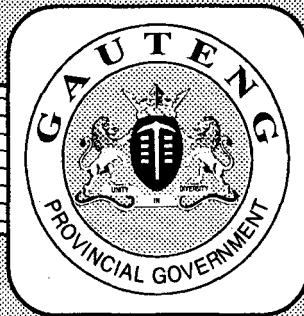


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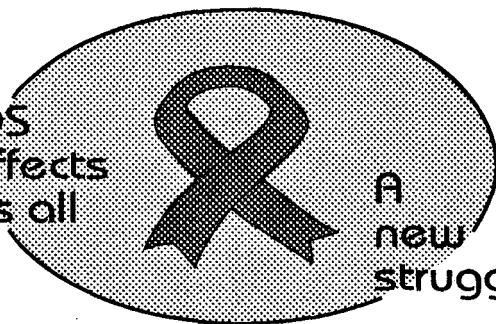
Vol. 7

PRETORIA, 20 MARCH
MAART 2001

No. 39

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GENERAL NOTICES • ALGEMENE KENNISGEWINGS

NOTICE 1730 OF 2001

DECLARATION AS APPROVED TOWNSHIP

In terms of section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986), the Northern Metropolitan Local Council of the Greater Johannesburg Metropolitan Council declares **Stratford** to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY PLOT 37 BROADACRES (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 336 OF THE FARM ZEVENFONTEIN 407 J.R HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be **Stratford**.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 8112/2000.

(3) STORMWATER DRAINAGE AND STREET CONSTRUCTION

- (a) The township owner shall on request by the local authority submit to such authority for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer approved by the local authority, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, tarmacadamising, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the local authority.
- (b) The scheme referred to in (a) above, shall indicate the route and gradient by which each erf gains access to the street on which it abuts.
- (c) The township owner shall, when required by the local authority to do so, carry out the approved scheme at his own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.
- (d) The township owner shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the streets have been constructed as set out in sub-clause (c).
- (e) Should the township owner fail to comply with the provisions of sub-clauses (a), (b), (c) or (d) hereof, the local authority shall be entitled to do the work at the cost of the township owner.

(4) WATER AND SEWERAGE

The township owner shall appoint an approved professional engineer who shall be responsible for the design and construction of the water supply and sewerage reticulation systems in accordance with the following documents:

- (a) The Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).
- (b) "Guidelines for the Provision of Engineering Services in Residential Townships (Department of Community Development, 1983)", as revised from time to time.
- (c) Council Resolution No A10023 dated 30 April 1986.

KENNISGEWING 1730 VAN 2001

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Noordelike Metropolitaanse Plaaslike Raad van die Groter Johannesburg Metropolitaanse Raad hiermee die dorp **Stratford** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING TOT VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR PLOT 37 BROADACRES (EDMS) BPK (HIERNA DIE AANSOEKDOENER/DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 336 VAN DIE PLAAS ZEVENFONTEIN 407 J.R TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is **Stratford**.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG Nr. 8112/2000.

(3) STORMWATERDREINERING EN STRAATBOU

- (a) Die dorpseienaar moet op versoek van die plaaslike bestuur aan sodanige bestuur 'n gedetailleerde skema, volledig met planne, deursnee en spesifikasies, opgestel deur 'n siviele ingenieur wat deur die plaaslike bestuur goedgekeur is, vir die opgaar en afvoer van stormwater deur die hele dorp deur middel van behoorlike aangelegde werke en vir die aanlê, teermacadamisering, beranding en kanalisering van die strate daarin, tesame met die verskaffing van sodanige keermure as wat die plaaslike bestuur nodig ag, vir goedkeuring voorlê.
- (b) Die skema vermeld in (a) hierbo, moet die roete en helling aandui deur middel waarvan elke erf toegang tot die aangrensende straat verkry.
- (c) Die dorpseienaar moet, wanneer die plaaslike bestuur dit vereis, die goedgekeurde skema op eie koste namens en tot bevrediging van die plaaslike bestuur, onder toesig van 'n siviele ingenieur deur die plaaslike bestuur goedgekeur, uitvoer.
- (d) Die dorpseienaar is verantwoordelik vir die instandhouding van die strate tot bevrediging van die plaaslike bestuur totdat die strate ooreenkomstig sub-klausule (b) gebou is.
- (e) Indien die dorpseienaar versuim om aan die bepalings van sub-klausules (a), (b), (c) of (d) te voldoen, is die plaaslike bestuur geregtig om die werk op koste van die dorpseienaar te doen.

