

***THE PROVINCE OF
GAUTENG***

***DIE PROVINSIE
GAUTENG***

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

Vol. 14

**PRETORIA, 11 JULY
JULIE 2008**

No. 189

CONTENTS • INHOUD

<i>No.</i>	<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES		
1626 Town-planning and Townships Ordinance (15/1986): Mogale City Local Municipality: Declaration as an approved township: Lindley Extension 1	3	189
1627 do.: do.: Krugersdorp Amendment Scheme 1260	9	189

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1626

LOCAL AUTHORITY NOTICE 17 OF 2008

MOGALE CITY LOCAL MUNICIPALITY

DECLARATION OF LINDLEY 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 **Lindley 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 WRAYPEX (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 PORTIONS 155 AND 156 OF THE FARM LINDLEY 528 JQ, HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township is **Lindley Extension 1**

1.2 DESIGN

The township shall consist of erven and streets as indicated on **General Plan SG No. 8339/2007**.

1.3 STORMWATER DRAINAGE AND STREET DESIGN

- (a) The township owner shall at the request of the municipality supply the municipality with a detailed scheme including plans, cross sections and specifications as compiled by a civil engineer approved by the municipality 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 municipality.

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 municipality. 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 municipality, under the supervision of a civil engineer approved by the municipality.
- (c) The township owner is responsible for the maintenance of streets to the satisfaction of the municipality until the streets are completed according to sub clause (b) above.
- (d) If the township owner fails to comply with the stipulations of sub clauses (a), (b) and (c) above, the municipality will be entitled to do the required construction at the cost of the township owner.
- (e) The applicant/township owner shall pay a contribution towards the upgrading of the intersection of the proposed access point and Road R512 (Hans Strydom Drive).

1.4 SEWERAGE

The township owner must, at the request of the municipality, 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 municipality, 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 municipality 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 municipality. All materials to be used in the proposed water network must be approved by the municipality.

1.6 ELECTRICITY

The township owner must submit written proof to this municipality that an electricity connection for the township is available and has been approved by Eskom and that the internal distribution network proposed for the township has been approved by Eskom.

1.7 DISPOSAL OF EXISTING TITLE CONDITIONS

All erven must be subject to the existing conditions of title and servitudes, if any, with the exception of:-

- (a) Conditions stated in the Conveyors Certificate dated 14 July 2005.

1.8 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 / sectional title unit in the township.
- (b) Erven 74 to 76 and 80 to 86, shall prior to or simultaneously with the registration of the first erven / 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 74 to 76 and 80 to 86, streets and all internal engineering services in the township.
- (c) All owners of stands / 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.

1.9 REMOVAL OF REFUSE

- (i) The township owner must at own cost remove refuse within the township to the satisfaction of the municipality, if required by the municipality.
- (ii) The township owner shall design and implement a solid waste management system to

the satisfaction of the municipality.

1.10 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.

1.11 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.

1.12 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.

1.13 RELOCATION OF INFORMAL SETTLEMENTS

Should there be any relocation of informal settlements, it must be conducted through the provisions of the Extension of Security of Tenure Act, 1997 and to the satisfaction of the municipality's by-laws and policies.

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 municipality, 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 municipality, provided that the municipality may dispose of 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 municipality is entitled to temporarily place any material excavated during the installation, maintenance or removal of a sewerage pipeline or any other works that is deemed necessary on the land adjacent to the servitude and furthermore the municipality is entitled to reasonable entry to the property on which the servitude is situated for the stated purpose, on the condition that the municipality will be liable for any damage caused during the installation, maintenance or removal of sewerage pipelines and other works.
- (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 municipality 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. Preventative measures need not be contained in the building plans if proof can be given by the developer that such measures are not required;
- (ii) In order to limit such damage the foundations and other structure elements of buildings and structures must be designed by a competent professional engineer. It is recommended that a specific foundation investigation be done for each individual erf prior to any construction taking place thereon.

2.2 ERVEN 69 AND 81

The erven are subject to servitude, in favour of Eskom, for the purposes of an existing electrical power line and electrical mini substation as indicated on General Plan SG No: 8339/2007.

2.3 ERVEN 48, 49, 52, AND 53

The erven are subject to a 2 metre wide sewer servitude as indicated on the General Plan SG No: 8339/2007.

**D M MASHITISHO
MUNICIPAL MANAGER**

13 June 2008
(Notice No.17/2008)

PLAASLIKE BESTUURSKENNISGEWING 1626**PLAASLIKE BESTUURSKENNISGEWING
17 VAN 2008****MOGALE CITY PLAASLIKE MUNISIPALITEIT****VERKLARING VAN LINDLEY 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 **Lindley Uitbreiding 1** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae:

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR VAN WRAYPAX (PTY) LTD (HIERIN NA VERWYS AS DIE AANSOEKER/DORPSTIGTER), INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNASIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTES 155 EN 156 VAN DIE PLAAS LINDLEY 528 JQ, GOEDGEKEUR IS.

1. STIGTINGSVOORWAARDES**1.1 NAAM**

Die naam van die dorp is **Lindley Uitbreiding 1**

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op **Algemene Plan LG No 8339/2007**.

