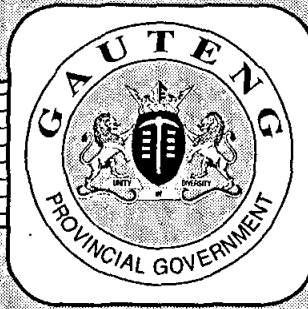


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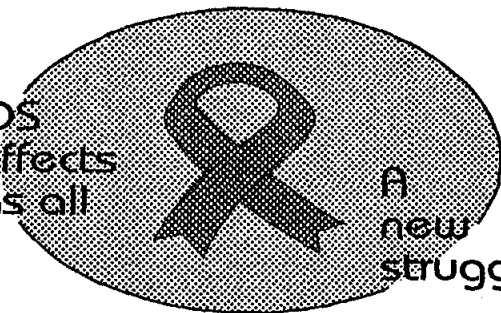
Vol. 11

PRETORIA, 5 OCTOBER 2005
OKTOBER

No. 424

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13 OF 2005

MOGALE CITY LOCAL MUNICIPALITY

DECLARATION OF HOMES HAVEN EXTENSION 5 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 5** 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 MAYER PROJECTS (PTY) LTD 1998/019172/07 (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 PORTION 280 (A PORTION OF PORTION 76) OF THE FARM ROODEKRANS 183 IQ, HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT

1.1 Name

The name of the township is **Homes Haven Extension 5**

1.2 Design

The township shall consist of erven and streets as indicated on **General Plan SG No. 5134/2005**.

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 a 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 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 provision of a traffic light at the intersection of Viljoen Street and Hendrik Potgieter Drive.

- (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 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 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 should be made subject to existing conditions and servitudes, if any, with the exception of:-

The following condition which applies to Erf 268 only:

- 1.6.1 The line abcd represents the centreline of a 3 metres wide sewer servitude, vide Diagram SG No A8256/1991 which affects Erf 268, as will more fully appear from the General Plan.

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) Erven 267 and 268, 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 said Erven 267 and 268, streets and internal engineering services in the township.
- (c) All owners of stands (or subdivided/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 as aforesaid.
- (d) The Homeowners Association shall have the full legal power to levy from each and every member the costs incurred in fulfilling its function and shall have legal recourse to recover such fees in the event of a default by any member;
- (e) A servitude for municipal services shall be registered over Erf 267 in favour of, and to the satisfaction of the local authority;
- (f) The local authority shall have unrestricted access to Erf 267 at all times;

- (g) Erf 267 cannot be sold to any person except the Homeowners Association and the erf may not be rezoned unless the consent from the local authority has been obtained.

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 services to be removed or replaced the costs of such removal/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 costs 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 costs of such relocation must be borne by the township owner.

1.12 RELOCATION OF INFORMAL SETTLEMENTS

The applicant shall, at his/her own expence relocate all informal settlements on the property concerned, to the satisfaction of the local authority, if applicable.

1.13 ENDOWMENT

The applicant shall pay an endowment, to be determined by the local authority in conjunction with the Gauteng Department of Transport, Public Works and Roads, towards the provision of a traffic light at the intersection of Viljoen Road and Hendrik Potgieter Drive.

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) (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. This condition will not be applicable if proof can be given by the developer, that such measures are not required.

- (d) (ii) In order to limit damage to buildings and structures due to unfavorable 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 the development thereof.
- (e) All roofing materials to be used in the township are subject to the approval of the Director: Local Economic Development (Building Control Section).
- (f) The minimum floor area of "Residential 2" zoned buildings in the township shall be 110 m² (including outbuildings).

2.2 ERF 267

- 2.2.1 The whole of the erf is subject to a right way servitude in favour of the owners and/or occupiers of Erven 217 to 266 inclusive for access purposes as indicated on the General Plan.
- 2.2.2 The whole of the erf is subject to a right of way servitude for municipal services in favour of the local authority as indicated on the General Plan.