(4) WATER EN RIOOL

Die dorpseienaar sal 'n goedgekeurde professionele ingenieur aanstel wie verantwoordelik sal wees vir die ontwerp en konstruksie van die watevoorsiening en rioleringsstelsels in ooreenstemming met die volgende dokumente:

- (a) Die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).
- (b) "Riglyne vir die Voorsiening van Ingenieursdienste in Residensiële Dorpsgebiede (Departement van Gemeenskapsontwikkeling, 1983)", soos van tyd tot tyd gewysig.
- (c) Raadsbesluit Nr. A10023 gedateer 30 April 1986.

(5) ELECTRICITY

- (a) The local authority is not the bulk supplier of electricity in the township. The township owner shall in terms of Section 118 (2) (b) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) make the necessary arrangements with ESKOM, the licensed supplier of electricity in the township.
- (b) The local authority shall be advised in writing that satisfactory arrangements have been made in respect of the supply of electricity to the township and in this connection, the township owner shall submit the following to the local authority:
- (1) A certified copy of the agreement in respect of the supply of electricity entered into with the licensed supplier;
 - (2) A certificate issued by the licensed supplier of electricity that acceptable financial arrangements with regard to (1) above have been made by the township owner.

(6) ACCESS

No ingress to or access from the following roads, shall be permitted:

- (a) Cedar Road;
- (b) Stratford Way (except at access position(s) as determined by the Gauteng Provincial Government, Department of Transport and Public Works);
- (c) Lombardy Drive.

(7) PROVINCIAL ROADS

Should the application for the township not be approved by the Premier-in-Executive Council or the development of the township not been completed within 10 years from 1 October 1998, 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 Premier-in-Executive Council are affected by the proposed layout of the township, the applicant shall resubmit the application for the purpose of fulfilment of the requirements of the controlling authority in terms of the provisions of Section 11 of Act 21 of 1940, as amended.

(8) ENDOWMENT

The township owner shall, in terms of the provisions of Section 98 (2) of the Town Planning and Townships Ordinance, 15 of 1986, pay a lump sum endowment to the local authority for the provision of land for a park (public open space).

(9) 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.

(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.

(11) PROVISION AND INSTALLATION OF SERVICES

The township owner shall make the necessary arrangements with the local authority for the provision and installation of water, electricity and sanitation as well as the construction of roads and stormwater drainage in the township.

(12) ACCEPTANCE AND DISPOSAL OF STORMWATER

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

(5) ELEKTRISITEIT

- (a) Die plaaslike bestuur is nie die grootmaat verskaffer van elektrisiteit aan die dorpsgebied is nie. Die dorpsseienaar moet ingevolge Artikel 118 (2) (b) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), die nodige reëlings tref met ESKOM, die gelisensieerde verskaffer van elektrisiteit in die dorpsgebied.
- (b) Die plaaslike bestuur moet skriftelik verwittig word dat bevredigende reëlings met betrekking tot die voorsiening van elektrisiteit aan die dorpsgebied, getref is en in die verband moet die dorpsseienaar die volgende aan die plaaslike bestuur verskaf:
- (1) 'n Gesertifiseerde afskrif van die ooreenkoms aangegaan met die gelisensieerde verskaffer rakende die voorsiening van elektrisiteit;
 - (2) 'n Sertifikaat van die gelisensieerde verskaffer dat aanvaarbare finansiële reëlings met betrekking tot (1) hierbo, deur die dorpsstiger getref is.

