

***THE PROVINCE OF  
GAUTENG***

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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 276

LOCAL AUTHORITY NOTICE 3 OF 2010

MOGALE CITY LOCAL MUNICIPALITY

#### DECLARATION OF CHANCLIFF RIDGE EXTENSION 25 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 25** 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 (HEREIN AFTER 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 419 OF THE FARM PAARDEPLAATS 177 IQ, HAS BEEN APPROVED.

#### 1. CONDITIONS OF ESTABLISHMENT

##### 1.1 NAME

The name of the township shall be **Chancliff Ridge Extension 25**.

##### 1.2 DESIGN

The township shall consist of erven and streets as indicated on **General Plan SG No 2412/2008**.

##### 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 off the runoff of a 1:10 year rainstorm and must ensure that the runoff of a 1:100 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 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, intersection and traffic control signals 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 Executive

Manager: Infrastructure Management, for the construction of an intersection and streetlighting to provide access to the township 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.

#### 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.
- b) 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;
- c) 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.
- d) The township owner must construct and upgrade waterbourne sewer systems and connections internally and linking the town to the Bulk network 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.
- e) The township owner must make a proportional contribution, as determined by the Executive Manager: Infrastructure Management, for the upgrading of the Bulk Sewer network.
- f) If the township owner fails to comply with the stipulations of sub clauses (a), (b), (c), (d) and (e) above, the municipality will be entitled to do the required construction at the cost of the township owner.

#### 1.3.3 WATER

- a) 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 drainage system, for approval.
- b) The proposed network must make provision for the construction of a linkservice to the bulk network and the installtion of 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.
- c) The township owner must make a proportional contribution, as determined by the Executive Manager: Infrastructure Management, for the upgrading of the Bulk Water network.
- 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.

#### 1.3.4 ELECTRICITY

The township owner must submit to the municipality a detailed scheme with plans, specifications and

electricity capacity requirements for the provision of an internal electricity reticulation network, including link services, connections and mini-substations, for approval.

The internal electricity distribution network must be designed according to the minimum requirements and specifications of the municipality and the National Energy Regulator and must cater for the specific after-diversity maximum demand required by the municipality.

The installation of all electricity infrastructure is subject to progress inspection and approval of the municipality.

No internal electricity services will be taken over by the local municipality at proclamation of the township and a properly established legal entity, as described under paragraph 1.9 hereunder shall take over the responsibility for the long term maintenance of the internal electricity network, which requires as-built drawings as per specifications with an operations and maintenance plan for implementation by the proposed legal entity (Section 21 Company)

The applicant shall further make a contribution towards the upgrading of the external bulk electricity networks as determined by the local municipality.

#### 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 CONDITIONS OF TITLE

All erven shall be subject to Conditions A and C in the Township title, which reads as follows:

- "A. The Remaining Extent of Portion of Portion of the said farm, measuring as such 173,0814 Hectares (a portion whereof is hereby transferred) is subject to an Order of the Water Court dated the 4<sup>th</sup> day of July 1923, a copy whereof is annexed to Deed of Transfer No. T971/1915 and registered under No. 510/235.
- C. The property hereby transferred is subject to the reservation in favour of SABEY DEVELOPMENTS (PROPRIETARY) LIMITED, its successors in title or assigns of all rights to mineral and precious stones in and upon the aforesaid property including all rights which may be or become vested in the freehold owner to share in any proceeds which may accrue to the State, from the disposal of the undermining rights of the land and also the share of claim license moneys and any share of rental or profits which may accrue to any owner under any Mining Lease granted in respect of the property and the like, as will more fully appear from Certificate of Mineral Rights No. 84/1961 R M registered on the 2<sup>nd</sup> day of March 1961."

The erven will not be subject to the following conditions which affects Erven 378, 379 and 380 in the township only:

- "B. The Remaining Extent of Portion of Portion of the said farm, measuring as such 47,8673 Hectares (a portion whereof is hereby transferred) is subject and entitled to certain water rights and servitudes of abutment and aqueduct as will more fully appear from Notarial Deed No. 128/1953 S registered on the 14<sup>th</sup> February 1953.