**I N MOKATE
MUNICIPAL MANAGER**

3 October 2005
(Notice No.13/2005)

PLAASLIKE BESTUURSKENNISGEWING 2434

**PLAASLIKE BESTUURSKENNISGEWING
13 VAN 2005**

MOGALE CITY PLAASLIKE MUNISIPALITEIT

VERKLARING VAN HOMES HAVEN UITBREIDING 5 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 **Homes Haven Extension 5** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae:

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR MAYER PROJECTS (PTY) LTD 1998/019172/07 (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 280 ('n GEDEELTE VAN GEDEELTE 76) VAN DIE PLAAS ROODEKRANS 183 IQ, GOEDGEKEUR IS.

1. STIGTINGSVOORWAARDES

1.1 Naam

Die naam van die dorp is **Homes Haven Uitbreiding 5**

1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op **Algemene Plan LG No 5134/2005**.

1.3 Stormwaterdreinerings en straatbou

- (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 waterdigte 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: Infrastruktuur Bestuur, 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: Water en Sanitasie.

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

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 Titelvoorwaardes

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

Die volgende voorwaardes wat slegs op Erf 268 van toepassing is:

1.6.1 Die lyn abcd verteenwoordig die middellyn van die 3 meter wye rioolserwituut, vide Diagram SG No A8256/1991 wat Erf 268 in die dorp raak soos aangetoon op die Algemene Plan.

1.7 Daarstelling, pligte en verantwoordelikhede van die Huiseienaarsvereniging

- (a) Die applikant sal regtens en behoorlik 'n Huiseienaarsvereniging tot stand bring voor die oordrag van enige erf in die dorp.
- (b) Erwe 267 en 268, alle strate en interne ingenieursdienste in die dorp sal, voor of gelyktydig met die registrasie van die eerste erwe in die dorp oorgedra word na die Huiseienaarsvereniging wat volle verantwoordelikheid sal aanvaar vir sodanige strate en interne ingenieursdienste in die dorp;
- (c) Alle eienaars van die erwe (of onderverdeelde/gekonsolideerde gedeeltes daarvan) in die dorp sal lede van die Huiseienaarsvereniging word en bly en sal as sodanig onderhewe wees aan die grondwet en reëls daarvan, totdat sodanige eienaars hul eienaarskap opse.
- (d) Die Huiseienaarsvereniging sal volle wetlike reg hê tot 'n heffing op elke en alle lede, om sodanige kostes as wat nodig mag wees om die funksies daarvan uit te voer, te verhaal en sal verder die reg hê om sodanige kostes wetlik te verhaal in die geval van wanbetaling deur enige lid.
- (e) 'n Serwituut vir munisipale doeleindes sal geregistreer word oor Erf 267 ten gunste van en tot bevrediging van die plaaslike owerheid.
- (f) Die plaaslike owerheid sal ten alle tye onbeperkte toegang tot Erf 267 hê.
- (g) Erf 267 mag nie verkoop word aan enige persoon behalwe die Huiseienaarsvereniging nie, en die erf mag nie hersoneer word behalwe met die toestemming van die plaaslike owerheid nie.

1.8 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.

1.9 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.

1.10 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.

1.11 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.

1.12 Verskuiwing van informele nedersettings

Die applikant sal, op sy/haar eie onkoste alle informele nedersettings op die betrokke eiendom, tot bevrediging van die plaaslike owerheid, indien van toepassing.

1.13 Bydrae

Die dorpsenaar sal 'n bydae betaal, soos bepaal deur die plaaslike owerheid in oorleg met die Gauteng Departement van Vervoer, Openbare Werke en Paaie, vir die voorsiening van 'n verkeerslig by die by interseksie van Viljoen Straat en Hendrik Potgieter Rylaan.

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 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 goeddunke 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) (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 gelever word aan die plaaslike regering dat sodanige maatreëls onnodig is.
- (d) (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) Alle dakbedekkingsmateriale wat in die dorp gebruik gaan word is onderworpe aan die goedkeuring van die Direkteur: Plaaslike Ekonomiese Ontwikkeling (Boubeheerafdeling).
- (f) Die minimum vloer oppervlakte van erwe wat "Residensieel 2" gesoneer is, mag nie kleiner as 110 m² (buitegeboue ingesluit) wees nie.

