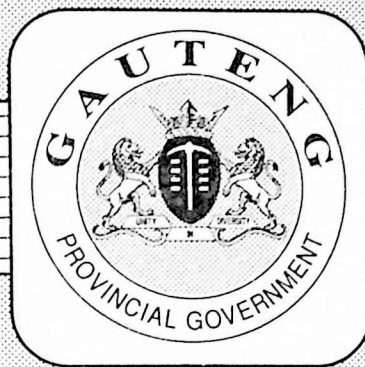


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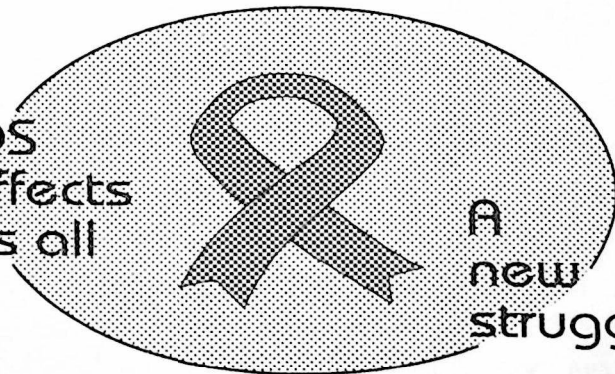
Vol. 6

PRETORIA, 6 SEPTEMBER 2000

No. 123

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NOTICE 6198 OF 2000

DECLARATION AS APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Northern Metropolitan Local Council of the Greater Johannesburg Metropolitan Council declares Randparkrif Extension 96 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 BERGKRIEK ONTWIKKELAARS (EIENDOMS) BEPERK (HEREINAFTER REFERRED TO AS THE APPLICANT/ TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 522 (A PORTION OF PORTION 109) OF THE FARM BOSCHKOP 199 IQ HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Randparkrif Extension 96.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 5578/2000.

(3) STORMWATER DRAINAGE AND STREET CONSTRUCTION

- (a) The township owner shall on request by the local authority submit to such authority for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer approved by the local authority, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, tarmacadamising, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the local authority.

Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

- (b) The township owner shall, when required by the local authority to do so, carry out the approved scheme at his own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.
- (c) The township owner shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the streets have been constructed as set out in sub-clause (b).
- (d) Should the township owner fail to comply with the provisions of sub-clauses (a), (b) and (c) hereof, the local authority shall be entitled to do the work at the cost of the township owner.

(4) WATER AND SEWERAGE

The township owner shall appoint an approved professional engineer who shall be responsible for the design and construction of the water supply and sewerage reticulation systems in accordance with the following documents:

- (a) The Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986);
- (b) "Guidelines for the Provision of Engineering Services in Residential Townships (Department of Community Development, 1983)", as revised from time to time.
- (c) Council Resolution No A10023 dated 30 April 1986.

(5) ELECTRICITY

Where private contractors do the electrical installation, the developer shall appoint a professional engineer who shall be responsible for the design and construction of the electricity distribution and reticulation system once the power connection exceeds 800 kVA or where a medium voltage installation forms part of the reticulation system. The electrical installation shall be done in accordance with the following:

- (i) The Town Planning and Townships Ordinance, 1986.

- (ii) SABS 0142 as revised from time to time.
- (iii) "Guidelines for the Provision of Engineering Services in Residential Townships (Department of Community Development, 1983)", as revised from time to time.

(6) DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals and Notarial Deed of Servitude K2266/2000 which affects only erven 4432, 4433, 4444 and 4445.

(7) ACCESS

Access to or egress from the township shall be allowed along Dale Lace Avenue but no access to or egress from individual erven shall be permitted along Dale Lace Avenue.

(8) 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).

(9) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at his own expense 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 required by the local authority to do so.

(10) 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.

(11) 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 has 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

- (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 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.

(d) No ingress/egress shall be permitted to or from Dale Lace Avenue.

(2) ERF 4450

The erf is subject to a 6m X 6m servitude of right-of-way servitude (splay corner) in favour of the local authority as indicated on the General Plan.

(3) ERVEN 4451 AND 4452

Both the erven are subject to servitudes for municipal purposes in favour of the local authority as indicated on the General Plan.

