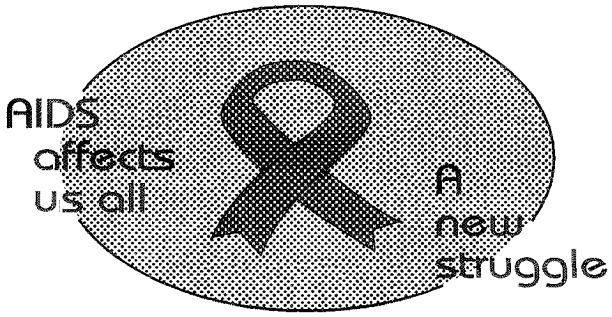
THE PROVINCE OF GAUTENG

DIE PROVINSIE GAUTENG

Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant

Vol. 18 PRETORIA, 26 JULY JULIE 2012 No. 219

We all have the power to prevent AIDS



AIDS
HELPLINE
0800 012 322
DEPARTMENT OF HEALTH

Prevention is the cure

N.B. The Government Printing Works will not be held responsible for the quality of "Hard Copies" or "Electronic Files" submitted for publication purposes

12219
9771682452005

IMPORTANT NOTICE

The Government Printing Works will not be held responsible for faxed documents not received due to errors on the fax machine or faxes received which are unclear or incomplete. Please be advised that an "OK" slip, received from a fax machine, will not be accepted as proof that documents were received by the GPW for printing. If documents are faxed to the GPW it will be the sender's responsibility to phone and confirm that the documents were received in good order.

Furthermore the Government Printing Works will also not be held responsible for cancellations and amendments which have not been done on original documents received from clients.

CONTENTS • INHOUD

No.		*Page No.*	*Gazette No.*
	LOCAL AUTHORITY NOTICES		
993	Town-planning and Townships Ordinance (15.1986): Mogale City Local Municipality: Declaration of the Village Extension 8 as an approvedf township	3	219
994	do.: do.: Krugersdorp Amendment Scheme 1476	9	219

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 993

LOCAL MUNICIPALITY NOTICE 23 OF 2012

MOGALE CITY LOCAL MUNICIPALITY

DECLARATION OF THE VILLAGE EXTENSION 8 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 The Village Extension 8 to be an approved Township, subject to the conditions set out in the Schedule hereto:

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION DONE BY SASOL PENSION FUND (HEREINAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) IN TERMS OF 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 353 OF THE FARM ROODEKRANS 183 IQ, HAS BEEN APPROVED.

1. CONDITIONS OF TITLE

1.1 NAME

The name of the township shall be The Village Extension 8.

1.2 DESIGN

The township shall consist of erven and a street as indicated on General Plan SG No. 1818/2011.

1.3 STORMWATER DRAINAGE AND STREET DESIGN

(a) The township owner shall at the request of the local government supply the local government with a detailed scheme including plans, cross sections and specifications as compiled by a civil engineer approved by the local government for the provision of a underground water drainage system. Such system must be designed in order to dispose off the runoff of a 1:10 year rainstorm and must ensure that the runoff of a 1:100 year be guided to the nearest defined water cource without flooding any adjacent properties. The design of the drainge system must contain and describe aspects like tar macadamization, kerbing and canalization of roads as well as the provision of retaining walls if required by the local government.

The drainage system must, where necessary, make provision for the catchment of stormwater in catchment pits from where it must be disposed of in water tight pipes in such a way that no water collections or seepage shall occur on or near the ground surface. The mentioned water pipes must be manufactured from durable material and must be approved by the local government. The scheme must also indicate the route and gradient of access to each individual erf from the adjoining street.

(b) The township owner must construct roads according to the approved scheme at own costs and to the satisfaction of the local government, under the supervision

of a civil engineer approved by the local government.

(c) The township owner is responsible for the maintenance of streets to the satisfaction of the local government until the streets are completed according to sub clause (b) above.

(d) The township owner shall make a proportional contribution, as determined by the municipality, towards the upgrading of Furrow Road, as well as the upgrading of the intersection of Furrow Road and Hendrik Potgieter Drive.

(e) If the township owner fails to comply with the stipulations of sub clauses (a), (b) (c) and (d) above, the local government will be entitled to do the required construction at the cost of the township owner.

1.4 SEWERAGE

The township owner must, at the request of the local government, supply the following detail regarding the sewerage system of the proposed township:

(i) Comprehensive lay-out plans;
(ii) Cross sections; and
(iii) Specifications of materials and equipment to be used during the construction of such sewerage system.

The sewerage system must be designed by an approved professional engineer according to the specifications and standards laid down by the local government, to the satisfaction of the local government;

All materials to be used with the construction of the sewerage system is subject to the approval and/or amendment of the local government.

1.5 WATER

The township owner must, at the request of the local government submit a detailed scheme with plans, cross sections and specifications for the provision of an underground water reticulation system, for approval.

The proposed network must make provision for a pressurised water connection for each individual erf and must be designed by a professional engineer approved of by the local government. All materials to be used in the proposed water network must be approved by the local government.

1.6 ELECTRICITY

Electrical power must be provided to the proposed township to the satisfaction of the local government.

