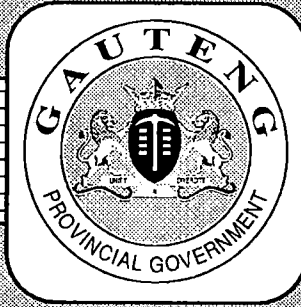


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

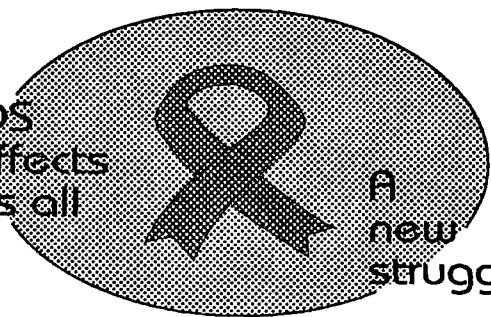
Vol. 12

**PRETORIA, 24 JULY
JULIE 2006**

No. 268

We all have the power to prevent AIDS

**AIDS
affects
us all**



**A
new
struggle**

Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH



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11 OF 2006

MOGALE CITY LOCAL MUNICIPALITY

DECLARATION OF CHANCLIFF RIDGE EXTENSION 12 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 12** 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 ERNISTUS JOHANNES JACOBUS VISSER (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 417 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 12**

1.2 DESIGN

The township shall consist of erven and streets as indicated on **General Plan SG No. 10964/2005**.

1.3 ENGINEERING SERVICES

1.3.1 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 drainge 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 upgrading of the access road from Robert Broom Drive.

- (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.

1.3.2 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.

1.3.3 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.

1.3.4 Waste Management

The township owner shall, at the request of the municipality submit a detailed waste management plan for the township, for approval.

1.4 DISPOSAL OF EXISTING TITLE CONDITIONS

All erven shall be subject to the existing conditions of title and servitudes: Conditions A, B and C in Deed of Transfer T58104/1996.

1.5 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.

The applicant shall further enter into an agreement with the municipality or another service provider, approved by the municipality, for the removal of domestic refuse in the township.

1.6 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 owner.

1.7 REMOVAL OR REPLACEMENT OF POWERLINES

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

1.8 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 lines, the cost there off shall be borne by the township owner.

1.9 FORMATION, DUTIES AND RESPONSIBILITIES OF THE HOME OWNERS ASSOCIATION


- (a) The applicant/township owner shall legally and properly constitute a Home Owners Association prior to the transfer of any erf in the township.
- (b) Erven 201 and 202 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 the said Erven 201 and 202 and all internal engineering services in the township. The municipality shall not take over the internal services.
- (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.

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 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 municipality 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 municipality.

I N MOKATE
MUNICIPAL MANAGER

14 July 2006
(Notice No.11/2006)



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PLAASLIKE BESTUURSKENNISGEWING 2096

PLAASLIKE BESTUURSKENNISGEWING
11 VAN 2006

MOGALE CITY PLAASLIKE MUNISIPALITEIT

VERKLARING VAN CHANCLIFF RIDGE UITBREIDING 12 TOT GOEDGEKEURDE C

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 1986), verklaar die Mogale City Plaaslike Munisipaliteit hierby die dorp **Chancliff Ridge UI 12** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande l

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR ERNISTUS JOHANNES VISSER (HIERIN NA VERWYS AS DIE DORPSTIGTER), INGEVOLGE DIE BEPALING ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNASIE 15 VAN TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 417 VAN DIE PLAAS PAARDEF IQ, GOEDGEKEUR IS.

1. STIGTINGSVOORWAARDES**1.1 NAAM**

Die naam van die dorp is **Chancliff Ridge Uitbreiding 12**

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op **Algemene Plan LG No 10964/2001**

1.3 INGENIEURSDIENSTE**1.3.1 Stormwaterdreinerings en Straatbou**

- (a) Die dorpseniener moet op versoek van die plaaslike regering 'n gedetailleerde skema, volledig met planne, deursnee en spesifikasies, opgestel deur 'n ingenieur wat deur die plaaslike regering goedgekeur is, voorsien vir die daarv. van 'n ondergrondse waterdreineringsstelsel. Sodanige stelsel moet so ontwerp sodat dit die afloop van 'n 1:10-jaar reënstorm kan hanteer en moet verder voorsien dat die afloop van 'n 1:50-jaar-reënstorm na die naaste gedefinieerde water geleë kan word sonder om aanliggende eiendomme te oorstrom. Die ontwerp v. dreineringsstelsel moet aspekte soos teeracadamisering, 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 pyp so 'n wyse dat water op geen wyse sal opgaan of insypel op of naby die oppervlakte van die grond nie. Die genoemde waterpyp moet van 'n duursame materiaal gevestig wees en moet deur die plaaslike regering goedgekeur word. Verder moet die sielingsroete en helling aandui deur middel waarvan elke erf toegang tot die aangrensende straat verkry.

- (b) Die dorpseniener moet die goedgekeurde skema op eie koste, namens en onder bevoegdheid van die plaaslike regering, onder toesig van 'n siviele ingenieur deur die plaaslike regering goedgekeur, uitvoer.
- (c) Die dorpseniener is verantwoordelik vir die instandhouding van strate tot bevrediging van die plaaslike regering totdat die strate ooreenkomstig subklousule (b) gebou is.
- (d) Die dorpseniener moet 'n proporsionele bydrae, soos bepaal deur die Direkteur van Infrastruktuur Bestuur, maak ten opsigte van die opgradering van die toegangspad na Robert Broomrylaan.
- (e) Indien die dorpseniener 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 dorpseniener te doen.

1.3.2 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.

1.3.3 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.

1.4 BESIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute: Voorwaardes A, B en C in Titellakte T 58104/1996.

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.

Die applicant sal weder 'n ooreenkoms ondergaan met die minisepaliteit off onder diens verskaffer, goedgekeur deur die minipaliteit, vir die verwydering van huishoudilike rommel in die dorpsgebied.

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 dienste verskuif of vervang moet word sal die dorpseienaar verantwoordelik wees vir alle kostes daaraan verbonde.

1.9 DAARSTELLING, PLIGTE EN VERANTWOORDELIKHEDE VAN DIE HUISEIENAARS-VERENIGING

- (a) Die applicant sal regtens en behoortlik 'n Huiseienaarsvereniging tot stand bring voor die oordrag van enige erf in die dorp.
- (b) Erwe 201 en 202, 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 Erwe 201 en 202 en sodanige 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 opsê.

2. TITELVOORWAARDES

VOORWAARDES NEERGELÉ 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 goeiddunke 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 grond toestande te oorkom tot bevrediging van die plaaslike regering moet vervat wees in bouplanne en geboue moet opgerig word in ooreenstemming met die voorkomende maatreëls soos aangedui in die geotegniese bodemopname en aanvaar deur die plaaslike regering.

**I N MOKATE
MUNISIPALE BESTUURDER**

14 Julie 2006
(Kennisgewing No. 11/2006)

LOCAL AUTHORITY NOTICE 2097

LOCAL AUTHORITY NOTICE
12 OF 2006

MOGALE CITY LOCAL MUNICIPALITY

KRUGERSDORP AMENDMENT SCHEME 1191

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 **Chancliff Ridge Extension 12** 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 1191**.

I N MOKATE