(6) TOEGANG

Geen uitgang vanuit of toegang tot die volgende paaie, word toegelaat nie:

- (a) Cedarstraat;
- (b) Stratfordweg (behalwe by toegangspunte soos bepaal deur die Gauteng Provinsiale Regering, Departement van Vervoer en Publieke Werke);
- (c) Lombardyrylaan.

(7) PROVINSIALE PAAIE

Indien die aansoek vir die dorpsgebied nie deur die Premier-in-Uitvoerende Raad goedgekeur word of die ontwikkeling van die dorpsgebied nie binne 10 jaar vanaf 1 Oktober 1998 voltooi word nie, moet die aansoek heringedien word by die Departement van Vervoer en Publieke Werke (Gauteng Provinsiale Regering vir herooringing. Indien omstandighede egter, voor die verstryking van die gemelde periode, tot so 'n mate verander dat paaie en/of PWV roetes onder die beheer van die Premier-in-Uitvoerende Raad, deur die beoogde uitleg van die dorpsgebied geraak word, moet die applikant die aansoek herindien vir doeleindes van die nakoming van die vereistes van die beherende liggaam in gevolge die bepalings van artikel 11 van Wet 21 van 1940, soos gewysig.

(8) BEGIFTIGING

Die dorpsseienaar sal, ingevolge die bepalings van Artikel 98 (2) van die Dorpsbeplanning en Dorpe Ordonnansie, Nr. 15 van 1986, 'n globale bedrag as begiftiging aan die plaaslike bestuur betaal vir die voorsiening van grond vir 'n park (openbare oopruimte).

(9) BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitude, indien enige, met inbegrip van die voorbehoud van die regte op minerale.

(10) SLOPING VAN GEBOUE EN STRUKTURE

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

(11) VOORSIENING EN INSTALLERING VAN DIENSTE

Die dorpsseienaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering van water en sanitêre dienste asook die konstruksie van strate en stormwaterdreinerings in die dorp.

(12) ONTVANGS EN VERSORGING VAN STORMWATER

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

(13) DUST

The township owner shall, to the satisfaction of the local authority, address and solve the issue of dust emanating from the unsurfaced gravel roads adjacent to the township.

(14) 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 stormwater drainage and the installation of systems therefore as previously agreed upon between the township owner and the local authority. Erven may not be alienated or be transferred into the name of a purchaser prior to the local authority certifying 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

The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the local authority in terms of the provisions of the Town-planning and Townships Ordinance, 1986:

(1) ALL ERVEN

- (a) Each erf is subject to a servitude, 2 m 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 the municipal purposes 2 m 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.
- (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 2 m thereof.
- (c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it 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 local authority.
- (d) The township lies in an area where soil conditions can effect and damage buildings and structures and result in damage to them. Building plans submitted to the local authority for consideration, shall indicate measures to be taken, to limit possible damage to buildings and structures as a result of detrimental foundation conditions. These measures shall be in accordance with the recommendation contained in the Geo-technical report for the township, unless it is proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means.

(2) ERF 14

The erf is subject to a 3 m wide servitude for stormwater purposes in favour of the local authority, as indicated on the General Plan.

(3) ERF 32

The erf is subject to a 2 m wide servitude for stormwater purposes in favour of the local authority, as indicated on the General Plan.

(13) STOF

Die dorpsenaar moet, tot tevredenheid van die plaaslike bestuur, die aangeleentheid rakende stof wat ontstaan vanaf die ongeteerde gruispaaie aangrensend aan die dorpsgebied, aanspreek en oplos.