The property hereby transferred and the Remaining Extent of Portion of Portion of the said farm measuring as such 26,1357 Hectares, held under Deed of Transfer No. 12333/1949, shall jointly be entitled to the water and to any servitude of Abutment and Aqueduct to which the former Remainder of Portion of Portion, measuring as such 47,8673 Hectares is entitled in terms of the aforesaid Notarial Deed of Servitude No. 128/1953 S; Subject however to the following conditions:

- (a) The transferor reserves to itself and its successor in title to the Remaining Extent of portion of portion of the said farm, measuring as such 26,1357 Hectares, all rights to water for domestic and gardening purposes to which the Remainder of Portion of Portion is entitled in terms of Paragraph 8 of the aforesaid Notarial Deed of Servitude No. 128/1953 S.
- (b) The owner of the property hereby transferred shall be entitled to extract for his own exclusive use on the property hereby transferred not more than 25% of the water at anytime present in the Western stream at any point South of intake c, to which the Remainder of Portion of Portion is entitled in terms of Paragraph 7 of the aforesaid Notarial Deed of Servitude No. 128/1953 S.
- (c) The owner of the property hereby transferred and the aforesaid Remaining Extent of Portion of Portion of the said farm, measuring as such 26,1357 Hectares, shall as between themselves be responsible to carry out the obligation resting upon the Remainder of Portion of Portion to repair and maintain dams, reservoirs, pipelines and furrows in the proportions in which they are interested therein in accordance with the provisions of Paragraph 11 of the aforesaid Notarial Deed of Servitude No. 128/1953 S.

#### **1.5 REMOVAL OF REFUSE**

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

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 township 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 thereof 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 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 378 (Internal Private Road), Erf 379 (Private Open Space) and Erf 380 (Private Open Space), shall prior to or simultaneously with the transfer 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 378, 379 and 380 and all internal engineering services in the township. The municipality shall not take over the internal services in the township.
- (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 of association until such owners legally cease to be owners as aforesaid.

## 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 (EXCEPT ERVEN 378, 379 AND 380)

- (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 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 municipality shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of 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 municipality.
- (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.

### 2.2 ERVEN 372, 373 AND 374

The erf is subject to a temporary servitude for access purposes in favour of erven in the township as indicated on the General Plan until the completion of the access/intersection to Robert Broom Drive. The servitude may be cancelled when the alternative access/intersection has been completed.

### 2.3 ALL ERVEN EXCEPT ERVEN 372, 373 AND 374

The erf is entitled to a temporary servitude of right of way for access purposes over Erven 372, 373 and 374 in the township as indicated on the General Plan.

### 2.4 ERF 372

The erf is entitled to a temporary servitude of right of way for access purposes over Erven 373 and 374 in the township as indicated on the General Plan.

### 2.5 ERF 373

The erf is entitled to a temporary servitude of right of way for access purposes over Erven 372 and 374 in the township as indicated on the General Plan.

**2.6 ERF 374**

The erf is entitled to a temporary servitude of right of way for access purposes over Erven 372 and 373 in the township as indicated on the General Plan.

D M Mashitsho  
MUNICIPAL MANAGER

8 March 2010

**PLAASLIKE BESTUURSKENNISGEWING 276****PLAASLIKE MUNISIPALITEITSKENNISGEWING 3 VAN 2010****MOGALE CITY PLAASLIKE MUNISIPALITEIT****VERKLARING VAN CHANCLIFF RIDGE UITBREIDING 25 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 25 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in the bygaande Bylae:

**BYLAE**

**VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR ERNISTUS JOHANNES JACOBUS VISSER (HIERIN NA VERWYS AS DIE APPLIKANT / DORPSTIGTER) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 419 VAN DIE PLAAS PAARDEPLAATS 177 IQ, GOEDGEKEUR IS.**

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

Die naam van die dorp is Chancliff Ridge Uitbreiding 25.

**1.2 ONTWERP**

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No. 2412/2008.

**1.3 INGENIEURSDIENSTE****1.3.1 STORMWATERDREINERING AND 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 1:100 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 and 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 maak, soos bepaal deur die Uitvoerende Bestuurder: Infrastruktuurbestuur, vir die konstruksie van 'n interseksie en straatbeligting ten einde toegang tot die dorp vanaf Robert Broom Rylaan te voorsien.
- (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.

### 1.3.2 RIOOL

- (a) Die dorpseienaar moet op versoek van die munisipaliteit die volgende inligting 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.

- (b) Die rioolstelsel moet ontwerp word deur 'n goedgekeurde professionele ingenieur volgens die spesifikasies en standaarde deur die munisipaliteit neergelê, tot die bevrediging van die Direkteur: Water en Sanitasie.
- (c) Alle materiale wat gebruik gaan word met die konstruksie van die rioolstelsel is onderworpe aan die goedkeuring en / of wysiging van die Direkteur: Water en Sanitasie.
- (d) Die dorpseienaar moet watergebaseerde rioolstelsels bou en opgradeer en interne- en skakelkonneksies wat die dorp verbind aan die hoofrioolnetwerk installeer ingevolge die goedgekeurde skema, op eie koste tot bevrediging van die munisipaliteit, onder toesig van 'n siviele ingenieur wat deur die munisipaliteit goedgekeur is.
- (e) Die dorpseienaar moet 'n proporsionele bydrae maak, soos bepaal deur die Uitvoerende Bestuurder: Infrastruktuurbestuur vir die opgradering van die hoofrioolnetwerk.
- (f) Indien die dorpseienaar versuim om te voldoen aan die voorwaardes van subklousules (a), (b), (c) en (d) hierbo, sal die munisipaliteit daarop geregtig wees om die nodige konstruksie te doen op die koste van die dorpseienaar.