1.3 STORMWATERDREINERING EN STRAATBOU

- (a) Die dorpseienaar moet op versoek van die munisipaliteit 'n gedetailleerde skema, volledig met planne, deursnitte en spesifikasies, opgestel deur 'n siviele ingenieur wat deur die munisipaliteit 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 teermakadamisering, beranding en kanalisering van strate bevat en omskryf, asook die voorsiening van keermure wat deur die munisipaliteit 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

munisipaliteit 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 munisipaliteit, onder toesig van 'n siviele ingenieur deur die munisipaliteit goedgekeur, uitvoer.
- (c) Die dorpseienaar is verantwoordelik vir die instandhouding van strate tot bevrediging van die munisipaliteit totdat die strate ooreenkomstig subklousule (b) gebou is.
- (d) Indien die dorpseienaar versuim om aan die bepalings van subklousules (a), (b) en (c) hiervan te voldoen, is die munisipaliteit geregtig om die werk op die onkoste van die dorpseienaar te doen.
- (e) Die applikant/dorpseienaar moet 'n bydrae betaal tot die opgradering van die interseksie van die toegangspunt na die dorp en Pad R512 (Hans Strydom Rylaan)

1.4 RIOOL

Die aansoekdoener moet op versoek van die munisipaliteit die volgende detail van die voorgestelde dorp se rioolstelsel voorsien: -

- (i) Volledige uitlegplanne;
- (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 munisipaliteit 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 munisipaliteit '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 munisipaliteit goedgekeur is. Alle materiale wat in sodanige netwerk gebruik sal word, moet deur die munisipaliteit goedgekeur word.

1.6 ELEKTRISITEIT

Die dorpseienaar moet skriftelik bewys lewer aan hierdie munisipaliteit dat 'n elektriese aansluiting vir die dorp beskikbaar is soos deur Eskom goedgekeur is en dat die interne verspreidingsnetwerk vir die dorp deur Eskom goedgekeur is.

1.7 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande titelvoorwaardes en serwitute, indien enige, behalwe:-

- (a) Voorwaardes vervat in Sertifikaat van Oordrag gedateer 14 Julie 2005.

1.8 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 / deeltiteleenheid in die dorp.

- (b) Erwe 74 tot 76 en 80 tot 86, sal, voor of gelyktydig met die registrasie van die eerste erwe / deeltiteenhede in die dorp oorgedra word na die Huiseienaarsvereniging wat volle verantwoordelikheid sal aanvaar vir sodanige Erwe 74 tot 76 en 80 tot 86, strate en alle interne ingenieursdienste in die dorp;
- (c) Alle eienaars van erwe / deeltiteenhede (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.

1.9 VERWYDERING VAN VASTE AFVAL

- (i) Die dorpseienaar moet op eie koste alle vaste afval binne die dorp laat verwyder tot bevrediging van die munisipaliteit, soos en wanneer die munisipaliteit dit mag vereis.
- (ii) Die dorpseienaar moet, tot bevrediging van die munisipaliteit, 'n vaste afval bestuursstelsel ontwerp en in bedryf stel.

1.10 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.

1.11 VERSKUIWING OF VERVANGING VAN KRAGLYNE

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.

1.12 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.

1.13 HERVESTIGING VAN INFORMELE NEDERSETTINGS

Indien die hervestiging van enige informele nedersettings vereis word, moet dit plaasvind in terme van die bepalings van die Wet op die Uitbreiding van Sekerheid van Verblyfreg, 1997 en die munisipaliteit se verordeninge en beleid.

2. TITELVOORWAARDES

VOORWAARDES NEERGELê DEUR DIE PLAASLIKE REGERING IN TERME VAN DIE BEPALINGS VAN DIE 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, 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 rioolhoofpyleidings en ander werke wat hy volgens goeie 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)(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 munisipaliteit 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 gelewer word aan die munisipaliteit 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.

2.2 ERWE 69 EN 81

Die erf is onderworpe aan 'n serwituut, ten gunste van Eskom vir die doeleindes van 'n bestaande elektriese kraglyn en elektriese mini-substasie soos aangetoon op Algemene Plan LG No 8339/2007.

2.3 ERWE 48, 49, 52 EN 53

Die erf is onderworpe aan 'n 2 meter wye riool serwituut soos aangetoon op Algemene Plan LG No 8339/2007.

**D M MASHITISHO
MUNISIPALE BESTUURDER**

13 Junie 2008
(Kennisgewing No.17/2008)

LOCAL AUTHORITY NOTICE 1627

**LOCAL AUTHORITY NOTICE
18 OF 2008**

MOGALE CITY LOCAL MUNICIPALITY

KRUGERSDORP AMENDMENT SCHEME 1260

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 **Lindley 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 1260**.

**D M MASHITISHO
MUNICIPAL MANAGER**

13 June 2008
(Notice No. 18/2008)

PLAASLIKE BESTUURSKENNISGEWING 1627**PLAASLIKE BESTUURSKENNISGEWING
18 VAN 2008****MOGALE CITY PLAASLIKE MUNISIPALITEIT****KRUGERSDORP WYSIGINGSKEMA 1260**

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 **Lindley 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 1260**

D M MASHITISHO
MUNISIPALE BESTUURDER

13 Junie 2008
(Kennisgewing No.18/2008)