2.2 ERF 267

- 2.2.1 Die erf as geheel is onderworpe aan 'n reg-van-weg serwituut ten gunste van die eienaars en/of okkupeerders van Erwe 217 tot 266 inklusief, vir toegang doeleindes soos aangedui op die Algemene Plan.
- 2.2.2 Die erf as geheel is onderworpe aan 'n reg-van-weg serwituut vir munisipale dienste ten gunste van die plaaslike owerheid soos aangetoon op die Algemene Plan.

I N MOKATE
MUNISIPALE BESTUURDER
3 Oktober 2005
(Kennisgewing No. 13/2005)

LOCAL AUTHORITY NOTICE 2435**LOCAL AUTHORITY NOTICE
14 OF 2005****MOGALE CITY LOCAL MUNICIPALITY****KRUGERSDORP AMENDMENT SCHEME 1121**

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 **Homes Haven Extension 5** 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 1121**.

**I N MOKATE
MUNICIPAL MANAGER**

**3 October 2005
(Notice No. 14/2005)**

PLAASLIKE BESTUURSKENNISGEWING 2435**PLAASLIKE BESTUURSKENNISGEWING
14 VAN 2005****MOGALE CITY PLAASLIKE MUNISIPALITEIT****KRUGERSDORP WYSIGINGSKEMA 1121**

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 **Homes Haven Uitbreiding 5** 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 1211**

**I N MOKATE
MUNISIPALE BESTUURDER**

**3 Oktober 2005
(Kennisgewing No. 14/2005)**

IMPORTANT NOTICE

The
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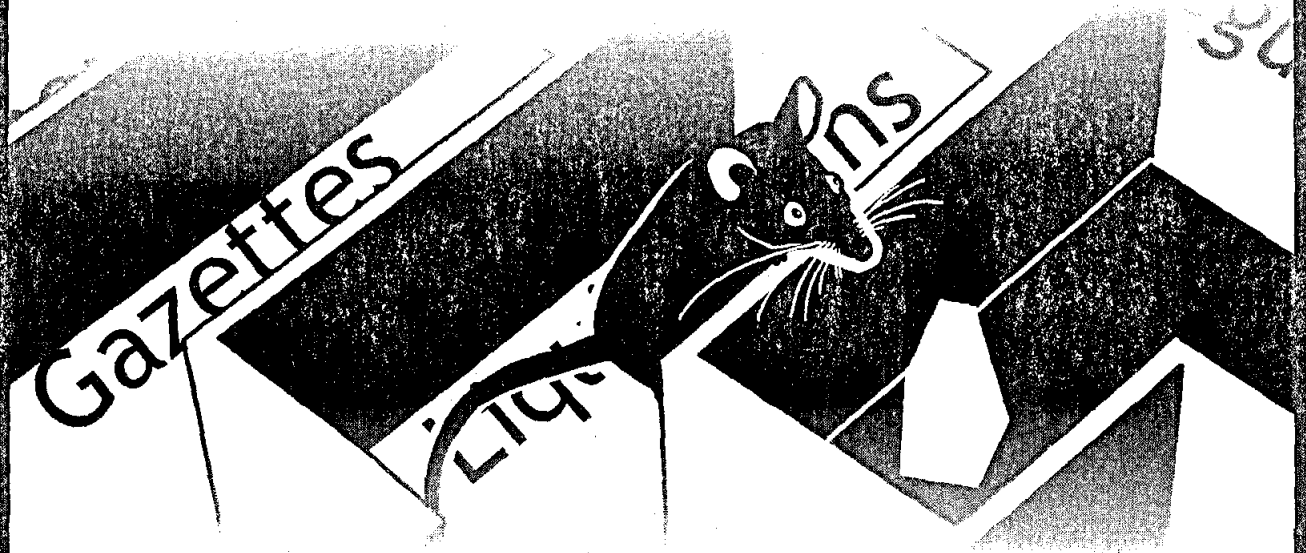
HENNIE MALAN

