWING JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT**

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