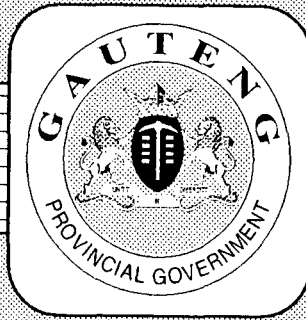


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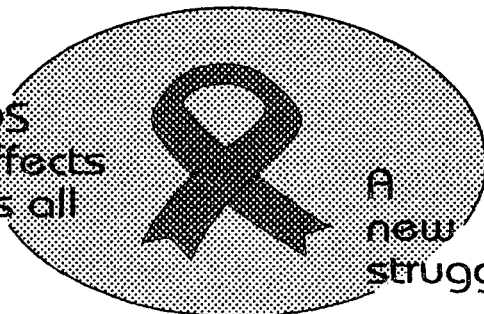
Vol. 11

PRETORIA, 27 MAY
MEI 2005

No. 226

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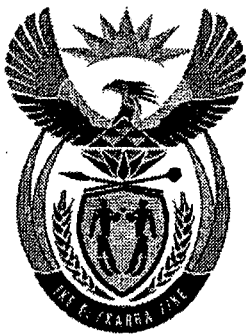


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THE GOVERNMENT PRINTING WORKS

PUBLICATIONS DIVISION

NB: The Publications Division of the Government Printing Works will be relocating to its new premises within the:

**MASADA BUILDING at 196 PROES STREET, PRETORIA
(i.e. CORNER OF PAUL KRUGER AND PROES STREETS)**
with effect from **3 May 2005.**

For enquiries and information:

Mr M Z Montjane
Tel: (012) 334-4653
Cell: 083 640 6121

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1131

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 **Randparkrif Extension 88** 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 THE TRUSTEES FOR THE TIME BEING OF RANDPARKRIF EXTENSION 88 TRUST (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 479 (A PORTION OF PORTION 474) OF THE FARM BOSCHKOP 199 IQ HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) Name

The name of the township shall be Randparkrif Extension 88.

(2) Design

The township shall consist of erven and a street as indicated on General Plan S.G. No. 8742/2004.

(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, to the satisfaction of the local authority.

(4) Removal or replacement of existing services

Should it, by reason of the establishment of the township, become necessary to remove or replace any existing municipal, TELKOM or ESKOM services, the cost thereof shall be borne by the township owner.

(5) Acceptance and disposal of stormwater

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

(6) Access

No access to or egress from the township shall be permitted via Christiaan de Wet Drive (Road P139-1).

(7) Provincial Government

(a) Should the development of the township not been completed on or before 6 September 2014, the application shall be resubmitted to the Department of Public Transport, Roads and 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.

(8) Demolition of buildings and structures

The township owner shall at his own costs 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 the local authority requires it.

(9) Disposal of existing Conditions of Title

All erven shall be made subject to existing conditions and servitudes, if any.

(10) Restriction on the transfer of an erf

Erf 4710 shall be transferred only to Canyon Ridge Homeowners Association, which Association shall have full responsibility for the functioning and proper maintenance of the said erf and the essential services within the said erf.

(11) 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 as endowment to the local authority for the provision of land for a park.

(12) 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 transferred into the name of a purchaser prior to:-

- (a) 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; and
- (b) the transfer of Portions 1 and 2 of Erf 4292 Randparkrif Extension 87 to the 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 (except Erf 4710)

- (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 during the process of 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 local authority.

(2) Erf 4682

The registered owner of the erf shall, before or during development of the erf, erect a physical barrier of such material and which is in accordance with the most recent standards of the Department of Public Transport, Roads and Works (Gauteng Provincial Government) along the boundaries of Christiaan de Wet Drive (Road P139-1). Such fence shall be maintained by the owner, to the satisfaction of the said Department.

(3) Erf 4687

The erf is subject to a 2,5m X 5m servitude for electrical mini-substation purposes, in favour of the local authority as indicated on the General Plan.

(4) Erf 4710

- (a) The erf shall not be alienated or transferred into the name of any purchaser, other than Canyon Ridge Homeowners Association without the written consent of the local authority first having been obtained.
- (b) The entire erf is subject to a servitude for municipal purposes and right of way in favour of the local authority, as indicated on the General Plan.
- (c) The registered owner of the erf shall, before or during development of the erf, erect a physical barrier of such material and which is in accordance with the most recent standards of the Department of Public Transport, Roads and Works (Gauteng Provincial Government) along the boundaries of Christiaan de Wet Drive (Road P139-1). Such fence shall be maintained by the owner, to the satisfaction of the said Department.

