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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 140

NOKENG TSA TAEMANE LOCAL MUNICIPALITY

NOKENG TSA TAEMANE AMENDMENT SCHEME 57

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 Nokeng Tsa Taemane Local Municipality has approved an amendment scheme with regard to the land in the township of Rayton Extension 13, being an amendment of the Greater Cullinan Town-planning Scheme, 1999.

Map 3 and the scheme clauses of this amendment scheme are filed with the Municipal Manager : Nokeng Tsa Taemane Local Municipality, corner of Oakley and Montrose Streets, Rayton and are open to inspection during normal office hours.

This amendment is known as the Nokeng Tsa Taemane Amendment Scheme 57.

The Municipal Manager ; (Notice No 01//2008)

PLAASLIKE BESTUURSKENNISGEWING 140

NOKENG TSA TAEMANE PLAASLIKE MUNISIPALITEIT

NOKENG TSA TAEMANE WYSIGINGSKEMA 57

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 Nokeng Tsa Taemane Plaaslike Munisipaliteit, 'n wysigingskema met betrekking tot die grond in die dorp Rayton Uitbreiding 13, synde 'n wysiging van die Groter Cullinan Dorpsbeplanningskema, 1999, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Munisipale Bestuurder ; Nokeng Tsa Taemane Plaaslike Munisipaliteit, hoek van Oakley en Montrosestrate, Rayton in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as die Nokeng Tsa Taemane Wysigingskema 57

Munisipale Bestuurder (Kennisgewing No 01/2008)

LOCAL AUTHORITY NOTICE 141**NOKENG TSA TAEMANE LOCAL MUNICIPALITY****DECLARATION OF RAYTON EXTENSION 13 AS APPROVED TOWNSHIP**

In terms of section 103(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Nokeng Tsa Taemane Local Municipality hereby declares the township Rayton Extension 13 to be an approved township, subject to the conditions set out in the Schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY ANDY DE BEER DEVELOPMENT (PTY) LTD (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT / TOWNSHIP OWNER) IN TERMS OF THE PROVISIONS OF SECTION C OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP SITUATED ON PORTION 248 OF THE FARM ELANDSHOEK 337-JR, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**(1) NAME**

The name of the township shall be Rayton Extension 13 Township.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 1722/2007.

(3) DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals.

(4) ENDOWMENT

Payable to the Nokeng Tsa Taemane Local Municipality.

The township owner shall pay to the Nokeng Tsa Taemane Local Municipality as endowment a total amount of R1 000-00 which

amount shall be used by the Nokeng Tsa Taemane Local Municipality for the acquisition of land for park / or public open space purposes.

The said endowment amount shall be payable in accordance with the provisions of section 81 of the Ordinance 15 of 1986.

(5) REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

Should it become necessary to remove, move and/or change the existing engineering services infrastructure network as a result of the approval of the application for the establishment of the township, the cost thereof shall be borne by the applicant and must be undertaken to the satisfaction of the Municipality.

(6) DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the Nokeng Tsa Taemane Local Municipality to do so, the township owner shall at his own expense cause to be demolished to the satisfaction of the Nokeng Tsa Taemane Local Municipality all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures.

(7) REMOVAL OF LITTER

The township owner shall at his own expense have litter within the township area removed to the satisfaction of the Nokeng Tsa Taemane Local Municipality, when required to do so by the Nokeng Tsa Taemane Local Municipality.

(8) REMOVAL AND/OR REPLACEMENT OF ESKOM POWER LINES

Should it become necessary to remove and/or replace any existing power lines of Eskom as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

(9) REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

Should it become necessary to remove and/or replace any existing power lines of Telkom services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

(10) COMPLIANCE WITH CONDITIONS IMPOSED BY GDACEL

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Agriculture, conservation, Environment and Land Affairs has granted the applicant exemption from compliance with regulations NO 1182 and 1183 promulgated in terms of sections 21, 22 and 26 of the

Environmental conservation Act, for the development of this township.

(11) THE DEVELOPER'S OBLIGATIONS

(a) MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months commences when the last of the internal engineering services (i.e. water, sewerage, electricity, and the road and storm water sewer) have been completed. The developer must furnish the Nokeng Tsa Taemane Local Municipality with a maintenance guarantee, issued by a recognized financial institution, in respect of poor workmanship and/or materials with regard to the civil engineering services and the electricity services, which guarantee must be for an amount that is equal to 5% of the contract cost of the civil services and 10% of the contract cost of the electrical services, and proof of this must be submitted to the Nokeng Tsa Taemane Local Municipality.

2. CONDITIONS OF TITLE

THE ERVEN MENTIONED HEREUNDER SHALL BE SUBJECT TO THE CONDITION AS INDICATED, LAID DOWN BY THE NOKENG TSA TAEMANE LOCAL MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986).

(1) ALL ERVEN

- (i) The erf shall be subject to a servitude, 2 m wide, for municipal services (water, sewer, electricity and storm water) (hereinafter referred to as "the services"), in favour of the local authority, along any two boundaries, except a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 2 m wide, over the entrance portion of the erf, if and when required by the local authority : Provided that the local authority may waive any such servitude.
- (ii) No building or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2m from it.
- (iii) The Nokeng Tsa Taemane Local Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary, and furthermore the Nokeng Tsa Taemane Local Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Nokeng Tsa Taemane Local Municipality shall make good

any damage caused during the laying, maintenance or removal of such services and other works.

- (2) ERVEN 1388, 1416, 1448, 1464 AND 1488

The erf shall be subject to a servitude, 2 m wide, for storm water purposes, in favour of the local authority, as indicated on the General Plan.

- (3) ERVEN 1430 UP TO AND INCLUDING 1447

No buildings or structures may be erected within the building restriction of 16 m from the reserve boundary of road 1681, which restriction may with the written consent of the Department of Public Transport, Roads and Works be relaxed.
