

**THE PROVINCE OF
GAUTENG**



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GAUTENG**

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take note!

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Many of our customers request immediate feedback/confirmation of notice placement in the gazette from our Contact Centre once they have submitted their notice – While GPW deems it one of their highest priorities and responsibilities to provide customers with this requested feedback and the best service at all times, we are only able to do so once we have started processing your notice submission.

GPW has a **2-working day turnaround time for processing notices** received according to the business rules and deadline submissions.

Please keep this in mind when making inquiries about your notice submission at the Contact Centre.

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REMINDER

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A reminder that documents must be attached separately in your email to GPW. (In other words, your email should have an Adobe Form plus proof of payment/purchase order – 2 separate attachments – where notice content is applicable, it should also be a 3rd separate attachment).

REMINDER OF THE GPW BUSINESS RULES

- Single notice, single email – with proof of payment or purchase order.
- All documents must be attached separately in your email to GPW.
- 1 notice = 1 form, i.e. each notice must be on a separate form
- Please submit your notice **ONLY ONCE**.
- Requests for information, quotations and inquiries must be sent to the Contact Centre **ONLY**.
- The notice information that you send us on the form is what we publish. Please do not put any instructions in the email body.

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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 332 OF 2016**NORTH RIDING EXTENSION / UITBREIDING 103**

A. 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 Extension 103 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 BOUKORP PROPRIETARY LIMITED, REGISTRATION NUMBER 2009/020730/07 (HEREINAFTER REFERRED TO AS THE 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 656 (A PORTION OF PORTION 2) OF THE FARM OLIEVENHOUTPOORT 196, REGISTRATION DIVISION I.Q, PROVINCE OF GAUTENG HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT**(1) NAME**

The name of the township shall be North Riding Extension 103

(2) DESIGN

The township shall consist of erven as indicated on General Plan S.G. No. 3078/2015

(3) PROVISION AND INSTALLATION OF ENGINEERING SERVICES

(a) The township owner shall, at his its costs and to the satisfaction of the local authority, design, provide and construct all engineering services including the internal roads and the stormwater reticulation, within the boundaries of the township, to the satisfaction of the local authority.

(b) The township owner shall, within such period as the local authority may determine, fulfil his its obligations in respect of the provision of electricity, water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefore, and as agreed upon between the township owner and the local authority.

(4) GAUTENG PROVINCIAL GOVERNMENT

Should the development of the township not been commenced with, within a period of 2/ 5 years from date of authorisation or exemption, the application to establish the township, shall be resubmitted to the Department of Agriculture and Rural Development for exemption/authorisation in terms of the Environment Conservation Act, 1989 (Act 73 of 1989), as amended.

(5) REFUSE REMOVAL

The township owner shall provide sufficient refuse collection points in the township and shall make arrangements to the satisfaction of the local authority for the removal of all refuse

(6) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

If, by reason of the establishment of the township, it should be necessary to remove or replace any existing municipal, TELKOM and/or ESKOM services, the cost of such removal or replacement shall be borne by the township owner.

(7) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its 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.

(8) DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

(9) NOTARIAL TIE OF ERVEN

The township owner shall, at its own costs, after proclamation of the township but prior to the development or transfer of any erf/unit in the township, notarially tie Erven 2928 and 2929 in the township to ensure the access over Erf 2928 to the owner/s of Erf 2929 to the satisfaction of the local authority.

(10) RESTRICTION ON THE TRANSFER OF ERVEN 2928 AND 2929

Erven 2929 and 2928 shall not be sold as separate entities and the owner shall be responsible for the development and maintenance of Erven

(11) ENDOWMENT

The township owner shall, in terms of the provisions of Section 98(2) and Regulation 43 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) pay a lump sum as endowment to the local authority for the provision of land for a park (public open space).

3. CONDITIONS OF TITLE

(A) CONDITIONS IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986).

(1) ALL ERVEN

(a) Each erf is subject to a servitude, 2m 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 2m 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 2m 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 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.

(2) Erf 2928

The erf is subject to a 3m servitude for municipal purposes in favour of the Local Authority, as indicated on the General Plan.

(3) Erf 2929

The erf is subject to a 3m servitude for municipal purposes in favour of the Local Authority, as indicated on the General Plan.

B. The City of Johannesburg, Metropolitan Municipality, hereby declares that it 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 Extension 103, in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

Map 3 and scheme clauses of the amendment scheme are filed with the Deputy Director-General, Gauteng Provincial Government: Department Housing and Local Government, Marshalltown and the Assistant Director: Development Planning, Transportation and Environment, Johannesburg, Room 8100, 8th Floor, A-Block, Metropolitan Centre, Braamfontein and are open for inspection at all reasonable times. This amendment is known as Randburg Amendment Scheme 04-5357. The date this scheme will come into operation is 08 March 2016.

PLAASLIKE OWERHEID KENNISGEWING 332 VAN 2016

C. Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Johannesburg Stad, Metropolitaanse Munisipaliteit hierby North Riding Uitbreiding 103 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR BOUKORP (EIENDOMS) BEPERK, REGISTRASIE NOMER 2009/020730/07 (HIERNA DIE AANSOEKDOENER 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 656 ('N GEDEELTE VAN GEDEELTE 2) VAN DIE PLAAS OLIEVENHOUTPOORT NO. 196, REGISTRASIE AFDELING I.Q., PROVINSIE VAN GAUTENG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES**(1) NAAM**

Die naam van die dorp is North Riding Uitbreiding 103.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 3078/2015.

