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MOGALE CITY LOCAL MUNICIPALITY

DECLARATION OF CHANCLIFF RIDGE EXTENSION 31 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 31** 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 S A DUTCH CC (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 427 (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 31**

1.2 DESIGN

The township shall consist of erven and streets as indicated on **General Plan SG No. 6092/2007**.

1.3 ENGINEERING SERVICES

1.3.1 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) The township owner must make a proportional contribution, as determined by the Director: Infrastructure Management, for the upgrading of the intersection and 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 municipality will be entitled to do the required construction at the cost of the township owner.
- (f) The engineering design standard for all services shall be based on the "Guidelines for the Provision of Engineering Services and Amenities (Red Book)". The specific engineering designs shall further be subject to approval by the municipality.

1.3.2 SEWERAGE

- (a) 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.

- (b) The township owner shall submit a copy of the agreement reached with a suitable contractor, approved by the municipality, for the emptying and maintenance of the vacuum sewer system to be installed in the township.

1.3.3 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.

1.3.4 ELECTRICITY

The township owner must, at the request of the municipality submit a detailed electricity scheme with plans and specifications for the provision of an internal electricity distribution network, for approval.

1.3.5 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, if any, including the reservation of mineral rights.

1.5 REMOVAL OF REFUSE

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

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 township owner.

1.7 RELOCATION 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 thereof shall be borne by the township owner.

1.8 RELOCATION 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.

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) Erf 226 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 Erf 226, streets and internal engineering services in the township.
- (c) All owners of stands (or subdivided/consolidated portions thereof) and / or sectional title units 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.

1.10 SERVITUDES

The township owner shall, at his own expense, cause the necessary servitudes to be registered regarding erven in the township, in order to protect existing and/or future engineering services.

1.11 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall, at his own expense, cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the municipality, when required to do so.

1.12 FILLING IN OF EXISTING EXCAVATIONS AND DONGAS

The township owner shall, at his own expense, cause any excavations and dongas affecting any erf in the township, if any, to be filled in and compacted.

1.13 RELOCATION OF INFORMAL SETTLEMENTS

The township owner shall, at his/her own expense, relocate all informal settlements on the property concerned, to the satisfaction of the municipality, if applicable.

2. CONDITIONS OF TITLE

CONDITIONS IMPOSED BY THE MUNICIPALITY 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) 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.
- (e) Prior to commencing with any construction, building plans for the buildings and / or structures to be erected on the erf shall be submitted to the municipality for consideration and approval.
- (f) The erven is subject to a servitude for sewer purposes, 2 metres wide as indicated on the General Plan of the township.

D M MASHITISHO
MUNICIPAL MANAGER

25 January 2008
(Notice No.4/2008)

PLAASLIKE BESTUURSKENNISGEWING 387

PLAASLIKE BESTUURSKENNISGEWING 4 VAN 2008

MOGALE CITY PLAASLIKE MUNISIPALITEIT

VERKLARING VAN CHANCLIFF RIDGE UITBREIDING 31 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 31** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae:

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR S A DUTCH CC (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 GEDEELTE 427 (GEDEELTES 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 31**

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op **Algemene Plan LG No 6092/2007**.

1.3 INGENIEURSDIENSTE

1.3.1 STORMWATERDREINERING EN STRAATBOU

- (a) Die dorpseienaar moet op versoek van die munisipaliteit 'n gedetailleerde skema, volledig met planne, deursnee 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 teermacadamisering, 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) Die dorpseienaar moet 'n proporsionele bydrae, soos bepaal deur die Direkteur: Infrastruktuurbestuur, maak ten opsigte van die opgradering van die aansluiting en die hoof toegangspad vanaf Robert Broom Rylaan.
- (e) Indien die dorpseienaar versuim om aan die bepalings van subklousules (a), (b), (c) en (d) hiervan te voldoen, is die munisipaliteit geregtig om die werk op die onkoste van die dorpseienaar te doen.
- (f) Die ingenieursontwerpstandaarde vir alle dienste moet gebaseer wees op die "Guidelines for the Provision of Engineering services and amenities (Rooi Boek). Die spesifieke ingenieursontwerpe is verder onderhewig aan die goedkeuring van die munisipaliteit.

