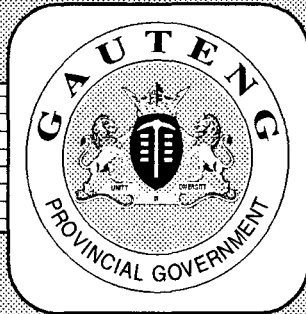


**THE PROVINCE OF  
GAUTENG**



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GAUTENG**

**Provincial Gazette Extraordinary  
Buitengewone Provinsiale Koerant**

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

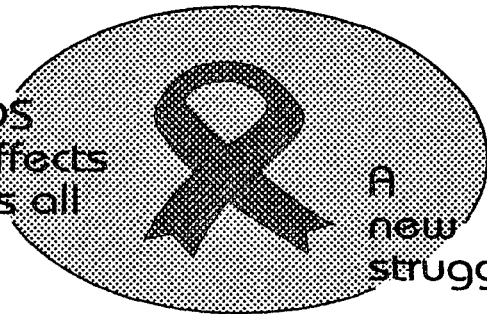
**Vol. 10**

**PRETORIA, 23 NOVEMBER 2004**

**No. 528**

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

AIDS  
affects  
us all



A  
new  
struggle

**Prevention is the cure**

**AIDS  
HELPLINE**

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DEPARTMENT OF HEALTH



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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 2669

#### LOCAL AUTHORITY NOTICE 76 OF 2004

#### MOGALE CITY LOCAL MUNICIPALITY

#### DECLARATION OF EARLY DAWN 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 **Early Dawn** to be an approved Township, subject to the conditions set out in the Schedule hereto:

#### SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY EARLY DAWN GUEST FARM (PTY) LTD (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 406 (A PORTION OF PORTION 136) OF THE FARM PAARDEPLAATS 177 IQ, GAUTENG PROVINCE, HAS BEEN APPROVED.

#### 1. CONDITIONS OF ESTABLISHMENT

##### 1.1 Name

The name of the township is **Early Dawn**.

##### 1.2 Design

The township shall consist of erven and streets as indicated on **General Plan SG No. 2063/2004**.

##### 1.3 Engineering Services

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 internal and external engineering services in accordance with the provisions of the Town Planning and Townships Ordinance, 1986.

##### 1.4 Disposal of existing title conditions

All erven shall be subject to the existing conditions of title and servitudes, including mineral rights, if any.

##### 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.

**2. CONDITIONS OF TITLE**

The erven are subject to the following conditions imposed by the local government in terms of the provisions of the Town Planning and Townships Ordinance, 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 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 geo-technical soil survey as accepted by the local government.

**I N MOKATE  
MUNICIPAL MANAGER**

**22 November 2004**  
(Notice No. 76/2004)

**PLAASLIKE BESTUURSKENNISGEWING 2669**

**PLAASLIKE BESTUURSKENNISGEWING  
76 VAN 2004**

**MOGALE CITY PLAASLIKE MUNISIPALITEIT**

**VERKLARING VAN EARLY DAWN 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 **Early Dawn** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae:

**BYLAE**

**VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR EARLY DAWN GUEST FARM (PTY) LTD (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 GEDEELTE 406 ('n GEDEELTE VAN GEDEELTE 136) VAN DIE PLAAS PAARDEPLAATS 177 IQ, GAUTENG PROVINSIE, GOEDGEKEUR IS.**

## 1. STIGTINGSVOORWAARDES

### 1.1 Naam

Die naam van die dorp is **Early Dawn**.

### 1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op **Algemene Plan LG No 2063/2004**.

### 1.3 Ingenieursdienste

Die dorpseienaar sal, wanneer hy van voorneme is of die dorp van ingenieurs- en noodsaaklike dieste te voorsien:

- (a) elke ingenieursdiens wat voordien moet word klassifiseer as interne of eksterne ingenieursdiens in ooreenkoms met die plaaslike regering, in terme van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.
- (b) dienste instaleer tot bevrediging van die plaaslike regering en vir dié doel moet alle nodige verslae, planne en spesifikasies, soos vereis deur die plaaslike regering, ingedien word.
- (c) met die plaaslike regering onderhandel ten opsigte van die kostes vir die voorsiening van Eksterne- en interne ingenieursdienste, ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

### 1.4 Beskikking oor bestaande Titellovoorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, insluitend die reservering van Minerale Regte.

### 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 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.

### 1.8 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

Die erwe is onderworpe aan die volgende voorwaardes soos neergelê deur die plaaslike regering in terme van die bepalings van Ordonnansie op Dorpsbeplanning en Dorpe, 1986:

### 2.1 ALLE ERWE

- (a) Die erf is onderworpe aan 'n serwitut, 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 serwitut 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) Voorstelle om moontlike nadelige grondtoestande te oorkom tot bevrediging van die plaaslike regering moet vervat wees in bouplanne en alle geboue moet opgerig in ooreenstemming met die voorsorgmaatreëls vervat in die geotegniese bodemverslag soos aanvaar deur die plaaslike regering.

**I N MOKATE  
MUNISIPALE BESTUURDER**

**22 November 2004**  
(Kennisgewing No. 76/2004)

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**LOCAL AUTHORITY NOTICE 2670**

**LOCAL AUTHORITY NOTICE  
77 OF 2004**

**MOGALE CITY LOCAL MUNICIPALITY**

**KRUGERSDORP AMENDMENT SCHEME 1035**

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 **Early Dawn** 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 1035**.

**I N MOKATE  
MUNICIPAL MANAGER**

**22 November 2004**  
(Notice No. 77/2004)

**PLAASLIKE BESTUURSKENNISGEWING 2670****PLAASLIKE BESTUURSKENNISGEWING  
77 VAN 2004****MOGALE CITY PLAASLIKE MUNISIPALITEIT****KRUGERSDORP WYSIGINGSKEMA 1035**

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 **Early Dawn** synde 'n wysiging van die Krugersdorp Dorpsbeplanningskema, 1980, goedgekeur het.

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 1035**

**I N MOKATE  
MUNISIPALE BESTURDER**

**22 November 2004**  
(Kennisgewing No. 77/2004)

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