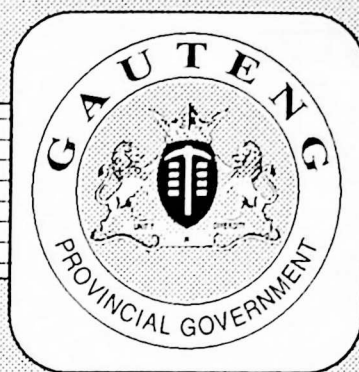


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

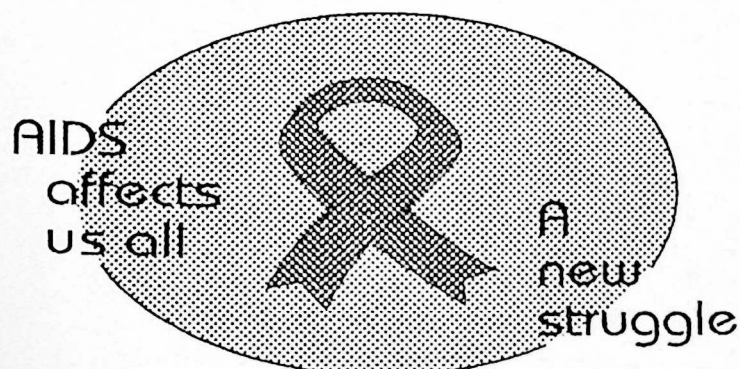
Selling price • Verkoopprijs: **R2,50**
Other countries • Buitelands: **R3,25**

Vol. 11

**PRETORIA, 5 JANUARY 2005
JANUARIE**

No. 2

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CONTENTS • INHOUD*No.**Page
No. Gazette
 No.***LOCAL AUTHORITY NOTICES**

- | | | | |
|---|---|---|---|
| 1 | Town-planning and Townships Ordinance (15/1986): Mogale City Local Municipality: Declaration of Chancliff Ridge Extension 13 as an approved township..... | 3 | 2 |
| 2 | do.: do.: Krugersdorp Amendment Scheme 1062 | 7 | 2 |
-

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1

LOCAL AUTHORITY NOTICE
81 OF 2004

MOGALE CITY LOCAL MUNICIPALITY

DECLARATION OF CHANCLIFF RIDGE EXTENSION 13 AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Mogale City Local Municipality hereby declares the township **Chancliff Ridge Extension 13** to be an approved Township, subject to the conditions set out in the Schedule hereto:

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY MARENTIA 0256 CC (HEREIN AFTER REFERRED TO AS THE TOWNSHIP APPLICANT / TOWNSHIP OWNER), IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 408 (A PORTION OF PORTION 163) OF THE FARM PAARDEPLAATS 177 IQ, HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT

1.1 Name

The name of the township is **Chancliff Ridge Extension 13**

1.2 Design

The township shall consist of erven and streets as indicated on **General Plan SG No. 8136/2004**.

1.3 Engineering Services

- (a) The township owner shall, when he plans to provide the town with engineering and essential services:
 - (i) classify every engineering service to be provided for the township in terms of section 116 of the Town Planning and Townships Ordinance, 1986, by agreement with the local government as internal or external engineering services;
 - (ii) install services to the satisfaction of the local government and for this purpose all relevant reports, plans and specifications as required by the local government must be submitted;
 - (iii) negotiate with the local government the costs for the provision of external and internal engineering services in accordance with the provisions of the Town Planning and Townships Ordinance, 1986.

1.4 Disposal of Existing Conditions of Title

All erven shall be subject to the existing conditions of title and servitudes, A and B in Deed of Transfer No T3793/2004.

1.5 Removal of refuse

The township owner shall at his own expense remove refuse in the township to the satisfaction of the local government, if and when required by the local government.

1.6 Removal or replacement of municipal services

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

1.7 Removal or replacement of power lines

If, by reason of the establishment of the township, it should become necessary to remove or replace any ESKOM power lines, the cost thereof shall be borne by the township owner.