P LEPHUNYA

ACTING CHIEF EXECUTIVE OFFICER

Notice No 228/2000

6 September 2000

KENNISGEWING 6198 VAN 2000

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Noordelike Metropolitaanse Plaaslike Raad van die Groter Johannesburg Metropolitaanse Raad hiermee die dorp Randparkrif Uitbreiding 96 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR BERGKRIEK ONTWIKKELAARS (EIENDOMS) BEPERK (HIERNA DIE AANSOEKDOENER/ DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 522 ('N GEDEELTE VAN GEDEELTE 109) VAN DIE PLAAS BOSCHKOP 199 IQ TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is Randparkrif Uitbreiding 96.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG Nr 5578/2000.

(3) STORMWATERDREINERING EN STRAATBOU

- (a) Die dorpseienaar moet op versoek van die plaaslike bestuur aan sodanige bestuur 'n gedetailleerde skema, volledig met planne, deursnee en spesifikasies, opgestel deur 'n siviele ingenieur wat deur die plaaslike bestuur goedgekeur is, vir die opgaar en afvoer van stormwater deur die hele dorp deur middel van behoorlike aangelegde werke en vir die aanlê, teermacadamisering, beranding en kanalisering van die strate daarin, tesame met die verskaffing van sodanige keermure as wat die plaaslike bestuur nodig ag, vir goedkeuring voorlê.

Verder moet die skema die roete en helling aandui

deur middel waarvan elke erf toegang tot die aangrensende straat verkry.

- (b) Die dorpseienaar moet, wanneer die plaaslike bestuur dit vereis, die goedgekeurde skema op eie koste namens en tot bevrediging van die plaaslike bestuur, onder toesig van 'n siviele ingenieur deur die plaaslike bestuur goedgekeur, uitvoer.
- (c) Die dorpseienaar is verantwoordelik vir die instandhouding van die strate tot bevrediging van die plaaslike bestuur totdat die strate ooreenkomstig subklousule (b) gebou is.
- (d) Indien die dorpseienaar versuim om aan die bepalings van subklousules (a), (b) en (c) hiervan te voldoen, is die plaaslike bestuur geregtig om die werk op koste van die dorpseienaar te doen.

(4) WATER EN RIOOL

Die dorpseienaar sal 'n goedgekeurde professionele ingenieur aanstel wie verantwoordelik sal wees vir die ontwerp en konstruksie van die watervoorsiening en rioleringstelsels in ooreenstemming met die volgende dokumente:

- (a) Die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986);
- (b) "Riglyne vir die Voorsiening van Ingenieursdienste in Residensiële Dorpsgebiede (Departement van Gemeenskapsontwikkeling, 1983)", soos van tyd tot tyd gewysig.
- (c) Raadsbesluit Nr A10023 gedateer 30 April 1986.

(5) ELEKTRISITEIT

Waar privaat kontrakteurs die elektrisiteitsinstallasie doen, moet die ontwikkelaar 'n professionele ingenieur aanstel wat verantwoordelik sal wees vir die ontwerp en konstruksie van die elektrisiteitsverspreiding- en retikulasiestelsel sodra die krag aansluiting 800 kVA oorskry of waar 'n medium spanning installasie deel vorm van die retikulasiestelsel. Die elektriese installasie moet in

ooreenstemming met die volgende gedoen word:

- (i) Die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).
- (ii) SABS Kode 0142 soos van tyd tot tyd gewysig.
- (iii) "Riglyne vir die Voorsiening van Ingenieursdienste in Residensiële Dorpsgebiede (Departement van Gemeenskapsontwikkeling, 1983)", soos van tyd tot tyd gewysig.

(6) BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale en Notariële Akte van Serwituut K2266/2000 wat slegs erwe 4432, 4433, 4444 en 44445 affekteer.

(7) TOEGANG

Toeganag tot of uitgang vanaf die dorpsgebied sal langs Dale Lace Laan toegelaat word maar geen toegang tot of uitgang vanuit individuele erwe sal langs Dale Lace Laan toegelaat word nie.

(8) BEGIFTIGING

Die dorpseienaar sal, ingevolge die bepalinge van Artikel 98(2) van die Dorpsbeplanning en Dorpe Ordonnansie, 15 van 1986, 'n globale bedrag as begiftiging aan die plaaslike bestuur betaal vir die voorsiening van grond vir 'n park (openbare oop ruimte).

(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) VOORSIENING EN INSTALLERING VAN DIENSTE

Die dorpseienaar moet die nodige reëlins 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.

(11) 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. Geen erwe mag 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 deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

(1) ALLE ERWE

- (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 rioolhoofopleidings, en ander werke wat hy

volgens goeëdunke 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 rioolhoofpyppeiding en ander werke veroorsaak word.

- (d) Geen ingang/uitgang sal na of vanuit Dale Lace Laan toegelaat word nie.

