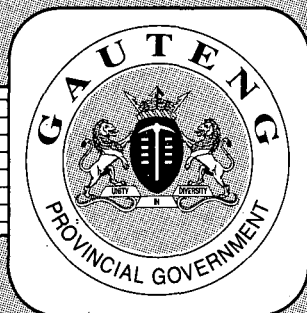


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

Selling price • Verkoopprijs: **R2,50**
Other countries • Buitelands: **R3,25**

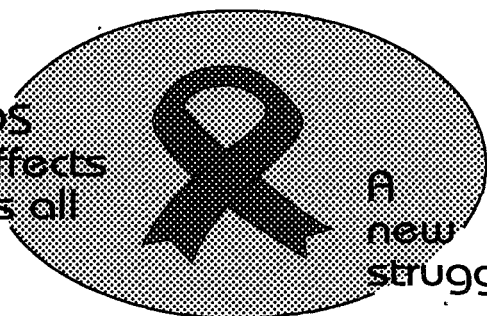
Vol. 11

PRETORIA, 27 JULY 2005
JULIE 2005

No. 309

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

Prevention is the cure



CONTENTS • INHOUD

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES			
1750	Town-planning and Townships Ordinance (15/1986): Declaration as an approved township: Randparkrif Extension 107	3	309
1751	do.: do.: Amendment Scheme 04-4776	7	309

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 1750

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 107** 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 LEOPONT 489 PROPERTIES (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 572 (A PORTION OF PORTION 570) OF THE FARM BOSCHKOP 199 IQ HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) Name

The name of the township shall be Randparkrif Extension 107.

(2) Design

The township shall consist of erven as indicated on General Plan S.G. No. 570/2005.

(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) Provincial Government

(a) Should the development of the township not been completed before 26 June 2010, 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 fulfillment of the requirements of the controlling authority in terms of the provisions of Section 11 of Act 21 of 1940, as amended.

(5) Access

No access to or egress from the township shall be permitted along the lines of no access, as indicated on the approved layout plan of the township.

(6) 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, ESKOM and/or TELKOM services, the cost thereof shall be borne by the township owner.

(7) 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 for all stormwater running off or being diverted from the road to be received and disposed of.

(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 requested thereto by the local authority.

(9) Disposal of existing Conditions of Title

All erven shall be made subject to existing conditions and servitudes, if any, excluding the following which shall not be carried forward to the individual erven in the township:

Condition A. in Deed of Transfer T 70133/04.

(10) Restriction on the transfer of an erf

Erf 4872 shall be transferred only to Eagle Terrace Home Owners 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 endowment to the local authority for the provision of land for a park (public open space).

(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 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 buyer 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 (except Erf 4872)

(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 4845

The erf is subject to a 3m X 6m electrical substation servitude in favour of the local authority as indicated on the General Plan.

(3) Erf 4872

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

(b) The erf shall not be alienated or transferred into the name of any purchaser, other than Eagle Terrace Home Owners Association, without the written consent of the local authority first having been obtained.

(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 Public Transport, Roads and Works (Gauteng Provincial Government), along the lines of no access as indicated on layout plan 15/3/785/XX. Such barrier shall be maintained by the registered owner, to the satisfaction of the said Department.

P. Moloi City Manager

(Notice 719/2005
July 2005)

PLAASLIKE BESTUURSKENNISGEWING 1750

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 107** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR LEOPONT 489 PROPERTIES (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 572 ('N GEDEELTE VAN GEDEELTE 570) VAN DIE PLAAS BOSCHKOP 199 IQ TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) Naam

Die naam van die dorp is Randparkrif Uitbreiding 107.

(2) Ontwerp

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 570/2005.

(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 tevredenheid van die plaaslike bestuur.

(4) Provinsiale Regering

(a) Indien die ontwikkeling van die dorp nie voor 26 Junie 2010 voltooi word nie, moet die aansoek heringedien word by die Departement van Openbare 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.

(5) Toegang

Geen toegang tot of uitgang vanuit die dorp word langs die lyne van geen toegang, soos aangedui op die goedgekeurde uitlegplan van die dorp, toegelaat nie.

(6) Verwydering of vervanging van bestaande dienste

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

(7) Ontvangs en versorging van stormwater

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

(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, indien daartoe versoek deur die plaaslike bestuur.

(9) Besikking oor bestaande Titelloosheid

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige, uitgesonderd die volgende wat nie na die individuele erwe in die dorp, oorgedra sal word nie:

Voorwaarde A. in Akte van Transport T 70133/04.

(10) Beperking op die oordrag van 'n erf

Erf 4872 mag slegs aan Eagle Terrace 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 (publieke oop ruimte).

(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 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, opgelê deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

(1) Alle erwe (behalwe Erf 4872)

(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 rioolhoofpypleidings, en ander werke wat hy volgens goeie doeleindes 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 rioolhoofpypleiding en ander werke veroorsaak word.

(2) Erf 4845

Die erf is onderworpe aan 'n 3m X 6m elektriese substasieserwituut ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.

(3) Erf 4872

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

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

(c) Die geregistreerde eienaar van die erf moet, voor of gedurende die ontwikkeling van die erf, 'n fisiese versperring van sodanige materiaal en wat in ooreenstemming is met die mees onlangse standarde van die Departement van Publieke Vervoer, Paaie en Werke (Gauteng Provinsiale Regering), langs die lyne van geen toegang soos aangedui op uitlegplan 15/3/785/XX, oprig. Sodanige versperring moet deur die geregistreerde eienaar, tot tevredenheid van die gemelde Departement onderhou word.

P. Moloi Stadsbestuurder

(Kennisgewing Nr 719/2005)

Julie 2005.

LOCAL AUTHORITY NOTICE 1751

AMENDMENT SCHEME 04-4776

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 107**. 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 04-4776.

P. Moloj, City Manager
(Notice No 720/2005.)
July 2005.

PLAASLIKE BESTUURSKENNISGEWING 1751

WYSIGINGSKEMA 04-4776

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 107** 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 04-4776.

P. Moloj, Stadsbestuurder
(Kennisingewing Nr 720/2005.)
Julie 2005.