1.8 Removal or replacement of TELKOM equipment

If, by reason of the establishment of the township, it should become necessary to remove or replace any TELKOM service lines, the cost thereof shall be borne by the township owner.

2. CONDITIONS OF TITLE

Conditions imposed by the local government in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986):

2.1 ALL ERVEN

- (a) The erf is subject to a servitude, 2 metres wide, in favour of the local government, 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 metres wide across the access portion of the erf, if and when required by the local government, provided that the local government 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 metres thereof;
- (c) The local government 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 government.
- (d) Proposals to overcome possible detrimental soil conditions to the satisfaction of the local government must be included in the building plans and buildings must be erected in accordance with the precautionary measures indicated in the geotechnical soil survey and accepted by the local government.

2.2 ERVEN 112, 120, 134 AND 135

The erf is subject to a servitude, 2 meters wide for the purposes of a storm water drainage pipe as indicated on the General Plan of the township.

2.3 ERF 149

The whole of the erf is subject to a Servitude of Right of Way and Community Services.

**I N MOKATE
MUNICIPAL MANAGER**

5 January 2005

PLAASLIKE BESTUURSKENNISGEWING 1

PLAASLIKE BESTUURSKENNISGEWING 81 VAN 2004

MOGALE CITY PLAASLIKE MUNISIPALITEIT

VERKLARING VAN CHANCLIFF RIDGE UITBREIDING 13 TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Mogale City Plaaslike Munisipaliteit hierby die dorp **Chancliff Ridge Uitbreiding 13** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae:

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR MARENTIA 0256 CC (HIERIN NA VERWYS AS DIE DORPSTIGTER / - EIENAAR), INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNASIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 408 ('N GEDEELTE VAN GEDEELTE 163) VAN DIE PLAAS PAARDEPLAATS 177 IQ, GOEDGEKEUR IS.

1. STIGTINGSVOORWAARDES

1.1 Naam

Die naam van die dorp is **Chancliff Ridge Uitbreiding 13**

1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op **Algemene Plan LG No 8136/2004**.

1.3 Ingenieursdienste

- (a) Die dorpseienaar sal, wanneer hy van voorneme is om die dorp van ingenieurs- en noodsaaklike dienste te voorsien:
 - (i) elke ingenieurs diens wat voorsien moet word klassifiseer, in terms van artikel 116 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 en by ooreenkoms met die plaaslike regering, as interne of eksterne ingenieursdienste;
 - (ii) die dienste installeer tot bevrediging van die plaaslike regering, en vir hierdie doel moet alle betrokke verslae, planne en spesifikasies, soos vereis deur die plaaslike regering, ingedien word;
 - (iii) met die plaaslike regering onderhandel oor die koste vir die voorsiening van interne en eksterne ingenieursdienste ooreenkomstig die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

1.4 Beskikking oor bestaande Titellovoorwaardes

Alle erwe sal onderworpe wees aan die bestaande titellovoorwaardes en serwitute, A en B, in Titelloakte No T3793/2004.

1.5 Verwydering van rommel

Die dorpseienaar moet op eie koste alle rommel binne die dorp laat verwyder tot bevrediging van die plaaslike regering, soos en wanneer die plaaslike regering dit mag vereis.

1.6 Verskuiwing of vervanging van munisipale dienste

Indien die stigting van die dorp daartoe sou lei dat munisipale dienste verskuif of vervang moet word sal die dorpseienaar verantwoordelik wees vir alle kostes daaraan verbonde.

1.7 Verskuiwing of vervanging van kraglyne

Indien die stigting van die dorp daartoe sou lei dat ESKOM toerusting verskuif of vervang moet word sal die dorpseienaar verantwoordelik wees vir alle kostes daaraan verbonde.

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1.8 Verskuiwing of vervanging van TELKOM toerusting

Indien die stigting van die dorp daartoe sou lei dat TELKOM toerusting verskuif of vervang moet word sal die dorpseienaar verantwoordelik wees vir alle kostes daaraan verbonde.

