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## GENERAL NOTICE

### NOTICE 2281 OF 2010

In terms of section 49(1) of the Deeds Registries Act, 1937 (Act 47 of 1937), read with section 88(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), I hereby extend the boundaries of North Riding Extension 37 Township to include Portion 573 (a portion of Portion 2) of the farm Olievenhoutpoort No. 196-I.Q., subject to the conditions set out in the Schedule hereto.

Given under my Hand at Johannesburg on this 2<sup>nd</sup> day of August Two Thousand and Ten.

**ADMINISTRATOR**

**DPLG 11/3/15/A/20**

#### SCHEDULE

**2. CONDITIONS OF EXTENSION**

**(1) ENGINEERING SERVICES**

- (a) The erf owner shall make the necessary arrangements with the local authority in regard to the provision of engineering services in terms of section 88(3)(b)(i) of Ordinance 15 of 1986, and
- (b) any upgrading and extension of the water or sewerage networks shall be carried out by the erf owner to the satisfaction of the Council.

**(2) ROADS AND STORWATER**

- (a) A 2 meter sidewalk along Blandford Road for the length of the property boundary is to be designed and constructed by the erf owner to the satisfaction of the Council.
- (b) The erf owner shall design and construct a declaration lane to accommodate vehicles entering from a southerly direction off Blandford Road.
- (c) Storm water shall be attenuated on the erf to the satisfaction of the Council. If necessary, such upgrading and extensions to the Council's storm water, as may be necessary, shall be designed and constructed at the cost of the erf owner, to the satisfaction of the Council.

**(3) ENDOWMENT**

The applicant shall pay a lump sum as endowment to the local authority for the provision of land for a park, if applicable.

**(4) DISPOSAL OF EXISTING CONDITIONS OF TITLE**

The erf shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals.

**(5) REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES**

If, by reason of the extension of boundaries, it should become necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the erf owner.

**(6) REMOVAL OR REPLACEMENT OF TELCOM SERVICES**

If, by reason of the extension of boundaries, it should become necessary to remove or replace any existing Telcom services, the cost thereof shall be borne by the erf owner.

**(7) DEMOLITION / REPAIR OF BUILDINGS AND STRUCTURES**

The township owner shall at its own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished or repaired to the satisfaction of the local authority, when required by the local authority to do so.

**(8) REMOVAL OF LITTER**

The township owner shall at its own expense cause all litter within the township area to be removed to the satisfaction of the local authority, when required by the local authority to do so.

**CONDITIONS OF TITLE****(1) GENERAL CONDITIONS**

- (a) Erosion or leaching of water from stockpiles should be prevented during the construction period.
- (b) Dust generated by construction activities should be minimized by dust suppression techniques such as the use of water sprinklers.
- (c) No construction work which will interfere with the free flow of traffic before 09h00 and after 15h30 on weekdays will be allowed and Road Traffic Signs indicating the construction work must be displayed as prescribed by the Road Traffic Act No. 29 of 1989 and the South African Road Manual dated January 1993.
- (d) A Site Development Plan shall be submitted to be approved by the Council, prior to the approval of building plans and the development of the site in terms of Clause 14(h)(mm) of the Scheme.
- (e) The erf lies in an area where soil conditions can effect buildings and structures and relate in damage to them. Building plans submitted to the Council must show measures to be taken, in accordance with recommendations contained in the Engineering-Geological Report for the township, to limit possible damage to buildings and structures as a result of detrimental foundation conditions, unless it is proved to the Council that such measures are unnecessary or that the same purpose can be achieved by other effective means.

**(2) CONDITIONS IMPOSED BY THE PREMIER IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 15 OF 1986**

The erf shall be subject to the following conditions imposed by the Administrator in terms of the provisions of the Town planning and Townships Ordinance, 1986.

- (1) The 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 pan-handle 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.
- (2) 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.
- (3) 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 course of the 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.

**KENNISGEWING 2281 VAN 2010**

Ingevolge artikel 49(1) van die Registrasie van Aktes Wet, 1937 (Wet 47 van 1937), gelees met artikel 88(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), brei ek hiermee die grense van die Dorp North Riding Uitbreiding 37 uit deur Gedeelte 573 ('n gedeelte van Gedeelte 2) van die plaas Olievenhoutpoort No. 196-I.Q., daarin op te neem, onderworpe aan die voorwaardes uiteengesit in die aangehegte Bylae.

