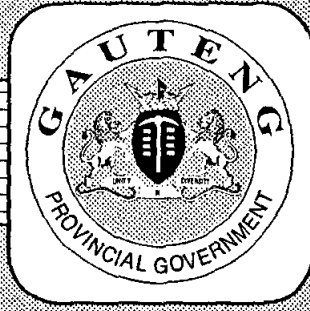


*THE PROVINCE OF  
GAUTENG*



*DIE PROVINSIE  
GAUTENG*

# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

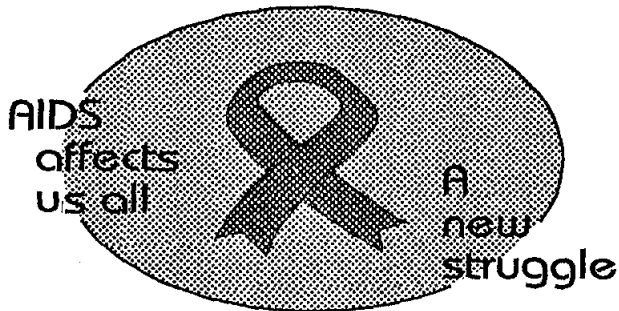
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PRETORIA, 9 SEPTEMBER 2005

No. 388

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DEPARTMENT OF HEALTH

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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 2241

#### 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 **North Riding Estates** 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 DUNROSE INVESTMENTS 162 (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 OF THE FARM OLIEVENHOUTPOORT 196 IQ HAS BEEN GRANTED

#### 1. CONDITIONS OF ESTABLISHMENT

**(1) Name**

The name of the township shall be North Riding Estates.

**(2) Design**

The township shall consist of erven as indicated on General Plan S.G. No. 7563/2004.

**(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) Provincial Government**

(a) Should the development of the township not been completed by 29 May 2008 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.

(c) The township owner shall at its own costs, comply with the conditions of the Department of Public Transport, Roads and Works (Gauteng Provincial Government) as set out in their letter dated 29 May 1998.

**(5) Access**

No access to or egress from the township shall be permitted along Road P139-1 (K60) (Northumberland Avenue).

**(6) Removal or replacement of existing services**

Should it, by reason of the establishment of the township, be 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 all stormwater running off or being diverted from the road, shall be received and disposed of.

**(8) Disposal of existing Conditions of Title**

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

**(9) 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.

**(10) Notarial tie of erven**

The township owner shall at his own cost and to the satisfaction of the local authority, notarially tie Erf 86 with Erf 113 North Riding Estates Extension 1, after proclamation of both the townships.

**(11) Restriction on the transfer of erven**

Erven 83, 84, 85 and 86 shall, prior to the transfer of any erf in the township, be transferred only to St John's Garden Estate Homeowners' Association which Association shall have full responsibility for the functioning and proper maintenance of the said erven and the essential services within the said erven.

**(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 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 (except Erf 86)**

(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) Erven 23, 24 and 25**

The registered owner of each of the erven shall, prior to the development thereof, at his own costs, erect and maintain a physical barrier which is in compliance with the requirements of the Department of Public Transport, Roads and Works (Gauteng Provincial Government), along the erf boundaries abutting Road P139-1(K60) (Northumberland Avenue).

**(3) Erven 36, 54 and 65**

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

**(4) Erf 83**

(a) The registered owner of the erf shall, prior to the development thereof, at his own costs, erect and maintain a physical barrier which is in compliance with the requirements of the Department of Public Transport, Roads and Works (Gauteng Provincial Government), along the erf boundary abutting Road P139-1(K60) (Northumberland Avenue).

(b) The erf shall not be alienated or transferred into the name of any purchaser, other than St John's Garden Estate Homeowners' Association without the written consent of the local authority first having been obtained.

**(5) Erven 84 and 85**

The erven shall not be alienated or transferred into the name of any purchaser, other than St John's Garden Estate Homeowners' Association without the written consent of the local authority first having been obtained.

**(6) Erf 86**

(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 St John's Garden Estate Homeowners' Association without the written consent of the local authority first having been obtained.

