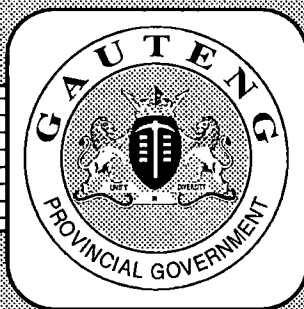


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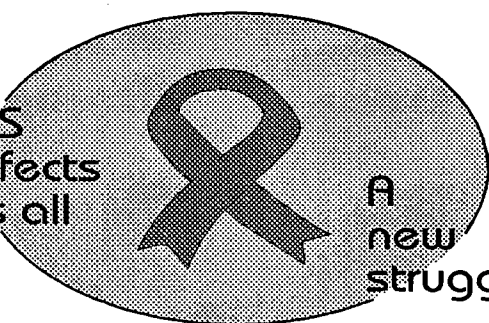
Vol. 9

PRETORIA, 8 JULY
JULIE 2003

No. 265

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1301

MOGALE CITY LOCAL MUNICIPALITY

DECLARATION OF PINEHAVEN 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 Pinehaven to be an approved Township, subject to the conditions set out in the Schedule hereto:

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY PRO-MED CONSTRUCTION CC (HEREIN AFTER REFERRED TO AS THE TOWNSHIP APPLICANT), IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON THE FARM RIETVALLEI 679 IQ, GAUTENG PROVINCE, HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT

1.1 Name

The name of the township is **Pinehaven**

1.2 Design

The township shall consist of erven and streets as indicated on **General Plan SG No. 5056/2003**.

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 with plans, cross sections and specifications as compiled by a civil engineer approved by the local government for the provision of a underground drainage system. Such system must be designed in order to dispose of the run-off of a 1:10 year rainstorm and must ensure that the run-off 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 chanalization of roads as well as the provision of retaining walls if required by the Local Government.

The drainage system must, if necessary, make provision for the catchment of storm water in catchment pits from where it must be disposed of in watertight 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 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 : Technical Services, for the upgrading of the access road from Hendrik Potgieter Road.

(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 Director : Technical Services.

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

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 drainage system, for approval.

The proposed network must make provision for a pressurized 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, if any, with the exception of:-

- (a) The following conditions which must not be transferred to the erven (with the exception of Erf 688) in the township:

Conditions 1 to 3 in Deed of Transfer T03281/2003.

1.7 Removal of refuse

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

1.8 Relocation or replacement of municipal services

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

1.9 Relocation or replacement of power lines

If the establishment of the township results in any Eskom equipment to be relocated or replaced the costs of such relocation /replacement must be borne by the township owner.

1.10 Relocation or replacement of Telkom equipment

If the establishment of the township results in any Telkom equipment to be relocated or replaced the costs of such relocation /replacement must 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 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, on the condition that the local government will be liable for any damage caused during the installation, maintenance or removal of sewage 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 that 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 damage to buildings and structures due to unfavourable soil conditions the foundations and other structure elements thereof must be designed by a competent professional engineer. It is recommended that a specific foundation investigation be done for every individual erf prior to construction taking place thereon.
- (e) The minimum floor area of dwelling units to be erected on "Residential 1" zoned erven shall be 200m² (including outbuildings).

**I N MOKATE
MUNICIPAL MANAGER**

9 July 2003

PLAASLIKE BESTUURSKENNISGEWING 1301

MOGALE CITY PLAASLIKE MUNISIPALITEIT

VERKLARING VAN PINEHAVEN 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 **Pinehaven** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae:

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR PRO-MED CONSTRUCTION CC (HIERIN NA VERWYS AS DIE DORPSTIGTER), INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP DIE PLAAS RIETVALLEI 679 IQ, GAUTENG PROVINSIE, GOEDGEKEUR IS.

1. STIGTINGSVOORWAARDES

1.1 Naam

Die naam van die dorp is **Pinehaven**

1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op **Algemene Plan LG No 5056/2003**.

