

***THE PROVINCE OF
GAUTENG***



***DIE PROVINSIE VAN
GAUTENG***

Provincial Gazette Provinsiale Koerant

EXTRAORDINARY • BUITENGEWOON

Selling price • Verkoopprys: **R2.50**
Other countries • Buitelands: **R3.25**

Vol: 28

PRETORIA
22 MARCH 2022
22 MAART 2022

No: 89

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**

ISSN 1682-4520



9 771682 452005

0 0 0 8 9



IMPORTANT NOTICE:

THE GOVERNMENT PRINTING WORKS WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS THAT MIGHT OCCUR DUE TO THE SUBMISSION OF INCOMPLETE / INCORRECT / ILLEGIBLE COPY.

No FUTURE QUERIES WILL BE HANDLED IN CONNECTION WITH THE ABOVE.

Contents

<i>No.</i>		<i>Gazette No.</i>	<i>Page No.</i>
	PROCLAMATIONS • PROKLAMASIES		
19	Town-planning and Townships Ordinance (15/1986): Homes Haven Extension 26	89	3

PROCLAMATIONS • PROKLAMASIES**PROCLAMATION NOTICE 19 OF 2022****MOGALE CITY LOCAL MUNICIPALITY****DECLARATION OF HOMES HAVEN EXTENSION 26 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 Homes Haven Extension 26 to be an approved Township, subject to the conditions set out in the Schedule hereto:

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION DONE BY DAVPROP 7 (PTY) LTD (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 THE REMAINING EXTENT OF PORTION 278 (A PORTION OF PORTION 76) OF THE FARM ROODEKRANS 183 IQ, HAS BEEN APPROVED.

1. CONDITIONS OF TITLE**1.1 NAME**

The name of the township shall be **Homes Haven Extension 26**.

1.2 DESIGN

The township shall consist of erven and streets as indicated on **General Plan No 1999/2006**.

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 an underground water drainage system. Such system must be designed in order to dispose of the runoff of a 1.10 year rainstorm and must ensure that the runoff of a 1.50 year rainstorm be guided to the nearest defined watercourse without flooding any adjacent properties. The design of the drainage 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 the 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 must make a proportional contribution, as determined by the Director: Infrastructure Management, for the upgrading of Viljoen Road as well as the intersection of Viljoen Road with Hendrik Potgieter Drive, which will include the erection of a traffic light.
- (e) If the township owner fails to comply with the stipulations of sub clauses (a), (b) and (c) 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 Director: Water and Sanitation.

All materials to be used with the construction of the sewerage system is subject to the approval and/or amendment of the Director: Water and Sanitation.

1.5 WATER

The township must, at 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 by the local government. All materials to be used in the proposed water network must be approved by the local government.

1.6 DISPOSAL OF EXISTING TITLE CONDITIONS

All erven must be made subject to existing conditions and servitudes, including Mineral Rights.

1.7 FORMATION, DUTIES AND RESPONSIBILITIES OF THE HOME OWNERS ASSOCIATION

- (a) The applicant shall legally and properly constitute a Home Owners Association

prior to the transfer of any erf in the township.

- (b) All streets and internal engineering services in the township shall, prior to or simultaneously with the registration of the first erven in the township be transferred to the Home Owners Association who shall take full responsibility for the maintenance of the said streets and internal engineering services in the township.
- (c) All owners of stands (or subdivide/consolidated portions thereof) in the township shall become and remain members of the Home Owners Association and shall be subject to its memorandum and articles until such owners legally cease to be owners of the aforesaid.

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 to be removed, relocated or replaced the costs of such removal, relocation or 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 cost 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 cost of such relocation must be borne by the township owner.

1.12 REGISTRATION OF SERVITUDES

The applicant shall, at his own cost, register servitudes to provide access or protect infrastructure in the township, if required.

1.13 FENCING OF TOWNSHIP

The applicant shall fence the proposed township at his own cost to the satisfaction of the local government.

1.14 NOTARIAL TIE OF LAND

The township area of Homes Haven Extension 26 Township must be notarially tied with Homes Haven Extension 7 Township to favour access and service provision arrangements.

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, 2m 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 2m 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 building or any structure may be erected within the aforesaid servitude area and no large-rooted trees may be planted within the area of such servitude or within 2 (two) 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)
 - (i) The erven are situated on land with soil characteristics that may cause damage to buildings and structures to be erected thereon. Building plans submitted to the Local Government must indicate preventative measures in accordance with the recommendations contained in the engineering geology report which was done for the township, in order to limit damage to buildings or structures due to the unfavourable foundation conditions. Preventative measures need not be contained in the building plans if proof can be given by the developer that such measures are not required;
 - (ii) In order to limit such damage the foundations and other structure elements of buildings and structures must be designed by a competent professional engineer. It is recommended that a specific foundation investigation be done for each individual erf prior to any construction taking place thereon;
- (e) All roofing materials are subject to the approval of the Director: Local Economic Development (Building Control Section).

Mrs D Diale, Acting Municipal Manager

**LOCAL AUTHORITY NOTICE OF 2022
MOGALE CITY LOCAL MUNICIPALITY
KRUGERSDORP AMENDMENT SCHEME 1994**

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 Homeshaven Extension 26 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 are open for inspection during normal office hours.

This amendment scheme is known as Krugersdorp Amendment Scheme 1994.

Mrs D Diale, Acting Municipal Manager

Printed by the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001,
for the **Gauteng Provincial Administration**, Johannesburg.

Contact Centre Tel: 012-748 6200. eMail: info.egazette@gpw.gov.za
Publications: Tel: (012) 748 6053, 748 6061, 748 6065

This gazette is also available free online at www.gpwonline.co.za