1.7 DISPOSAL OF EXISTING TITLE CONDITIONS

All erven must be made subject to existing conditions and servitudes, if any, including the reservation of the rights to minerals.

1.8 REMOVAL OF REFUSE

The township owner must at own cost remove refuse within the township to the satisfaction of the local government, if required by the local government.

1.9 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If the establishment of the township results in any municipal services to be removed or replaced the costs of such removal/replacement must be borne by the township owner.

1.10 RELOCATION OF POWERLINES

If the establishment of the township results in any ESKOM equipment or services to be relocated the costs of such relocation must be borne by the township owner.

1.11 RELOCATION OF TELKOM EQUIPMENT

If the establishment of the township results in any TELKOM equipment or services to be relocated the costs of such relocation must be borne by the township owner.

1.12 NOTARIAL TYING OF ERVEN

The township owner shall, at his own expense, cause Erven 11 and 12 in the township to be consolidated immediately after the proclamation of the township. The resulting new cadastral entity shall be notarially tied with erven in the township The Village Extension 1, to be established on Portion 332 of the farm Roodekrans 183 IQ immediately subsequent to its proclamation so as to operate for all intents and purposes as one single property.

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 for sewerage and other purposes in favour of the local government along any two boundaries other than a street boundary and in the instance of a panhandle erf an additional 2 metres wide servitude for municipal purposes over the access portion of the stand if and when required by the local government: provided that the local government may dispose of the right to any such servitude.

(b) No buildings or any structures may be erected within the servitude area and no large rooted trees may be planted within the area of such servitude or within a distance of 2 metres thereof.

(c) The local government is entitled to temporarily place any material excavated during the installation, maintenance or removal of a sewerage pipeline or any other works that is deemed necessary on the land adjacent to the servitude and furthermore the local government is entitled to reasonable entry to the property on which the servitude is situated for the stated purpose, on the condition that the local government will be liable for any damage caused during the installation, maintenance or removal of sewerage pipelines and other works.

D M Mashitisho
MUNICIPAL MANAGER

18 July 2012

PLAASLIKE BESTUURSKENNISGEWING 993

MOGALE CITY PLAASLIKE MUNISIPALITEIT

VERKLARING VAN THE VILLAGE UITBREIDING 8 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 The Village Uitbreiding 8 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae:

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR SASOL PENSIOENFONDS (HIERIN NA VERWYS AS DIE APPLIKANT / DORPSTIGTER) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 353 VAN DIE PLAAS ROODEKRANS 183 IQ, GOEDGEKEUR IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is The Village Uitbreiding 8.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No 1818/2011.

1.3 STORMWATERDREINERING EN STRAATONTWERP

(a) Die dorpseienaar moet op versoek van die plaaslike regering 'n gedetailleerde skema, volledig met planne, deursneë en spesifikasies, opgestel deur 'n siviele ingenieur wat deur die plaaslike regering goedgekeur is, voorsien vir die daarstelling van 'n ondergrondse waterdreineringsisteem. Sodanige sisteem moet so ontwerp word sodat dit die afloop van 'n 1:10 jaar reënstorm kan hanteer en moet verder verseker dat die afloop van 'n 1:100 jaar reënstorm na die naaste gedefinieerde waterafloop gelei kan word sonder om aanliggende eiendomme te oorstroom. Die ontwerp van die dreineringsisteem moet aspekte soos teermakadamisering, beranding and kanalisering van strate bevat en omskryf, asook die voorsiening van keermure wat deur die plaaslike regering nodig geag mag word.

Die dreineringsisteem moet waar nodig, voorsiening maak vir die opvang van stormwater in opvangputte, vanwaar dit weggevoer moet word in waterdigte pype, op so 'n wyse dat water op geen wyse sal opgaar of insypel op of naby die oppervlakte van die grond nie. Die genoemde waterpype moet van 'n duursame materiaal gemaak wees en moet deur die plaaslike regering goedgekeur word. Verder moet die skema die roete en helling aandui deur middel waarvan elke erf toegang tot die aangrensende straat verkry.

(b) Die dorpseienaar moet die konstruksie van paaie in terme van die goedgekeurde skema op eie koste, namens en tot bevrediging van die plaaslike regering, onder

toesig van 'n siviele ingenieur deur die plaaslike regering goedgekeur, uitvoer.

(c) Die dorpseienaar is verantwoordelik vir die instandhouding van strate tot bevrediging van die plaaslike regering totdat die strate ooreenkomstig subklousule (b) gebou is.

(d) Die dorpseienaar sal 'n proporsionele bydrae maak, soos bepaal deur die plaaslike regering, tot die opgradering van Furrowweg asook die opgradering van die interseksie van Furrowweg met Hendrik Potgieterrylaan.

(e) Indien die dorpseienaar versuim om aan die bepalings van subklousules (a), (b), (c) en (d) hiervan te voldoen, is die plaaslike regering geregtig om die werk op die onkoste van die dorpseienaar te doen.