(14) VERPLIGTINGE TEN OPSIGTE VAN DIENSTE EN BEPERKING BETREFFENDE DIE VERVREEMDING VAN ERWE

Die dorpsenaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water, elektrisiteit en sanitêre dienste asook die konstruksie van paaie en stormwaterdreinerings en die installering van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpsenaar en die plaaslike bestuur, nakom. Geen erwe mag vervreem of oorgepla word in die naam van 'n koper alvorens die plaaslike bestuur bevestig het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van dienste deur die dorpsenaar aan die plaaslike bestuur gelewer of betaal is nie.

2. TITELVOORWAARDES

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986:

(1) ALLE ERWE

- (a) Elke erf is onderworpe aan 'n serwituut 2 m breed, ten gunste van die plaaslike bestuur, vir riolerings- en ander munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (b) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 2 m daarvan, geplant word nie.
- (c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofopleidings, en ander werke wat hy volgens goed-dunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts sal die plaaslike bestuur geregtig wees tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofopleiding en ander werke veroorsaak word.
- (d) Die dorpsgebied is geleë in 'n area waar grondtoestande geboue en strukture kan affekteer en skade kan aanrig. Bouplanninge wat by die plaaslike bestuur ingedien word vir oorweging, moet maatreëls aandui wat geneem sal word om moontlike skade aan geboue en strukture as gevolg van die nadelige fundamente toestande, te beperk. Hierdie maatreëls moet in ooreenstemming wees met die aanbeveling vervat in die Geotegniese verslag van die dorpsgebied, tensy bewys kan word dat sodanige maatreëls onnodig is of dat dieselfde doel op ander meer effektiewe wyse bereik kan word.

(2) ERF 14

Die erf is onderworpe aan 'n 3 m breë serwituut vir stormwaterdoeleindes, ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.

(3) ERF 32

Die erf is onderworpe aan 'n 2 m breë serwituut vir stormwaterdoeleindes, ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.

(4) ERF 91

The entire erf is subject to a servitude for municipal purposes in favour of the local authority, as indicated on the General Plan.

P. LEPHUNYA, Acting Chief Executive Officer

March 2001

(4) ERF 91

Die hele erf is onderworpe aan 'n serwituit vir munisipale doeleindes ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.

P. LEPHUNYA, Waarnemende Hoof Uitvoerende Beampte

Maart 2001

NOTICE 1731 OF 2001**RANDBURG AMENDMENT SCHEME 810N**

The Northern Metropolitan Local Council of the Greater Johannesburg Metropolitan Council herewith in terms of the provisions of section 125 (1) (a) of the Town Planning and townships Ordinance No. 15 of 1986, declares that he 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 Stratford.

Map 3 and the scheme clauses of the amendment scheme are filed with the Acting Chief Executive Officer: Northern Metropolitan Local Council and the Director General, Gauteng Provincial Administration, Branch: Community Development, Marshalltown, and are open for inspection at all reasonable times.

This amendment is known as Randburg Amendment Scheme 810N.

P. LEPHUNYA, Acting Chief Executive Officer

March 2001

KENNISGEWING 1731 VAN 2001**RANDBURG WYSIGINGSKEMA 810N**

Die Noordelike Metropolitaanse Plaaslike Raad van die Groter Johannesburg Metropolitaanse Raad verklaar hiermee ingevolge die bepalings van artikel 125 (1) (a) van die Ordonnansie op Dorpsbeplanning en Dorpe Nr 15 van 1986, dat hy 'n wysigingskema synde 'n wysiging van die Randburg Dorpsbeplanningskema, 1976, wat uit dieselfde grond as die dorp Stratford bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Waarnemende Hoof Uitvoerende Beampte: Noordelike Metropolitaanse Plaaslike Raad en die Direkteur-Generaal, Gauteng Provinsiale Administrasie, Tak: Gemeenskapsontwikkeling, Marshalltown, en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Randburg Wysigingskema 810N.

P. LEPHUNYA, Waarnemende Hoof Uitvoerende Beampte

Maart 2001

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