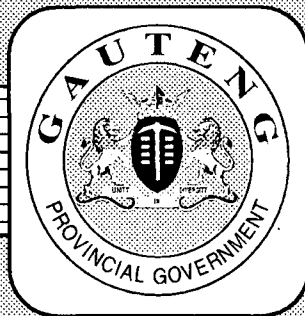


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**Provincial Gazette Extraordinary  
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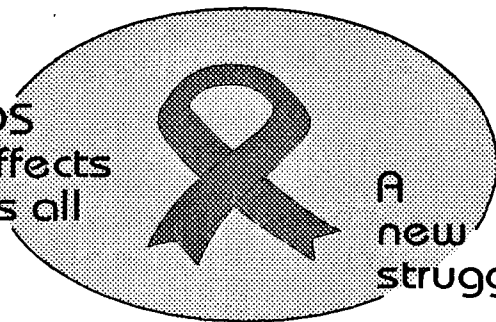
**Vol. 9**

PRETORIA, 15 OCTOBER 2003  
OKTOBER

**No. 431**

**We all have the power to prevent AIDS**

AIDS  
affects  
us all



A  
new  
struggle

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DEPARTMENT OF HEALTH

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## LOCAL AUTHORITY NOTICES

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### LOCAL AUTHORITY NOTICE 2026

#### MOGALE CITY LOCAL MUNICIPALITY

#### DECLARATION OF MUNSIEVILLE SOUTH AS AN APPROVED TOWNSHIP

In terms of section 111(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Mogale City Local Municipality hereby declares the township **Munsieville South** to be an approved Township, subject to the conditions set out in the Schedule hereto:

#### SCHEDULE

**CONDITIONS UNDER WHICH THE APPLICATION MADE BY MOGALE CITY LOCAL MUNICIPALITY (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 PORTION 379 OF THE FARM PAARDEPLAATS 177 IQ, GAUTENG PROVINCE, HAS BEEN APPROVED.**

#### 1. CONDITIONS OF ESTABLISHMENT

##### 1.1 Name

The name of the township is **Munsieville South**

##### 1.2 Design

The township shall consist of erven and streets as indicated on **General Plan SG No. 6442/1999**.

##### 1.3 Engineering Services

- (a) The township owner shall be responsible for the provision and installation of internal engineering services.
- (b) The local government shall be responsible for the provision and installation of external engineering services.
- (c) 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 the provisions of the Town Planning and Townships Ordinance, 1986

##### 1.4 Disposal of existing title conditions

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

##### 1.5 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.

**1.6 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.

**1.7 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.

**1.8 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.

**1.9 Building Specifications**

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 geo-technical soil survey and accepted by the local government.

**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) The minimum floor area for all buildings to be constructed on "Residential 1" zoned erven shall be 50m<sup>2</sup> excluding outbuildings.

**2.2 ERVEN 154, 155 AND 167**

The erf is subject to a 1 metre wide servitude for municipal purposes along the north west boundary thereof.

**2.3 ERF 153**

The erf is subject to a 1,5 metre wide servitude for municipal purposes along the south eastern boundary thereof.

### 3. LAND FOR MUNICIPAL PURPOSES

- 3.1 Erven 450 to 454 shall be transferred by and at the cost of the township owner to the local government for the purposes of public parks.
- 3.2 Erven 1 and 337 shall be transferred by and at the cost of the township owner to the local government as municipal erven for the purposes as electrical substations.
- 3.3 Erven 25 and 26 shall be transferred by and at the cost of the township owner to the local government as municipal erven for the purposes of municipal activities.

**I N MOKATE  
MUNICIPAL MANAGER**

15 October 2003

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## PLAASLIKE BESTUURSKENNISGEWING 2026

### MOGALE CITY PLAASLIKE MUNISIPALITEIT

#### VERKLARING VAN MUNSIEVILLE SOUTH TOT GOEDGEKEURDE DORP

Ingevolge artikel 111(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Mogale City Plaaslike Munisipaliteit hierby die dorp **Munsieville South** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae:

#### BYLAE

**VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR MOGALE CITY PLAASLIKE MUNISIPALITEIT (HIERIN NA VERWYS AS DIE DORPSTIGTER), INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNASIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 379 VAN DIE PLAAS PAARDEPLAATS 177 IQ, GAUTENG PROVINSIE, GOEDGEKEUR IS.**

#### 1. STIGTINGSVOORWAARDES

##### 1.1 Naam

Die naam van die dorp is **Munsieville South**

##### 1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op **Algemene Plan LG No 6442/1999**.

##### 1.3 Stormwaterdreinerings en Straatontwerp

- (a) Die dorpseienaar is verantwoordelik vir die voorsiening en installering van interne ingenieursdienste;
- (b) Die plaaslike munisipaliteit is verantwoordelik vir die installering van eksterne ingenieursdienste;

- (c) Die dorpseienaar sal, wanneer hy beplan om die dorp van noodsaaklike ingenieursdienste te voorsien:
- (i) elke ingenieursdiens wat voorsien moet word klassifiseer, in ooreenkoms met die plaaslike munisipaliteit, as interne of eksterne ingenieursdiens ingevolge artikel 116 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986;
  - (ii) alle dienste installeer tot die bevrediging van die plaaslike munisipaliteit, en vir hierdie doel moet alle verslae, planne en spesifikasies, soos vereis deur die plaaslike munisipaliteit, ingedien word;
  - (iii) met die plaaslike munisipaliteit onderhandel, ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, rakende die kostes van die voorsiening van interne of eksterne ingenieursdienste.

#### **1.4 Beskikking oor bestaande Titelloosheid**

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, insluitend die regte op minerale.

#### **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.

#### **1.8 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 dorpseienaar verantwoordelik wees vir alle kostes daaraan verbonde.

#### **1.9 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 dorpseienaar verantwoordelik wees vir alle kostes daaraan verbonde.

#### **1.10 Bou spesifikasies**

Voorstelle om moontlike nadelige grondtoestande te voorkom moet, tot bevrediging van die plaaslike munisipaliteit, aangedui word op bouplanne en geboue moet opgerig word volgens die voorkomende maatreëls soos aangedui in die geotegniese bodemverslag soos aanvaar deur die plaaslike munisipaliteit.

## 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 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 rioolhoofpyleidings en ander werke wat hy volgens goeë dunnke 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 rioolpyleidings en ander werke veroorsaak word.
- (d) Die minimum vloeroppervlakte van geboue wat op "Residensieel 1" erwe opgerig gaan word is 50m<sup>2</sup>, buitegeboue uitgesluit.

### 2.2 ERWE 154, 155 EN 167

Die erf is onderworpe aan 'n 1 meter serwituut langs die noordwestelike grens daarvan, vir munisipale doeleindes.

### 2.3 ERF 153

Die erf is onderworpe aan 'n 1,5 meter serwituut langs die suidwestelike grens daarvan, vir munisipale doeleindes.

**I N MOKATE  
MUNISIPALE BESTUURDER**

15 October 2003

**LOCAL AUTHORITY NOTICE 2027****MOGALE CITY LOCAL MUNICIPALITY****KRUGERSDORP AMENDMENT SCHEME 829**

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 **Munsieville South** 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 829**.

**I N MOKATE**  
**MUNICIPAL MANAGER**

15 October 2003

**PLAASLIKE BESTUURSKENNISGEWING 2027****MOGALE CITY PLAASLIKE MUNISIPALITEIT****KRUGERSDORP WYSIGINGSKEMA 829**

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 **Munsieville South** 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 829**

**I N MOKATE**  
**MUNISIPALE BESTUURDER**

15 Oktober 2003