Director: Financial Management
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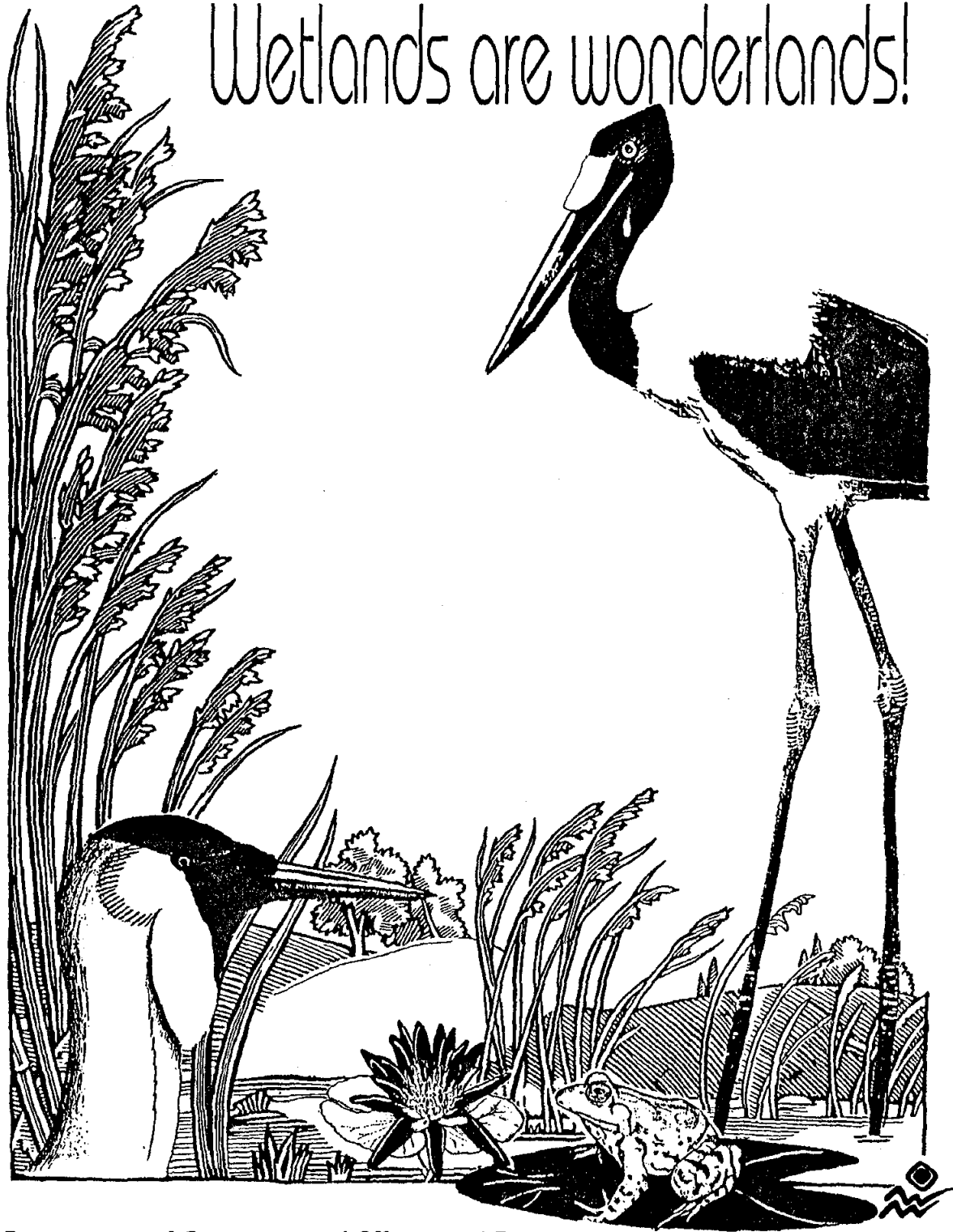
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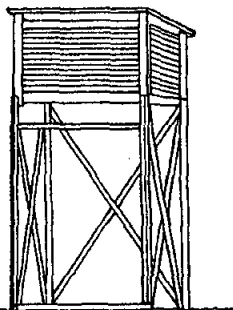
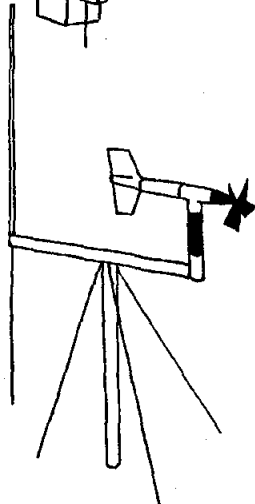
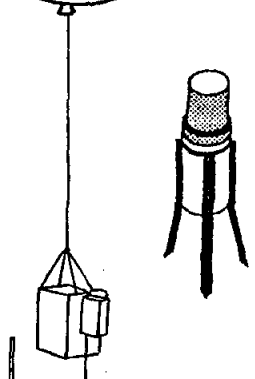
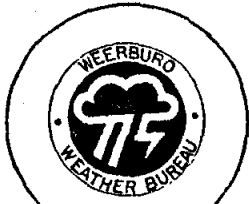


