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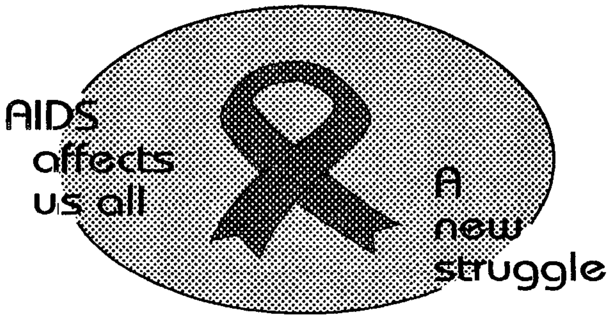

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2816

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 Extension 87** 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 REAL TIME INVESTMENTS 555 (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 368 OF THE FARM OLIEVENHOUTPOORT 196 IQ HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) Name
The name of the township shall be North Riding Extension 87.

(2) Design
The township shall consist of erven and streets as indicated on General Plan S.G. No. 784/2004.

(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) 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.

(5) 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.

(6) Access
(a) Access to or egress from the township shall be provided to the satisfaction of Johannesburg Road Agency (Pty) Ltd and the local authority.

(b) No access to or egress from the township shall be permitted along Hyperion Drive.

(7) Provincial Government
(a) Should the development of the township not been completed on or before 25 September 2007, the application shall be resubmitted to the Department of Transport and Public 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.

(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 required by the local authority to do so.

(10) Restriction on the transfer of erven
Erf 2453 and Erf 2454 shall be transferred only to Zimbali Gardens 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.

(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 shortfall in the provision of land for a park.

(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 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 2454)
(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.

(2) Erf 2453
(a) The erf is subject to a 4m wide servitude for sewer and stormwater purposes in favour of the local authority, as indicated on the General Plan.

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

(3) Erf 2454
(a) The entire erf is subject to a servitude for municipal purposes and right of way in favour of the local authority, as indicated on the General Plan.

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

P. Moloi City Manager
(Notice 1229/2004
November 2004

PLAASLIKE BESTUURSKENNISGEWING 2816

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 Munisipalitiet hiermee die dorp **North Riding Uitbreiding 87** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR REAL TIME INVESTMENTS 555 (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 368 VAN DIE PLAAS OLIEVENHOUTPOORT 196 IQ TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) Naam
Die naam van die dorp is North Riding Uitbreiding 87.

(2) Ontwerp
Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG Nr 784/2004.

(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 stormwaterdreinering in die dorp, tot tevredenheid van die plaaslike bestuur.

(4) 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, sal die koste daarvan deur die dorpseienaar gedra word.

(5) Ontvangs en versorging van stormwater
Die dorpseienaar moet die stormwaterdreinering van die dorpsgebied so reël dat dit inpas by diè van die aangrensende strate en alle stormwater wat van die pad afloop of afgelei word, moet ontvang en versorg word.

(6) Toegang
(a) Toegang tot en uitgang vanuit die dorp moet tot tevredenheid van Johannesburg Roads Agency (Edms) Bpk en die plaaslike bestuur voorsien word.

(b) Geen toegang tot of uitgang vanuit die dorp sal langs Hyperion Rylaan toegelaat word nie.

(7) Provinsiale Regering
(a) Indien die ontwikkeling van die dorp nie voor of op 25 September 2007 voltooi word nie, moet die aansoek heringedien word by die Departement van Vervoer en Publieke 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.

(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) Beperking op die oordrag van erwe
Erf 2453 en Erf 2454 mag slegs aan Zimbali Gardens Huiseienaarsvereniging oorgedra word, welke Vereniging volle verantwoordelikheid sal dra vir die funksionering en behoorlike instandhouding van die erwe en die noodsaaklike dienste binne of op die gemelde erwe.

(11) Begiftiging
Die dorpseienaar sal, 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.

(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, elektrisitiet en sanitêre dienste asook die konstruksie van paaie en stormwaterdreinering 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 2454)
(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 goeddunke 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 2453
(a) Die erf is onderworpe aan 'n 4m serwituut vir riool- en stormwaterdoeleindes ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.

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

(3) Erf 2454
(a) Die hele erf is onderworpe aan 'n serwituut vir munisipale doeleindes en reg-van-weg ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.

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

P. Moloi Stadsbestuurder
(Kennisgewing 1229/2004)
November 2004.

LOCAL AUTHORITY NOTICE 2817

AMENDMENT SCHEME 04-1400

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 Extension 87**. 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 04-1400.

P. Moloi, City Manager
(Notice No 1230/2004.)
November 2004.

PLAASLIKE BESTUURSKENNISGEWING 2817

WYSIGINGSKEMA 04-1400

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 Uitbreiding 87** 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 04-1400.

P. Moloi, Stadsbestuurder
(Kennisgewing Nr 1230/2004.)
November 2004.

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