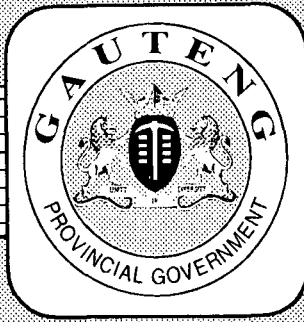


**THE PROVINCE OF  
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# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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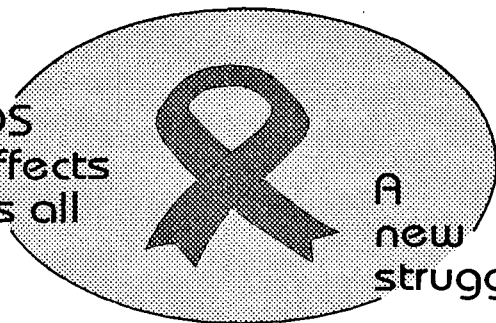
Vol. 9

PRETORIA, 26 SEPTEMBER 2003

No. 413

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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 1920

#### 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 Metropolitan Municipality declares **Kevin Ridge** 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 WYKWET 10 (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT/ TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 343 OF THE FARM OLIEVENHOUTPOORT 196 IQ HAS BEEN GRANTED

#### 1. CONDITIONS OF ESTABLISHMENT

**(1) Name**

The name of the township shall be Kevin Ridge.

**(2) Design**

The township shall consist of erven as indicated on General Plan S.G. No.3861/2002.

**(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) Access**

- (a) No access to or egress from the township shall be permitted via Northumberland Avenue.
- (b) Access to or egress from the township shall be to the satisfaction of the local authority.

**(5) Provincial roads**

- (a) Should the development of the township not been completed within 10 years from 27 April 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 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.

**(6) Acceptance and disposal of stormwater**

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

**(7) 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.

**(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.

**(9) Notarial tie or consolidation of erven**

Erf 1 and Erf 2 shall at the cost of the township owner, prior to the development of any of the erven, be notorially tied or consolidated to the satisfaction of the local authority.

**(10) 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).

**(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 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, 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 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.

**(1) Erf 1**

The registered owner of the erf shall, at his own cost, before or during development of the erf, erect a physical barrier which is in compliance with the requirements of the Department of Transport and Public Works (Gauteng Provincial Government), along the erf boundary thereof abutting on Northumberland Avenue. The erection of such a barrier shall be done to the satisfaction of the local authority and such barrier shall be maintained by the owner, to the satisfaction of the local authority.

**(2) Erf 2**

The erf is subject to a servitude of right-of-way in favour of the local authority, as indicated on the General Plan.

**P. Moloj, City Manager**

(Notice No.530/2003)

August 2003

**PLAASLIKE BESTUURSKENNISGEWING 1920**

**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 Metropolitaanse Munisipaliteit hiermee die dorp **Kevin Ridge** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

**BYLAE**

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR WYKWET 10 (EDMS) BPK (HIERNA DIE AANSOEKDOENER/ DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 343 VAN DIE PLAAS OLIEVENHOUTPOORT 196 IQ TOEGESTAAN IS

## 1. STIGTINGSVOORWAARDES

**(1) Naam**

Die naam van die dorp is Kevin Ridge.

**(2) Ontwerp**

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 3861/2002.

**(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) Toegang**

(a) Geen toegang tot of uitgang vanuit die dorp sal via Northumberlandweg toegelaat word nie.

(b) Toegang tot of uitgang vanuit die dorp moet tot tevredenheid van die plaaslike bestuur wees.

**(5) Provinsiale paaie**

(a) Indien die ontwikkeling van die dorp nie binne 10 jaar vanaf 27 April 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 periode, tot so 'n mate verander dat paaie en/of PWV roetes onder die beheer van die betrokke Departement deur die beoogde uitleg van die dorp geraak word, moet die applikant die aansoek herindien vir doeleindes van die nakoming van die vereistes van die beherende liggaam in gevolg die bepalings van Artikel 11 van Wet 21 van 1940, soos gewysig.

**(6) Ontvangs en versorging van stormwater**

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

**(7) Beskikking oor bestaande titelvoorwaardes**

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

**(8) Sloping van geboue en strukture**

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

**(9) Notariële verbinding of konsolidasie van erwe**

Erf 1 en Erf 2 moet op koste van die dorpseienaar, voor die ontwikkeling van enige van die erwe, notarieël verbind of gekonsolideer word tot tevredenheid van die plaaslike bestuur.

**(10) Begiftiging**

Die dorpseienaar 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 oop ruimte).

**(11) 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 installering 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 serwitut 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 rioolhoofpyleidings, en ander werke wat hy volgens goedgekeurde 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 rioolhoofpyleiding en ander werke veroorsaak word.

**(2) Erf 1**

Die geregistreerde eienaar van die erf moet op eie koste, voor of gelyktydig met die ontwikkeling van die erf, op sy eie koste, 'n fisiese versperring oprig langs die erf grens aangrensend aan Northumberlandweg, wat in ooreenstemming is met die vereistes van die Departement van Publieke Werke en Vervoer (Gauteng Provinsiale Regering). Die oprigting van sodanige versperring moet tot tevredenheid van die plaaslike bestuur gedoen word en die versperring moet onderhou word tot tevredenheid van die plaaslike bestuur.

**(3) Erf 2**

Die erf is onderworpe aan 'n serwituut van reg-van-weg ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.

**P. Moloi, Stadsbestuurder**  
(Kennisgewing 530/2003)  
Augustus 2003.

**LOCAL AUTHORITY NOTICE 1921**

**AMENDMENT SCHEME 04-0291**

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 **Kevin Ridge**. 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 04-0291.

**P. Moloi, City Manager**  
(Notice No.531/2003.)  
August 2003.

**PLAASLIKE BESTUURSKENNISGEWING 1921**

**WYSIGINGSKEMA 04-0291**

Die Stad van Johannesburg 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 **Kevin Ridge** 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 04-0291.

**P. Moloi, Stadsbestuurder**  
(Kennisgewing Nr 531/2003.)  
Augustus 2003

# IMPORTANT NOTICE

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**HENNIE MALAN**

Director: Financial Management  
 Office of the Premier (Gauteng)