**P. Moloi, City Manager**

(Notice No. 737/2005)

July 2005

**PLAASLIKE BESTUURSKENNISGEWING 2241**

**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 **North Riding Estates** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

**BYLAE**

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR DUNROSE INVESTMENTS 162 (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 VAN DIE PLAAS OLIEVENHOUTPOORT 196 IQ TOEGESTAAN IS

**1. STIGTINGSVOORWAARDES**

**(1) Naam**

Die naam van die dorp is North Riding Estates.

**(2) Ontwerp**

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 7563/2004.

**(3) Voorsiening en installering van dienste**

(a) 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 teen 19 Januarie 2009 voltooi is 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 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.

(c) Die dorpseienaar moet op eie koste, voldoen aan die vereistes van die Departement van Publieke Vervoer, Paaie en Werke (Gauteng Provinsiale Regering) soos uiteengesit in hulle skrywe gedateer 29 Mei 1998.

**(5) Toegang**

Geen toegang tot of uitgang vanuit die dorp sal langs Pad 139-1 (K60) (Northumberlandweg) toegelaat word nie.

**(6) Verwydering of vervanging van bestaande dienste**

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

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**(7) 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.

**(8) Beskikking oor bestaande Titelvoorwaardes**

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

**(9) 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.

**(10) Notariële verbinding van erwe**

Die dorpseienaar moet op sy eie koste en tot tevredenheid van die plaaslike bestuur, Erf 86 notariëel verbind met Erf 113 North Riding Estates Uitbreiding 1, na proklamasie van beide die dorpe.

**(11) Beperking op die oordrag van erwe**

Erwe 83, 84, 85 en 86 moet, voor die oordrag van enige erf in die dorp, aan St John's Garden Estate Huiseienaarsvereniging oorgedra word, welke Vereniging volle verantwoordelikheid sal dra vir die funksionering en behoorlike instandhouding van die gemelde erwe en die noodsaaklike dienste binne die gemelde erwe.

**(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.

## 2. TITELVOORWAARDES

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

**(1) Alle erwe (behalwe Erf 86)**

(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 goeiddunke 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) Erwe 23, 24 en 25**

Die geregistreerde eienaar van elke erf moet voor die ontwikkeling daarvan, op eie koste, 'n fisiese versperring van sodanige materiaal wat in ooreenstemming is met die vereistes van die Departement van Publieke Werke, Paaie en Vervoer (Gauteng Provinsiale Regering), langs die erfgrense aangrensend aan Pad 139-1(K60) oprig en instand hou.

**(3) Erwe 36, 54 en 65**

Die erwe is elk onderworpe aan 'n 2,5m X 5m mini-substasie serwituut vir elektrisiteitdoeleindes, ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.

**(4) Erf 83**

(a) Die geregistreerde eienaar van die erf moet voor die ontwikkeling daarvan, op eie koste, 'n fisiese versperring van sodanige materiaal wat in ooreenstemming is met die vereistes van die Departement van Publieke Werke, Paaie en Vervoer (Gauteng Provinsiale Regering), langs die erfgrens aangrensend aan Pad 139-1(K60) oprig en instand hou.

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

**(5) Erwe 84 en 85**

Die erwe mag nie vervreem of oorgedra word in die naam van enige koper behalwe aan St John's Garden Estate Huiseienaarsvereniging, sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie.

**(6) Erf 86**

(a) Die hele erf soos aangedui op die Algemene Plan is onderworpe aan 'n servituut 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 St John's Garden Estate Huiseienaarsvereniging, sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie.

**P. Moloi, Stadsbestuurder**  
(Kennisgewing 737/2005)  
Julie 2005.

**LOCAL AUTHORITY NOTICE 2242**

**AMENDMENT SCHEME 04-4361**

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 **North Riding Estates**, 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 04-4361.

**P. Moloi, City Manager**  
(Notice No. 738/2005)  
July 2005

**LOCAL AUTHORITY NOTICE 2242**

**WYSIGINGSKEMA 04-4361**

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 **North Riding Estates** 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 04-4361.

**P. Moloi, Stadsbestuurder**  
(Kennisgewing 738/2005)  
Julie 2005.

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