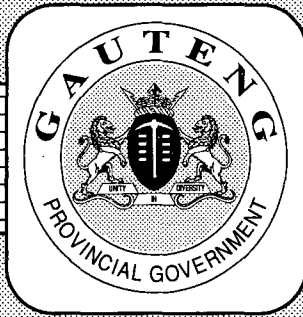


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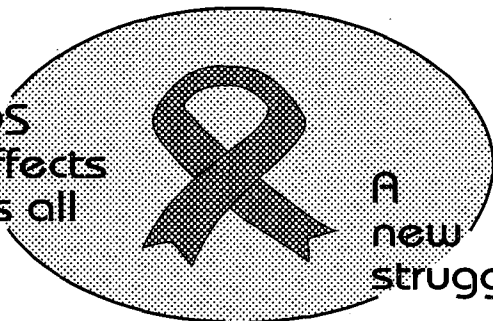
Vol. 8

**PRETORIA, 23 AUGUST
AUGUSTUS 2002**

No. 270

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LOCAL AUTHORITY NOTICES PLAASLIKE BESTUURSKENNISGEWINGS

LOCAL AUTHORITY NOTICE 1319

DECLARATION AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Johannesburg declares North Riding Extension 59 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 BLANDFORD PROPERTY DEVELOPMENTS (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 341 (A PORTION OF PORTION 2) OF THE FARM OLIEVENHOUTPOORT 196 IQ HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be **North Riding Extension 59**.

(2) DESIGN

The township shall consist of erven as indicated on General Plan S.G. No. 2093/2002.

(3) 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.

(4) PROVINCIAL GOVERNMENT

(a) Should the development of the township not been completed within 10 years from 13 March 2001 the application shall be resubmitted to the Department of Transport and Public Works (Gauteng Provincial Government) for reconsideration.

(b) 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 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.

(5) 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.

(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.

(7) 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).

(8) 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 therefor, 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, 2m 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 pan-handle erf, an additional servitude for municipal purposes 2m 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 2m 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.

(2) **Erf 2076**

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

P. MOLOI, City Manager

(Notice 676/02)

August 2002

PLAASLIKE BESTUURSKENNISGEWING 1319

VERKLARING TOT 'N GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg hiermee die dorp North Riding Uitbreiding 59 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR BLANDFORD PROPERTY DEVELOPMENTS (EDMS.) BPK. (HIERNA DIE AANSOEKDOENER/DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 341 ('N GEDEELTE VAN GEDEELTE 2) VAN DIE PLAAS OLIEVENHOUTPOORT 196 IQ TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) **NAAM**

Die naam van die dorp is **North Riding Uitbreiding 59**.

(2) **ONTWERP**

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG. No. 2093/2002.

(3) **VOORSIENING EN INSTALLERING VAN DIENSTE**

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

(4) **PROVINSIALE REGERING**

- (a) Indien die ontwikkeling van die dorpsgebied nie binne 10 jaar vanaf 13 Maart 2001 voltooi word nie, moet die aansoek heringedien word by die Departement van Vervoer en Publieke Werke (Gauteng Provinsiale Regering) vir heroorweging.
- (b) Indien omstandighede egter, voor die verstryking van die gemelde tydperk, 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.

(5) **SLOPING VAN GEBOUE EN STRUKTURE**

Die dorpseienaar 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.

(6) **BESKIKKING OOR BESTAANDE TITELVOORWAARDES**

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

(7) **BEGIFTIGING**

Die dorpseienaar sal, ingevolge die bepalings van artikel 98(2) van die Dorpsbeplanning en dorpe Ordonnansie, No. 15 van 1986, 'n globale bedrag as begiftiging aan die plaaslike bestuur betaal vir die voorsiening van grond vir 'n park (openbare oop ruimte).

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

Die dorpseienaar 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 installing van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom. Erwe mag nie vervreem of oorgedra 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 dorpseienaar 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 2m 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 2m 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 2m 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 rioolhoofpyleidings, en ander werke wat hy volgens goeie noudsaaklik 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 rioolhoofpyleiding en ander werke veroorsaak word.

(2) Erf 2076

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

P. MOLOI, Stadsbestuurder

(Kennisgewing 676/02)

Augustus 2002

LOCAL AUTHORITY NOTICE 1320

AMENDMENT SCHEME 04-0658

The City of Johannesburg 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 North Riding Extension 59.

Map 3 and the scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning: Transportation and Environment: City of Johannesburg and are open for inspection at all reasonable times.

This amendment is known as Amendment Scheme 04-0658.

P. MOLOI, City Manager

(Notice No. 677/02)

August 2002

PLAASLIKE BESTUURSKENNISGEWING 1320

WYSIGINGSKEMA 04-0658

Die Stad van Johannesburg verklaar hiermee ingevolge die bepalings van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe No. 15 van 1986, dat hy 'n wysigingskema synde 'n wysiging van die Randburg dorpsbeplanningkema, 1976, wat uit dieselfde grond as die dorp North Riding Uitbreiding 59 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning, Vervoer en Omgewing: Stad van Johannesburg en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema 04-0658.

P. MOLOI, Stadsbestuurder

(Kennisgewing 677/02)

Augustus 2002

IMPORTANT NOTICE

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