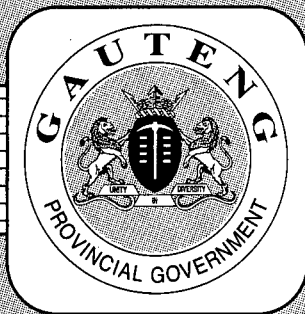


**THE PROVINCE OF
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Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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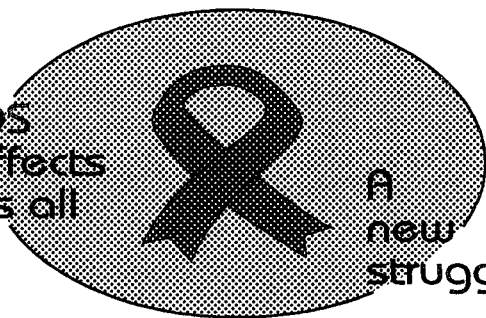
Vol. 11

PRETORIA, 8 AUGUST
AUGUSTUS 2005

No. 328

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

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DEPARTMENT OF HEALTH



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MOGALE CITY LOCAL MUNICIPALITY

DECLARATION OF CHANCLIFF RIDGE EXTENSION 11 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 **Chancliff Ridge Extension 11** to be an approved Township, subject to the conditions set out in the Schedule hereto:

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY SA DUTCH INVESTMENTS CC (HEREIN AFTER REFERRED TO AS THE TOWNSHIP APPLICANT / TOWNSHIP OWNER), 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 411 (A PORTION OF PORTION 163) OF THE FARM PAARDEPLAATS 177 IQ, HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT

1.1 Name

The name of the township is **Chancliff Ridge Extension 11**

1.2 Design

The township shall consist of erven and streets as indicated on **General Plan SG No. 12316/2004**.

1.3 Engineering Services

- (a) 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 with the provisions of the Town Planning and Townships Ordinance, 1986.

1.4 Disposal of Existing Conditions of Title

All erven shall be subject to the existing conditions of title and servitudes, if any, including the reservation of mineral rights, but with the exception of:

- (a) The following conditions which should not be transferred to the erven in the proposed township:
- (i) Conditions C(a), C(b), C(c)(i), C(c)(ii), C(d)(i), C(d)(ii), C(d)(iii), C(d)(iv), C(d)(v), C(d)(vi), C(e), C(f), C(g), C(h) and C(i) in Deed of Transfer No T086731/2003.

- (b) The following servitude which only affects Erf 155 and Erf 158 in the township: The erf is subject to a servitude, 4 metres wide for the purpose of a storm water drainage pipe, as indicated on Servitude Diagram S. G. No A1433/1976.
- (c) The following servitude which only affects Erf 158 in the township: The erf is subject to a servitude, 2 metres wide, for the purposes of a sewerage pipeline, as VIDE Diagram S. G. No 12087/2004.

1.5 Consolidation of Erven 155, 156 and 157

The township owner shall, at his own expense, cause Erven 155, 156 and 157 in the township to be consolidated.

1.6 Removal of refuse

The township owner shall at his own expense remove refuse in the township to the satisfaction of the local government, if and when required by the local government.

1.7 Removal or replacement of municipal services

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owner.

1.8 Removal or replacement of power lines

If, by reason of the establishment of the township, it should become necessary to remove or replace any ESKOM power lines, the cost thereof shall be borne by the township owner.

1.9 Removal or replacement of TELKOM equipment

If, by reason of the establishment of the township, it should become necessary to remove or replace any TELKOM service lines, the cost thereof shall 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 course of 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 geotechnical soil survey and accepted by the local government.

2.2 ERF 158

The whole erf is subject to a servitude of right of way and community services in favour of Erven 155 to 157 in the township

**I N MOKATE
MUNICIPAL MANAGER**

8 August 2005

PLAASLIKE BESTUURSKENNISGEWING 1908

**PLAASLIKE BESTUURSKENNISGEWING
10 VAN 2005**

MOGALE CITY PLAASLIKE MUNISIPALITEIT

VERKLARING VAN CHANCLIFF RIDGE UITBREIDING 11 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 **Chancliff Ridge Uitbreiding 11** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae:

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR SA DUTCH INVESTMENTS CC (HIERIN NA VERWYS AS DIE DORPSTIGTER / - EIENAAR), INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 411 ('N GEDEELTE VAN GEDEELTE 163) VAN DIE PLAAS PAARDEPLAATS 177 IQ, GOEDGEKEUR IS.