Wetlands are wonderlands!

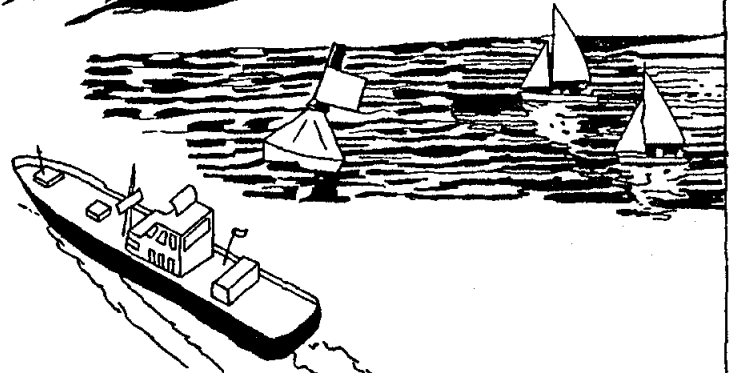
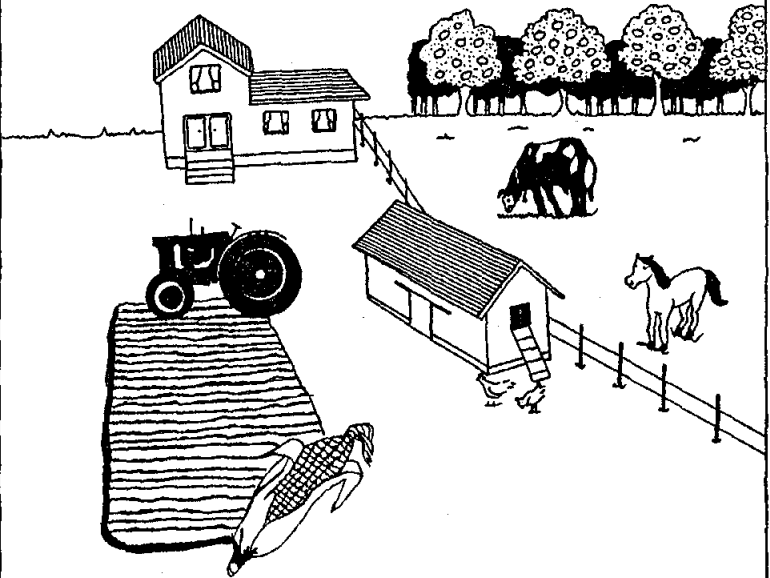
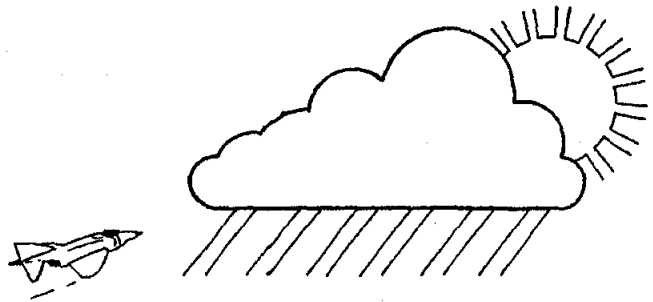


Department of Environmental Affairs and Tourism

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THE WEATHER BUREAU HELPS FARMERS TO PLAN THEIR CROP



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DIE WEERBURO: DEPARTEMENT VAN OMGEWINGSAKE EN TOERISME

