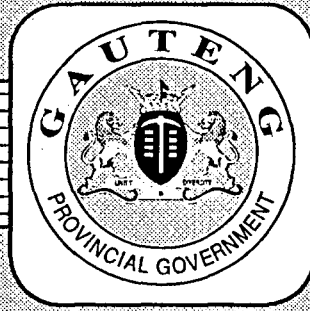


**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

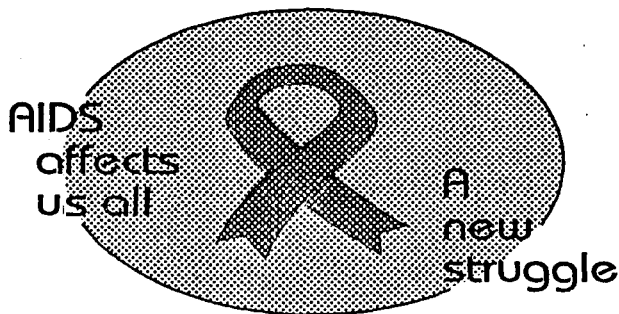
**Provincial Gazette Extraordinary  
Buitengewone Provinsiale Koerant**

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PRETORIA, 1 SEPTEMBER 2006

No. 333

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



**Prevention is the cure**

**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH



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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 2528

LOCAL AUTHORITY NOTICE  
15 OF 2006

#### MOGALE CITY LOCAL MUNICIPALITY

#### DECLARATION OF EARLY DAWN EXTENSION 1 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 Extension 1** 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 ZONED EARTH DEVELOPMENT COMPANY (PTY) LTD (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 THE REMAINING EXTENT OF PORTION 136 (A PORTION OF PORTION 45) OF THE FARM PAARDEPLAATS 177 IQ, HAS BEEN APPROVED.**

#### 1. CONDITIONS OF ESTABLISHMENT

##### 1.1 NAME

The name of the township is **Early Dawn Extension 1**

##### 1.2 DESIGN

The township shall consist of erven and streets as indicated on **General Plan SG No. 4698/2006**.

##### 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 Townplanning 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 TITLE CONDITIONS

1.4.1 All erven shall be subject to the existing conditions of title and servitudes, if any, including the reservation of Mineral Rights, if any.

##### 1.4.2 ERF 56

The line abcd represents the northern boundary of a servitude 3,15 metres wide, that affects the erf as shown vide Diagram SG No A2283/1966 and Notarial Deed No K7345/2004S.

000002020

### **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.

### **1.6 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.

### **1.7 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.

### **1.8 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.

### **1.9 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 or sectional title unit in the township.
- (b) Erven 57 and 58 shall prior to or simultaneously with the registration of the first erven or sectional title units in the township be transferred to the Home Owners Association who shall take full responsibility for the maintenance of the said Erven 57 and 58, streets and all internal engineering services in the township.
- (c) All owners of stands or sectional title units (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 local government.

**ERF 56**

- (i) The erf is subject to a 3,15 metres wide servitude for storm water purposes as indicated on the General Plan of the township.
- (ii) The erf is subject to a 2,00 meters wide servitude for sewer purposes as indicated on the General Plan of the township.

**D M MAKOENA**  
**ACTING MUNICIPAL MANAGER**

**28 July 2006**  
(Notice No.15/2006)

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**PLAASLIKE BESTUURSKENNISGEWING 2528****PLAASLIKE BESTUURSKENNISGEWING**  
**15 VAN 2006****MOGALE CITY PLAASLIKE MUNISIPALITEIT****VERKLARING VAN EARLY DAWN UITBREIDING 1 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 Uitbreiding 1** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae:

**BYLAE**

**VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR ZONED EARTH DEVELOPMENT COMPANY (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 DIE RESTERENDE GEDEELTE VAN GEDEELTE 136 ('n GEDEELTE VAN GEDEELTE 45) VAN DIE PLAAS PAARDEPLAATS 177 IQ, GOEDGEKEUR IS.**

**1. STIGTINGSVOORWAARDES****1.1 NAAM**

Die naam van die dorp is **Early Dawn Uitbreiding 1**

**1.2 ONTWERP**

Die dorp bestaan uit erwe en strate soos aangedui op **Algemene Plan LG No 4698/2006**.

**1.3 INGENIEURSDIENSTE**

- (a) Die dorpseienaar sal, wanneer hy van voorneme is om die dorp van ingenieurs- en noodsaaklike dienste te voorsien:
  - (i) elke ingenieursdiens wat voorsien moet word klassifiseer, in terme 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 BESIKKING OOR BESTAANDE TITELVOORWAARDES**

1.4.1 Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige, met inbegrip van regte op minerale, indien enige.

1.4.2 ERF 56

Die lyn abcd verteenwoordig die noordelike grens van 'n serwituut, 3,15 meter breed, wat die erf raak soos aangedui op Diagram LG No A2283/1966 en Notariële Akte No K7345/2004S.

**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 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 applikant sal regtens en behoorlik 'n Huseienaarsvereniging tot stand bring voor die oordrag van enige erf of deeltiteleenheid in die dorp.
- (b) Erwe 57 en 58, alle strate en interne ingenieursdienste in die dorp sal, voor of gelyktydig met die registrasie van die eerste erwe of deeltiteleenhede in die dorp oorgedra word na die Huseienaarsvereniging wat volle verantwoordelikheid sal aanvaar vir Erwe 57 en 58 en sodanige strate en interne ingenieursdienste in die dorp;
- (c) Alle eienaars van die erwe (of onderverdeelde/gekonsolideerde gedeeltes daarvan) of deeltiteleenhede in die dorp sal lede van die Huseienaarsvereniging word en bly en sal as sodanig onderhewe wees aan die grondwet en reëls daarvan, totdat sodanige eienaars hul eienaarskap opsê.

**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 rioolhoofpypleididings 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 rioolpypleidings 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 geboue moet opgerig word in ooreenstemming met die voorkomende maatreëls soos aangedui in die geotegniese bodemopname en aanvaar deur die plaaslike regering.

**ERF 56**

- (i) Die erf is onderworpe aan 'n serwituut, 3,15 meter breed, vir stormwater doeleindes soos aangetoon op die Algemene Plan van die dorp.
- (ii) Die erf is onderworpe aan 'n serwituut, 2,00 meter breed, vir riool doeleindes soos aangetoon op die Algemene Plan van die dorp.

**DM MAKOENA  
WAARNEMENDE MUNISIPALE BESTUURDER**

**28 Julie 2006**  
(Kennisgewing No. 15/2006)

**LOCAL AUTHORITY NOTICE 2529**

**LOCAL AUTHORITY NOTICE  
16 OF 2006**

**MOGALE CITY LOCAL MUNICIPALITY**

**KRUGERSDORP AMENDMENT SCHEME 1205**

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 Extension 1** 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 1205**.

**D M MAKOENA  
ACTING MUNICIPAL MANAGER**

**28 July 2006**  
(Notice No. 16/2006)

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**PLAASLIKE BESTUURSKENNISGEWING 2529****PLAASLIKE BESTUURSKENNISGEWING  
16 VAN 2006****MOGALE CITY PLAASLIKE MUNISIPALITEIT****KRUGERSDORP WYSIGINGSKEMA 1205**

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 Uitbreiding 1** 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 1205**

**D M MAKOENA  
WAARNEMENDE MUNISIPALE BESTUURDER**

**28 Julie 2006  
(Kennisgewing No. 16/2006)**

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