1. STIGTINGSVOORWAARDES

1.1 Naam

Die naam van die dorp is **Chancliff Ridge Uitbreiding 11**

1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op **Algemene Plan LG No 12316/2004**.

1.3 Ingenieursdienste

- (a) Die dorpseienaar sal, wanneer hy van voorneme is om die dorp van ingenieurs- en noodsaaklike dienste te voorsien:
- (i) elke ingenieurs diens wat voorsien moet word klassifiseer, in terms van artikel 116 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 en by ooreenkoms met die plaaslike regering, as interne of eksterne ingenieursdienste;
 - (ii) die dienste installeer tot bevrediging van die plaaslike regering, en vir hierdie doel moet alle betrokke verslae, planne en spesifikasies, soos vereis deur die plaaslike regering, ingedien word;
 - (iii) met die plaaslike regering onderhandel oor die koste vir die voorsiening van interne en eksterne ingenieursdienste ooreenkomstig die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

1.4 Beskikking oor bestaande Titelloosvoorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes and serwitute, indien enige, insluitend die reservering van die regte op minerale, maar met die uitsondering van:

- (a) Die volgende voorwaardes wat nie aan die erwe in die dorp oorgedra moet word nie:
 - (i) Voorwaardes C(a), C(b), C(c)(i), C(c)(ii), C(d)(i), C(d)(ii), C(d)(iii), C(d)(iv), C(d)(v), C(d)(vi), C(e), C(f), C(g), C(h) en C(i) in Titellakte No T086731/2003.
- (b) Die volgende serwituut wat slegs Erf 155 en Erf 158 in die dorp raak: Die erf is onderworpe aan 'n serwituut, 4 meter breed, vir die doeleindes van 'n stormwater dreineringspyp soos aangedui op Serwitute Diagram vide S. G. No A1433/1976.
- (c) Die volgende serwituut wat slegs Erf 158 in die dorp raak: Die erf is onderworpe aan 'n serwituut, 2 meter breed, vir die doeleindes van 'n riool pyplyn, soos aangedui VIDE Diagram S. G. No 12087/2004.

1.5 Konsolidasie van Erwe 155, 156 en 157

Die dorpsenaar sal, op eie onkoste, Erwe 155, 156 en 157 in die dorp konsolideer.

1.6 Verwydering van rommel

Die dorpsenaar 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.

1.7 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 dorpsenaar verantwoordelik wees vir alle kostes daaraan verbonde.

1.8 Verskuiwing of vervanging van kraglyne

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

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, uitgesonderd '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 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 rioolpypleidings en ander werke veroorsaak word.

- (d) Voorstelle om moontlike nadelige grondtoestande te voorkom tot bevrediging van die plaaslike regering, moet vervat wees in die bouplanne en geboue moet opgerig word volgens die voorkomende maatreels soos aangedui in die geotegniese verslag en soos aanvaar deur die plaaslike regering.

2.2 ERF 158

Die erf as geheel is onderworpe aan 'n servituut van reg van weg en gemeenskapsdienste ten gunste van Erwe 155 tot 157 in die dorp.

**I N MOKATE
MUNISIPALE BESTUURDER**

8 Augustus 2005

LOCAL AUTHORITY NOTICE 1909

**LOCAL AUTHORITY NOTICE
11 OF 2005**

MOGALE CITY LOCAL MUNICIPALITY

KRUGERSDORP AMENDMENT SCHEME 1105

Notice is hereby given 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 **Chancliff Ridge Extension 11** 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 1105**.

**I N MOKATE
MUNICIPAL MANAGER**

8 August 2005

PLAASLIKE BESTUURSKENNISGEWING 1909**PLAASLIKE BESTUURSKENNISGEWING****11 VAN 2005****MOGALE CITY PLAASLIKE MUNISIPALITEIT****KRUGERSDORP WYSIGINGSKEMA 1105**

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 **Chancliff Ridge Uitbreiding 11** 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 1105**.

I N MOKATE
MUNISIPALE BESTUURDER

8 Augustus 2005