1.4 RIOOL

Die dorpseienaar moet op versoek van die plaaslike regering die volgende inligting van die voorgestelde dorp se rioolstelsel voorsien:

(i) Volledige lengteplanne;
(ii) Lengtesnitte; en
(iii) Spesifikasies van materiale en toerusting wat gebruik gaan word by die aanleg van sodanige rioolstelsel.

Die rioolstelsel moet deur 'n goedgekeurde professionele ingenieur ontwerp word, volgens spesifikasies en standaarde deur die plaaslike regering neergelê tot die bevrediging van die plaaslike regering;

Verder is alle materiale wat gebruik word by die aanleg van die rioolstelsel onderworpe aan die goedkeuring en/of wysiging deur die plaaslike regering.

1.5 WATER

Die dorpseienaar moet op versoek van die plaaslike regering 'n gedetailleerde skema, volledig met planne, lengtesnitte en spesifikasies vir die voorsiening van 'n ondergrondse waternetwerk vir goedkeuring voorlê.

Die waternetwerk moet voorsiening maak vir 'n wateraansluiting onder druk vir elke erf en moet ontwerp word deur 'n professionele ingenieur wat deur die plaaslike regering goedgekeur is. Alle materiale wat in sodanige netwerk gebruik sal word, moet deur die plaaslike regering goedgekeur word.

1.6 ELEKTRISITEIT

Elekrtiese krag moet voorsien word aan die voorgestelde dorp tot die bevrediging van die plaaslike regering.

1.7 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, ingeslote die reservering van mineraleregte.

1.8 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.

1.9 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.

1.10 VERSKUIWING VAN KRAGLYNE

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

1.11 VERSKUIWING VAN TELKOM TOERUSTING

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

1.12 NOTARIëLE VERBINDING VAN ERWE

Die dorpseienaar moet op eie onkoste Erwe 11 en 12 in die dorp laat konsolideer onmiddelik na die proklamasie van die dorp. Die resulterende nuwe kadastrale entiteit moet dan notarieël verbind word met die erwe in die dorp The Village Uitbreiding 1, wat op Gedeelte 332 van die plaas Roodekrans 183 IQ gestig staan te word, onmiddelik na die proklamasie daarvan sodat die erwe in die twee genoemde dorpe vir alle doeleindes as 'n enkele eiendom sal opereer.

2. TITELVOORWAARDES

VOORWAARDES NEERGELÊ DEUR DIE PLAASLIKE REGERING INGEVOLGE 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 serwituut 2 meter breed, vir riolering en ander doeleindes, ten gunste van die plaaslike regering 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 toegangsgedeeltes van die erf, indien en wanneer verlang deur die plaaslike regering:- Met dien verstande dat die plaaslike regering van 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 'n afstand van 2 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 rioolhoofpypleidings en ander werke wat hy volgens goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut 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 rioolpypleidings en ander werke veroorsaak word.

D M Mashitisho
MUNISIPALE BESTUURDER

18 Julie 2012

LOCAL AUTHORITY NOTICE 994

LOCAL MUNICIPALITY NOTICE 24 OF 2012

MOGALE CITY LOCAL MUNICIPALITY

KRUGERSDORP AMENDMENT SCHEME 1476

It is hereby notified 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 regards to the land in the township The Village Extension 8 being an amendment of the Krugersdorp Town Planning Scheme, 1980.

The amendment scheme further entails that the land be excluded from the Peri-Urban Town Planning Scheme, 1975 and that the boundaries of the Krugersdorp Town Planning Scheme, 1980, be extended to incorporate the land.

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 Head of Department: 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 1476.

D M Mashitisho
MUNICIPAL MANAGER

18 July 2012

PLAASLIKE BESTUURSKENNISGEWING 994

PLAASLIKE MUNISIPALITEITSKENNISGEWING 24 VAN 2012

MOGALE CITY PLAASLIKE MUNISIPALITEIT

KRUGERSDORP WYSIGINGSKEMA 1476

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 The Village Uitbreiding 8 synde 'n wysiging van die Krugersdorp Dorpsbeplanningskema, 1980 goedgekeur het.

Die wysigingskema behels verder dat die betrokke grond uitgesluit word uit die Buitestedelike Gebiede Dorpsbeplanningskema, 1975 en dat die grense van die Krugersdorp Dorpsbeplanningskema, 1980 uitgebrei word om die grond te inkorporeer.

Die Kaart 3 dokumentasie en die skemaklousules van hierdie wysigingskema word deur die Munisipale Bestuurder van die Mogale City Plaaslike Munisipaliteit en die Departementshoof: Gauteng Provinsiale Regering, Departement Ontwikkelingsbeplanning en Plaaslike Regering, Corner House, Marshaltown, gehou en is gedurende gewone kantoorure ter insae.

Hierdie wysigingskema staan bekend as Krugersdorp Wysigingskema 1476.

D M Mashitisho
MUNISIPALE BESTUURDER

18 Julie 2012

Printed by the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001, for the **Gauteng Provincial Administration**, Johannesburg
Gedruk deur die Staatsdrukker, Bosmanstraat, Privaat Sak X85, Pretoria, 0001, vir die **Gauteng Provinsiale Administrasie**, Johannesburg