2. TITELVOORWAARDES

Voorwaardes neergelê deur die plaaslike regering in terme van die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986):

2.1 ALLE ERWE

- (a) Die erf is onderworpe aan 'n servituut, 2 meter breed, vir riolering en ander munisipale doeleindes, ten gunste van die plaaslike regering langs enige twee grense, uitgesonderd 'n straatgrens en in die geval van 'n pypsteelerf, 'n addisionele servituut vir munisipale doeleindes twee meter breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike regering. Met dien verstande dat die plaaslike regering van sodanige servituut mag afsien;
- (b) Geen gebou of ander struktuur mag binne die voornoemde servituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige servituut of binne 'n afstand van twee meter daarvan geplant word nie.
- (c) Die plaaslike regering is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleididings en ander werke wat hy volgens goeie noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde servituut grens en voorts is die plaaslike regering geregtig tot redelike toegang tot die genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike regering enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolpyleidings en ander werke veroorsaak word.
- (d) Voorstelle om moontlike nadelige grondtoestande te oorkom tot bevrediging van die plaaslike regering, moet vervat wees in die bouplanne en geboue moet opgerig word volgens die voorkomende maatreels soos aangedui in die geotegniese verslag en aanvaar deur die plaaslike regering.

2.2 ERWE 112, 120, 134 AND 135

Die erf is onderworpe aan 'n servituut, 2 meter wyd, vir die doeleindes van 'n stormwater pyplyn soos aangetoon op die Algemene Plan van die dorp.

2.3 ERF 149

Die erf as geheel is onderworpe aan 'n Reg-van-Weg en 'n Gemeenskapsdienste servituut.

**I N MOKATE
MUNISIPALE BESTUURDER**

5 Januarie 2005

LOCAL AUTHORITY NOTICE 2

LOCAL AUTHORITY NOTICE 82 OF 2004

MOGALE CITY LOCAL MUNICIPALITY

KRUGERSDORP AMENDMENT SCHEME 1062

Notice is hereby given in terms of the provisions of section 125(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the Mogale City Local Municipality has approved an amendment scheme with regard to the land in the township **Chancliff Ridge Extension 13** being an amendment of the Krugersdorp Town Planning Scheme, 1980.

The Map 3 documents and the scheme clauses of the amendment scheme are filed with the Municipal Manager of the Mogale City Local Municipality and the Director General: Gauteng Provincial Government, Department of Development Planning and Local Government, Corner House, Marshalltown, and are open for inspection during normal office hours.

This amendment scheme is known as Krugersdorp **Amendment Scheme 1062**.

I N MOKATE
MUNICIPAL MANAGER

5 January 2005

PLAASLIKE BESTUURSKENNISGEWING 2

PLAASLIKE BESTUURSKENNISGEWING 82 VAN 2004

MOGALE CITY PLAASLIKE MUNISIPALITEIT

KRUGERSDORP WYSIGINGSKEMA 1062

Hierby word ingevolge die bepalings van artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), bekend gemaak dat die Mogale City Plaaslike Munisipaliteit 'n wysigingskema met betrekking tot die grond in die dorp **Chancliff Ridge Uitbreiding 13** synde 'n wysiging van die Krugersdorp Dorpsbeplanningskema, 1980, goedgekeur het.

Die Kaart 3 dokumentasie en die skema klousules van hierdie wysigingskema word deur die Munisipale Bestuurder van die Mogale City Plaaslike Munisipaliteit en die Direkteur-generaal : Gauteng Provinsiale Regering, Departement Ontwikkelingsbeplanning en Plaaslike Regering, Corner House, Marshalltown, gehou en is gedurende gewone kantoorure ter insae.

Hierdie wysigingskema staan bekend as Krugersdorp **Wysigingskema 1062**.

I N MOKATE
MUNISIPALE BESTUURDER

5 Januarie 2005