### 1.3.3 WATER

- (a) 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.

- (b) Die voorgestelde waternetwerk moet voorsiening maak vir die konstruksie van 'n skakelwata aansluiting en die installering van 'n wata aansluiting 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.
- (c) Die dorpseienaar moet 'n proporsionele bydra maak, soos bepaal deur die Uitvoerende Bestuurder: Infrastruktuurbestuur vir die opgradering van die hoofwaternetwerk.
- (d) Indien die dorpseienaar versuim om te voldoen aan die voorwaardes van subklousules (a), (b) en (c) hierbo, sal die munisipaliteit daarop geregtig wees om die nodige konstruksie te doen op die koste van die dorpseienaar.

#### 1.3.4 ELEKTRISITEIT

Die dorpseienaar moet op versoek van die munisipaliteit 'n gedetailleerde skema met planne, spesifikasies en elektriese kapasiteitsvereistes vir die voorsiening van 'n interne elektrisiteitsverspreidingsnetwerk, insluitend skakeldienste, aansluitings en mini-substasies voorsien vir goedkeuring.

Die interne elektrisiteitsverspreidingsnetwerk moet ontwerp word ingevolge die minimum vereistes en spesifikasies van die munisipaliteit en die Nasionale Energiereguleerder en moet voorsiening maak vir die spesifieke na-diversiteit maksimum aanvraag deur die munisipaliteit vereis.

Die installering van alle elektriese infrastruktuur is onderworpe aan vorderingsinspeksies en goedkeuring deur die munisipaliteit.

Geen interne elektriese dienste sal deur die munisipaliteit oorgeneem word met die proklamasie van die dorp nie en 'n behoorlik gestigte regsentiteit, soos beskryf onder paragraaf 1.9 hieronder sal die verantwoordelikheid oorneem vir die langtermyn instandhouding van die interne elektriese netwerk en vir die doel moet planne van die geïnstalleerde dienste volgens spesifikasies asook 'n bestuurs- en onderhoudsplan vir implementering deur die regsentiteit (Artikel 21 Maatskappy).

#### 1.3.5 VASTE AFVAL BESTUUR

Die dorpseienaar sal, op aanvraag van die munisipaliteit 'n gedetailleerde vaste afval bestuurplan indien vir goedkeuring.

#### 1.4 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan Voorwaardes A en C in die Dorpstitel, wat soos volg lees:-

- "A. The Remaining Extent of Portion of Portion of the said farm, measuring as such 173,0814 Hectares (a portion whereof is hereby transferred) is subject to an Order of the Water Court dated the 4<sup>th</sup> day of July 1923, a copy whereof is annexed to Deed of Transfer No. T971/1915 and registered under No. 510/235.
- C. The property hereby transferred is subject to the reservation in favour of SABEY DEVELOPMENTS (PROPRIETARY) LIMITED, its successors in title or assigns of all rights to mineral and precious stones in and upon the aforesaid property including all rights which may be or become vested in the freehold owner to share in any proceeds which may accrue to the State, from the disposal of the undermining rights of the land and also the share of claim license moneys and any share of rental or profits which may accrue to any owner under any Mining Lease granted in respect of the property and the like, as will more fully appear from Certificate of Mineral Rights No. 84/1961 R M registered on the 2<sup>nd</sup> day of March 1961."

Die erwe sal nie onderworpe wees aan die volgende voorwaardes wat slegs Erwe 378, 379 en 380 in die dorp raak nie:

- "B. The Remaining Extent of Portion of Portion of the said farm, measuring as such 47,8673 Hectares (a portion whereof is hereby transferred) is subject and entitled to certain water rights and servitudes of abutment and aqueduct as will more fully appear from Notarial Deed No. 128/1953 S registered on the 14<sup>th</sup> February 1953.

The property hereby transferred and the Remaining Extent of Portion of Portion of the said farm measuring as such 26,1357 Hectares, held under Deed of Transfer No. 12333/1949, shall jointly be entitled to the water and to any servitude of Abutment and Aqueduct to which the former Remainder of Portion of Portion, measuring as such 47,8673 Hectares is entitled in terms of the aforesaid Notarial Deed of Servitude No. 128/1953 S; Subject however to the following conditions:

- (a) The transferor reserves to itself and its successor in title to the Remaining Extent of portion of portion of the said farm, measuring as such 26,1357 Hectares, all rights to water for domestic and gardening purposes to which the Remainder of Portion of Portion is entitled in terms of Paragraph 8 of the aforesaid Notarial Deed of Servitude No. 128/1953 S.
- (b) The owner of the property hereby transferred shall be entitled to extract for his own exclusive use on the property hereby transferred not more than 25% of the water at anytime present in the Western stream at any point South of intake c, to which the Remainder of Portion of Portion is entitled in terms of Paragraph 7 of the aforesaid Notarial Deed of Servitude No. 128/1953 S.
- (c) The owner of the property hereby transferred and the aforesaid Remaining Extent of Portion of Portion of the said farm, measuring as such 26,1357 Hectares, shall as between themselves be responsible to carry out the obligation resting upon the Remainder of Portion of Portion to repair and maintain dams, reservoirs, pipelines and furrows in the proportions in which they are interested therein in accordance with the provisions of Paragraph 11 of the aforesaid Notarial Deed of Servitude No. 128/1953S.