1.3 Stormwaterdreinerings en Straatontwerp

- (a) Die dorpseienaar moet op versoek van die plaaslike regering 'n gedetailleerde skema, volledig met planne, deursnee en spesifikasies, opgestel deur 'n siviele ingenieur wat deur die plaaslike regering goedgekeur is, voorsien vir die daarstelling van 'n ondergrondse waterdreineringsstelsel. Sodanige stelsel 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 1:50-jaar reënstorm na die naaste gedefinieerde waterafloop gelei kan word sonder om aanliggende eiendomme te oorstrom. Die ontwerp van die dreineringsstelsel moet aspekte soos teermacadamisering, beranding en kanalisering van strate bevat en omskryf, asook die voorsiening van keermure wat deur die plaaslike regering nodig geag mag word.

Die dreineringsstelsel moet, waar nodig, voorsiening maak vir die opvang van stormwater in opvangputte, vanwaar dit weggevoer moet word in waterdige pype, op so 'n wyse dat water op geen wyse sal opgaan 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 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 moet 'n proporsionele bydrae, soos bepaal deur die Direkteur : Tegnieese Dienste, maak ten opsigte die opgradering van die toegangspad vanaf 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 aansoekdoener moet op versoek van die plaaslike regering die volgende detail 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 Direkteur : Tegnieese Dienste.

Verder is alle materiale wat gebruik word by die aanleg van die rioolstelsel onderworpe aan die goedkeuring en/of wysiging deur die Direkteur : Tegnieese Dienste.

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 Beskikking oor bestaande Titellovoorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met die uitsluiting van die volgende:

- (a) Die volgende voorwaardes wat nie oorgedra moet word na die erwe in die dorpsgebied nie:

Voorwaardes 1 tot 3 in Titel Akte No T03281/2003.

1.7 Verwydering van rommel

Die dorpsseenaar 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.

1.8 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 dorpsseenaar verantwoordelik wees vir alle kostes daaraan verbonde.

1.9 Verskuiwing of vervanging van Eskom toerusting

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

1.10 Verskuiwing of vervanging van Telkom toerusting

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

2. TITELLOVOORWAARDES

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 serwituut, 2 meter breed, vir riolering en ander munisipale doeleindes, ten gunste van die plaaslike regering langs enige twee grense, uitgesondered 'n straatgrens en in die geval van 'n pypsteelerf, 'n addisionele serwituut 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 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 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 rioolhoofpypleidings en ander werke wat hy volgens goeie doedunke 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) (i) Die erwe is geleë in 'n gebied met bodemeienskappe wat geboue en strukture nadelig kan beïnvloed en skade tot gevolg kan hê. Bouplanne wat by die plaaslike regering ingedien word, moet maatreëls aantoon in ooreenstemming met aanbevelings vervat in die ingenieurs geologiese verslag wat vir die dorp opgestel is, om moontlike skade aan die

- gebou en struktuur as gevolg van die ongunstige fonderings toestande te beperk, tensy bewys gelewer word aan die plaaslike regering dat sodanige maatreëls onnodig is.
- (ii) Ten einde skade aan geboue en strukture weens nadelige grondtoestande te beperk moet die fundamente en ander struktuur elemente van geboue en strukture deur 'n bevoegde professionele ingenieur ontwerp word. Dit word aanbeveel dat 'n fondasie ondersoek vir elke individuele erf onderneem word voor konstruksie.
- (e) Die minimum vloer area van wooneenhede wat op "Residensieel 1" gesoneerde erwe opperig staan te word is 200m² (buitegeboue ingesluit).

I N MOKATE
MUNISIPALE BESTUURDER

9 Julie 2003

LOCAL AUTHORITY NOTICE 1302
MOGALE CITY LOCAL MUNICIPALITY
KRUGERSDORP AMENDMENT SCHEME 965

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 regard to the land in the township Pinehaven being an amendment of the Krugersdorp Town Planning Scheme, 1980.

The amendment scheme furthermore entails that the land be excluded from the Peri-Urban Areas 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 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 965.

I N MOKATE
MUNICIPAL MANAGER

9 July 2003

PLAASLIKE BESTUURSKENNISGEWING 1302
MOGALE CITY PLAASLIKE MUNISIPALITEIT
KRUGERSDORP WYSIGINGSKEMA 965

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 Pinehaven 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 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 965.

I N MOKATE
MUNISIPALE BESTUURDER

9 Julie 2003

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IMPORTANT NOTICE

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New contact persons: Awie van Zyl Tel.: (012) 334-4523
Mrs H. Wolmarans Tel.: (012) 334-4591

Fax number: (012) 323-8805

E-mail address: awvanzyl@print.pwv.gov.za

Contact persons for subscribers:

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