Gegee onder my Hand te Johannesburg op hede die 2de dag van Augustus Twee Duisend en Tien.

**ADMINISTRATEUR**

**DPLG 11/3/15/A/20**

**SKEDULE**

**1. VOORWAARDES VAN UITBREIDING**

**(1) INGENIEURSDIENSTE**

- (a) Die erfeienaar moet die nodige reëlings met die plaaslike bestuur tref in verband met die voorsiening van ingenieursdienste ooreenkomstig artikel 88(3)(b)(i) van Ordonnansie 15 van 1986, en
- (b) enige opgradering en uitbreiding van die water of riool netwerke moet deur die erf eienaar uitgevoer word tot bevrediging van die Stadsraad.

**(2) PAAIE EN STORMWATER**

- (a) 'N 2 meter sypaadjie langs Blandford Weg vir die lengte van die erf grens moet ontwerp en gebou word deur die erf eienaar tot bevrediging van die Stadsraad.
- (b) Die erf eienaar moet 'n spoedverminderingslaan ontwerp en bou om voertuie wat vanaf 'n suidelike rigting vanaf Blandfor Weg die erf binnekom, te akkommodeer.
- (c) Stormwater sal op die erf hanteer word tot bevrediging van die Stadsraad. Indien nodig, moet sulke opgraderings en uitbreidings aan die Stadsraad se stormwater ontwerp en gebou word op koste van die erfeienaar, tot bevrediging van die Stadsraad.

**(3) BEGIFTIGING**

Die applikant sal 'n globale bedrag aan die plaaslike owerheid betaal as begiftiging vir die voorsiening van grond as 'n park, indien van toepassing.

**(4) BESKIKKING OOR BESTAANDE TITEL VOORWAARDES**

Die erf sal onderworpe wees aan bestaande voorwaardes en serwitute, indien enige, ingesluit die voorbehoud van regte op minerale.

**(5) VERWYDERING OF VERVANGING VAN MUNISIPALE DIENSTE**

Indien, as gevolg van die uitbreiding van grense, dit nodig sou wees om enige bestaande munisipale dienste te vervang of verskuif, sal die koste daarvan deur die erfeienaar gedra word.

**(6) VERWYDERING OF VERVANGING VAN TELKOM DIENSTE**

Indien, as gevolg van die uitbreiding van grense, dit nodig sou wees om enige bestaande Telkom dienste te vervang of verskuif, sal die koste daarvan deur die erfeienaar gedra word.

**(7) SLOPING / HERSTEL VAN GEBOUE EN STRUKTURE**

Die applikant 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.

**(8) VERWYDERING VAN ROMMEL**

Die erfeienaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot bevrediging van die plaaslike bestuur, wanneer die plaaslike bestuur dit vereis.

**2. TITELVOORWAARDES****(1) ALGEMENE VOORWAARDES**

- (a) Erosie of uitspoeling van water vanaf opberging moet voorkom word tydens die konstruksie tydperk.
- (b) Stof veroorsaak deur die aktiwiteite van konstruksie voertuie moet geminimiseer word deur onderdrukkings tegnieke soos die gebruik van water sproeiers.
- (c) Geen konstruksie werk sal inmeng met die vryvloeing van verkeer voor 09h00 en na 15h30 op weksdae en Padverkeers Tekens wat die konstruksiewerk aandui moet vertoon word soos voorgeskryf deur die Padverkeers Wet No. 29 van 1989 en die Suid Afrikaanse Pad Handleiding gedateer Januarie 1993.
- (d) 'n Terreinontwikkelingsplan sal ingedien word om deur die Stadsraad goedgekeur te word, voor die goedkeuring van bouplanne en die ontwikkeling van die terrein in terme van Klousule 14(h)(mm) van die Skema.
- (e) "The erf lies in an area where soil conditions can effect buildings and structures and relate in damage to them. Building plans submitted to the Council must show measures to be taken, in accordance with recommendations contained in the Engineering-Geological Report for the township, to limit possible damage to buildings and structures as a result of detrimental foundation conditions, unless it is proved to the Council that such measures are unnecessary or that the same purpose can be achieved by other effective means"

**ID5697(1)**