(3) VOORSIENING EN INSTALLERING VAN INGENIEURDIENSTE

(a) Die dorpseienaar sal, op sy eie koste en tot bevrediging van die plaaslike bestuur alle ingenieursdienste binne die dorpe ontwerp, voorsien en installeer, insluitende interne strate en stormwater dreinerings.

(b) Die dorpseienaar sal, binne sodanige periode wat die plaaslike bestuur mag bepaal, sy verantwoordelikheid nakom met betrekking tot die voorsiening van water en riooldienste sowel as die konstruksie van paaie en stormwater dreinerings en die installering van sisteme daarvoor, soos bepaal deur die Plaaslike Bestuur of sy Munisipale Entiteite van tyd tot tyd, waarvan die vereistes voorsien sal word aan die aansoeker/dorps/eienaar soos ooreengekom tussen die dorpseienaar en die plaaslike bestuur.

(4) GAUTENG PROVINSIALE REGERING

Indien die ontwikkeling van die dorp nie in aanvang neem, binne 'n tydperk van 2/5 jaar vanaf die datum van die magtiging of vrystelling, die aansoek om die dorp te stig, heringedien word aan die Departement van Landbou, Bewaring en Omgewing vir vrystelling / goedkeuring ingevolge die bepalings van die Wet op Omgewingsbewaring, 1989 (Wet 73 van 1989), soos gewysig.

(5) VERWYDERING VAN ROMMEL

Die dorpseienaar sal voldoende afvalverwyderings punte binne die dorp voorsien en moet die nodige reëlings met die plaaslike bestuur vir die verwydering van rommel tref

(6) VERSKUIWING OF VERVANGING VAN BESTAANDE DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale, ESKOM of Telkom dienste te vervang of te verskuif, moet die koste daarvan deur die dorpseienaar gedra word.

(7) SLOPING GEBOUE EN STRUKTURE

Die dorpseienaar moet op eie koste alle bestaande begoue en structure wat binne boulynreserwes, kant ruimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

(8) BESKIKKING OOR BESTAANDE TITEL VOORWAARDES

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

(9) NOTARIËLE VERBINDING VAN ERWE

Die dorpseienaar moet op sy eie koste, na proklamasie van die dorp maar voor die ontwikkeling of oordrag van enige erf/eenheid in die dorp, erwe 2928 en 2929 in die dorp notarieël verbind, om toegang te verbeker oor Erf 2928 vir die eienaar van Erf 2929 tot tevredenheid van die plaaslike bestuur

(10) BEPERKING OP DIE OORDRAG VAN ERWE 2928 EN 2929

Erwe 2928 en 2929 mag nie as aparte entiteite verkoop word nie en die eienaar is verantwoordelik vir die ontwikkeling en onderhoud op genoemde erwe.

(11) BEGIFTIGING

Die dorpseienaar moet kragtens die bepalings van artikel 98(2) en Regulasie 43 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) aan die plaaslike bestuur as begiftiging 'n globale bedrag vir parke (publieke oop ruimte) betaal vir die tekort in die voorsiening van grond vir 'n park (publieke oop ruimte)

2. TITELVOORWAARDES

(A) VOORWAARDES OPGELê DEUR DIE PLASSLIKE BESTUUR KRAGTENS DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986)

(1) ALLE ERWE

(a) Elke erf is onderworpe aan 'n serwituut 2 meter breed vir riolerings- en ander munisipale doeleindes en ten gunste van die plaaslike bestuur langs enige twee grense, uitgesonderd 'n straatgrens en in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 meter breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van sodanige serwituut mag afsien.

(b) Geen geboue of ander strukture mag binne die voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 (two) meter 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 goedgekeurde noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voorgenoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

(2) ERF 2928

Die erf soos aangedui op die Algemene Plan, is onderworpe aan 'n 3m serwituut vir munisipale doeleindes., ten gunste van die plaaslike bestuur.

(3) ERF 2929

Die erf soos aangedui op die Algemene Plan, is onderworpe aan 'n 3m serwituut vir munisipale doeleindes., ten gunste van die plaaslike bestuur.

D. Johannesburg Stad, Metropolitaanse Munisipaliteit, verklaar hierby ingevolge die bepaling van Artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) dat hy 'n wysigingskema synde 'n wysiging van die Randburg Dorpsbeplanningskema, 1976, wat uit die selfde grond as die dorp North Riding Uitbreiding 103 bestaan, goedgekeur het.

Kaart 3 en skemaklousules van die wysigingskema word in bewaring gehou deur die Adjunk-Direkteur Generaal, Departement Behuising en Plaaslike Regering, Marshalltown en is by die Assistent Direkteur : Ontwikkelingsbeplanning, Vervoer en Omgewing, Johannesburg, Kamer 8100, 8 ste Verdieping, A-Blok, Metropolitaanse Sentrum, Braamfontein beskikbaar vir inspeksie te alle redelike tye. Hierdie wysiging staan bekend as die Randburg Wysigingskema 04-5357. Die datum van die inwerkingtreding van die skema is 08 Maart 2016.

Hector Bheki Makhubo

Deputy Director: Legal Administration / Adjunk Direkteur: Regsadministrasie

City of Johannesburg Metropolitan Municipality /

Stad van Johannesburg Metropolitaanse Munisipaliteit

Notice No. / Kennisgewing Nr 5/2016

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