P. Moloi City Manager
(Notice 440/2005
May 2005

PLAASLIKE BESTUURSKENNISGEWING 1131

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 **Randparkrif Uitbreiding 88** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR DIE VOORLOPIGE TRUSTEES VAN RANDPARKRIF EXTENSION 88 TRUST (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 479 ('N GEDEELTE VAN GEDEELTE 474) VAN DIE PLAAS BOSCHKOP 199 IQ TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) Naam

Die naam van die dorp is Randparkrif Uitbreiding 88.

(2) Ontwerp

Die dorp bestaan uit erwe en 'n straat soos aangedui op Algemene Plan LG Nr 8742/2004.

(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, tot tevredeheid van die plaaslike bestuur.

(4) Verwydering of vervanging van bestaande dienste

Indien dit, as gevolg van die stigting van die dorp, nodig is om enige bestaande munisipale, TELKOM of ESKOM dienste te verwyder of te vervang, sal die koste daarvan deur die dorpseienaar gedra word.

(5) Ontvangs en versorging van stormwater

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

(6) Toegang

Geen toegang tot of uitgang vanuit die dorp sal via Christiaan de Wet Rylaan (Pad P139-1) toegelaat word nie.

(7) Provinsiale Regering

(a) Indien die ontwikkeling van die dorp nie voor of op 6 September 2014 voltooi word nie, moet die aansoek heringedien word by die Departement van Publieke Vervoer, Paaie en 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 dorpseienaar 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) 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.

(9) Beskikking oor bestaande Titelvoorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige.

(10) Beperking op die oordrag van 'n erf

Erf 4710 mag slegs aan Canyon Ridge Huiseienaarsvereniging oorgedra word, welke Vereniging volle verantwoordelikheid sal dra vir die funksionering en behoorlike instandhouding van die gemelde erf en die noodsaaklike dienste binne die gemelde erf.

(11) Begiftiging

Die dorpseienaar moet, 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.

(12) 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:

- (a) 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; en
- (b) Gedeeltes 1 en 2 van Erf 4292 Randparkrif Uitbreiding 87 aan die plaaslike bestuur oorgedra is.

2. TITELVOORWAARDES

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

(1) Alle erwe (behalwe Erf 4710)

(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 rioolhoofpyleidings, en ander werke wat hy volgens goeëddunke 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 4682

Die geregistreerde eienaar van die erf moet voor of tydens die ontwikkeling van die erf, 'n fisiese versperring van sodanige materiaal en wat in ooreenstemming is met die mees onlangse standaard van die Departement van Openbare Vervoer, Paaie en Werke (Gauteng Provinsiale Regering) langs die grense van Christiaan de Wet Rylaan (Pad P139-1) oprig. Sodanige heining moet deur die eienaar onderhou word, tot tevredenheid van die gemelde Departement.

(3) Erf 4687

Die erf is onderworpe aan 'n 2,5m X 5m serwituut vir elektriese mini-substasiedoeleindes, ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.

(4) Erf 4710

(a) Die erf mag nie vervreem of oorgedra word in die naam van enige koper behalwe aan Canyon Ridge Huiseienaarsvereniging, sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie.

(b) Die hele erf is onderworpe aan 'n serwituut vir munisipale doeleindes en reg-van-weg, ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.

(c) Die geregistreerde eienaar van die erf moet voor of tydens die ontwikkeling van die erf, 'n fisiese versperring van sodanige materiaal en wat in ooreenstemming is met die mees onlangse standaard van die Departement van Openbare Vervoer, Paaie en Werke (Gauteng Provinsiale Regering) langs die grense van Christiaan de Wet Rylaan (Pad P139-1) oprig. Sodanige heining moet deur die eienaar onderhou word, tot tevreedenheid van die gemelde Departement.

P. Moloi Stadsbestuurder
(Kennisgewing 440/2005)
Mei 2005.

LOCAL AUTHORITY NOTICE 1132

AMENDMENT SCHEME 04-2973

The City of Johannesburg Metropolitan Municipality 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 **Randparkrif Extension 88**. 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 04-2973.

P. Moloi, City Manager
(Notice No 441/2005.)
May 2005.

PLAASLIKE BESTUURSKENNISGEWING 1132

WYSIGINGSKEMA 04-2973

Die Stad van Johannesburg Metropolitaanse Munisipaliteit 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 **Randparkrif Uitbreiding 88** 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 04-2973.

P. Moloi, Stadsbestuurder
(Kennisgewing Nr 441/2005.)
Mei 2005.