1.3.2 RIOOL

Die aansoekdoener moet op versoek van die munisipaliteit 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 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.

1.3.3 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.

1.3.4 ELEKTRISITEIT

Die dorpseienaar moet, op versoek van die munisipaliteit 'n gedetailleerde elektriese skema met planne en spesifikasies vir die voorsiening van 'n interne elektriese distribusienetwerk indien.

1.4 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, ingesluit die reservering van die Regte op Minerale.

1.5 VERWYDERING VAN ROMMEL

Die dorpseienaar moet op eie koste alle rommel binne die dorp laat verwyder tot bevrediging van die munisipaliteit, soos en wanneer die munisipaliteit 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 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.

1.8 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 Huiseienaarsvereniging tot stand bring voor die oordrag van enige erf in die dorp.
- (b) Erf 226 in die dorp sal, voor of gelyktydig met die registrasie van die eerste erwe deeltiteleenhede in die dorp oorgedra word na die Huiseienaarsvereniging wat volle verantwoordelikheid sal aanvaar vir Erf 226, strate en interne ingenieursdienste in die dorp;
- (c) Alle eienaars van die erwe (of onderverdeelde/gekonsolideerde gedeeltes daarvan) en / of deeltiteleenhede 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.

1.10 SERWITUTE

Die dorpseienaar sal, op eie onkoste, serwitute laat registreer ten opsigte van erwe in die dorp ten einde bestaande en / of toekomstige infrastruktuur te beskerm.

2. TITELVOORWAARDES

VOORWAARDES NEERGELÊ DEUR DIE MUNISIPALITEIT 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 munisipaliteit 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 munisipaliteit: Met dien verstande dat die munisipaliteit 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 munisipaliteit 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 goeë dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die munisipaliteit geregtig tot redelike toegang tot die genoemde grond vir die voornoemde doel, onderworpe daaraan dat die munisipaliteit 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 munisipaliteit moet vervat wees in bouplanne en geboue moet opgerig word in ooreenstemming met die voorkomende maatreëls aangedui in die geotegniese verslag wat deur die munisipaliteit aanvaar is.
- (e) Alvorens enige konstruksie 'n aanvang neem, moet bouplanne ten opsigte van geboue / strukture wat opgerig staan te word by die munisipaliteit ingedien word vir oorweging en goedkeuring.
- (f) Die erwe is onderworpe aan 'n serwituut vir rioldoeleindes, 2 meter breed soos aangetoon op die Algemene Plan van die dorp.

**D M MASHITISHO
MUNISIPALE BESTUURDER**

**25 Januarie 2008
(Kennisgewing No.4/2008)**

LOCAL AUTHORITY NOTICE 388**LOCAL AUTHORITY NOTICE 5 OF 2008****MOGALE CITY LOCAL MUNICIPALITY****KRUGERSDORP AMENDMENT SCHEME 1294**

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 31** 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 Municipality, Corner House, Marshalltown, and are open for inspection during normal office hours.

This amendment scheme is known as **Krugersdorp Amendment Scheme 1294**.

D M MASHITISHO
MUNICIPAL MANAGER

25 January 2008
(Notice No. 5/2008)

PLAASLIKE BESTUURSKENNISGEWING 388**PLAASLIKE BESTUURSKENNISGEWING 5 VAN 2008****MOGALE CITY PLAASLIKE MUNISIPALITEIT****KRUGERSDORP WYSIGINGSKEMA 1294**

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 31** 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 Munisipaliteit, Corner House, Marshalltown, gehou en is gedurende gewone kantoorure ter insae.

Hierdie wysigingskema staan bekend as **Krugersdorp Wysigingskema 1294**

D M MASHITISHO
MUNISIPALE BESTUURDER

25 Januarie 2008
(Kennisgewing No. 5/2008)