(2) ERF 4450

Die erf is onderworpe aan 'n 6m X 6m serwituut van reg-van-weg (hoekafstomping) ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.

(3) ERWE 4451 EN 4452

Albei die erwe is onderworpe aan serwitute vir munisipale doeleindes ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.

P LEPHUNYA

WAARNEMENDE HOOF UITVOERENDE BEAMPTTE

Kennisgewing Nr 228/2000

6 September 2000

NOTICE 6199 OF 2000

RANDBURG AMENDMENT SCHEME 756N

The Northern Metropolitan Local Council of the Greater Johannesburg Metropolitan Council 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 96.

Map 3 and the scheme clauses of the amendment scheme are filed with the Acting Chief Executive Officer: Northern Metropolitan Local Council and the Director General, Gauteng Provincial Administration, Branch: Community Development, Marshalltown, and are open for inspection at all reasonable times.

This amendment is known as Randburg Amendment Scheme 756N.

P LEPHUNYA
Acting Chief Executive Officer
Notice No 229/2000
6 September 2000

KENNISGEWING 6199 VAN 2000

RANDBURG WYSIGINGSKEMA 756N

Die Noordelike Metropolitaanse Plaaslike Raad van die Groter Johannesburg Metropolitaanse Raad 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 Randburgse Dorpsbeplanningskema, 1976, wat uit dieselfde grond as die dorp Randparkrif Uitbreiding 96 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Waarnemende Hoof Uitvoerende Beampte: Noordelike Metropolitaanse Plaaslike Raad en die Direkteur-Generaal, Gauteng Provinsiale Administrasie, Tak: Gemeenskapsontwikkeling, Marshalltown, en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Randburg Wysigingskema 756N.

P LEPHUNYA
Waarnemende Hoof Uitvoerende Beampte
Kennisgewing No 229/2000
6 September 2000

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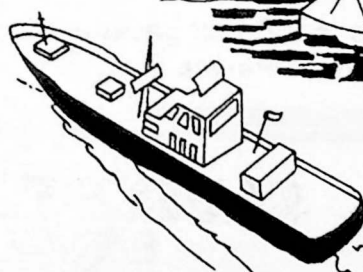
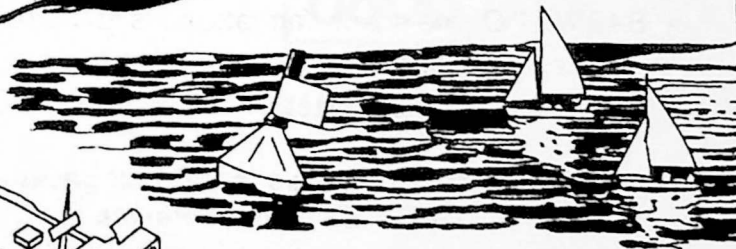
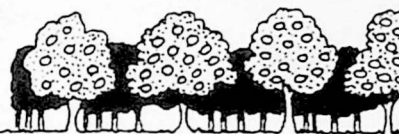
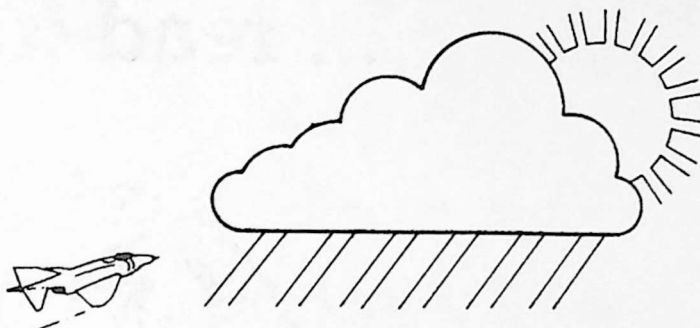
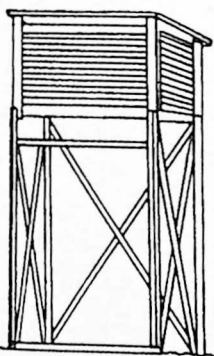
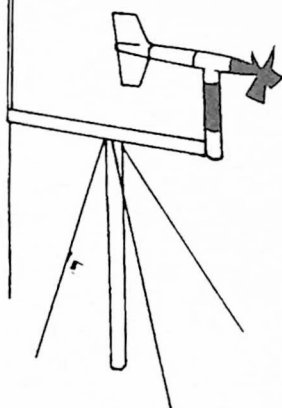
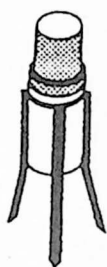
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