#### 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 VAN ESKOM TOERUSTING

Indien die stigting van die dorp daartoe lei dat Eskom toerusting verskuif moet word sal die dorpseienaar verantwoordelik wees vir alle kostes daaraan verbonde.

#### 1.8 VERSKUIWING VAN TELKOM TOERUSTING

Indien die stigting van die dorp daartoe lei dat Telkom toerusting verskuif moet word sal die dorpseienaar verantwoordelik wees vir alle kostes daaraan verbonde.

#### 1.9 SAMESTELLING, PLIGTE EN VERANTWOORDELIKHEDE VAN DIE HUISEIENAARSVERENIGING

- (a) Die dorpseienaar sal wetlik en behoorlik 'n Huisseienaarsvereniging saamstel voordat enige erf in die dorp oorgedra word.
- (b) Erf 378 (Interne privaatpad), Erf 379 (Privaat Oopruimte) en Erf 380 (Privaat oopruimte) sal,

voor of gelyktydig met die registrasie van die eerste erwe in die dorp oorgedra word aan die Huiseienaarsvereniging wie volle verantwoordelikheid sal oorneem vir die onderhoud van die vermelde Erwe 378, 379 en 380 en alle interne ingenieursdienste in die dorp. Die munisipaliteit sal nie enige interne dienste in die dorp oorneem nie.

- (c) Alle eienaars van erwe (of onderverdeelde/gekonsolideerde dele daarvan) in die dorp, sal lede word en bly van die Huiseienaarsvereniging en sal onderworpe wees aan die memorandum en artikels daarvan totdat sodanige eienaars wetlik ophou om eienaars te wees van sodanige erwe.

## 2. TITELVOORWAARDES

### VOORWAARDES OPGELEË DEUR DIE PLAASLIKE REGERING INGEVOLGE 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, uitgesonderd 'n straatgrens en in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 meter breed oor die toegangsgedeeltes 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 2 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 goeiddunke 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 ingesluit wees by bouplanne en geboue moet opgerig word in ooreenstemming met die voorkomende maatreëls vevat in die ingenieursgeologiese verslag wat deur die munisipaliteit aanvaar is.

#### 2.2 ERWE 372, 373 EN 374

Die erf is onderworpe aan 'n tydelike serwituut vir toegangsdoeleindes ten gunste van die erwe in die dorp soos aangedui op die algemene plan totdat die toegang / intersekie na Robert Broomrylaan voltooi is. Die serwituut mag gekanselleer word wanneer die alternatiewe toegang / intersekie voltooi is.

#### 2.3 ALLE ERWE BEHALWE ERWE 372, 373 EN 374

Die erwe is geregtig op 'n tydelike reg-ven-weg serwituut vir toegangsdoeleindes oor Erwe 372, 373 en 374 in die dorp soos aangedui op die Algemene Plan.

#### 2.4 ERF 372

Die erf is geregtig op 'n tydelike reg-ven-weg serwituut vir toegangsdoeleindes oor Erwe 373 en 374 in die dorp soos aangedui op die Algemene Plan.

2.5. ERF 373

Die erf is geregtig op 'n tydelike reg-ven-weg serwituit vir toegangsdoeleindes oor Erwe 372 en 374 in die dorp soos aangedui op die Algemene Plan.

2.6. ERF 374

Die erf is geregtig op 'n tydelike reg-ven-weg serwituit vir toegangsdoeleindes oor Erwe 372 en 373 in die dorp soos aangedui op die Algemene Plan.

D M Mashitisho  
MUNISIPALE BESTUURDER

8 March 2010

**LOCAL AUTHORITY NOTICE 277**

**LOCAL MUNICIPALITY NOTICE 4 OF 2010**

**MOGALE CITY LOCAL MUNICIPALITY**

**KRUGERSDORP AMENDMENT SCHEME 1402**

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 regards to the land in the township Chancliff Ridge Extension 25 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 1402.

D M Mashitisho  
MUNICIPAL MANAGER

8 March 2010

**PLAASLIKE BESTUURSKENNISGEWING 277**

**PLAASLIKE MUNISIPALITEITSKENNISGEWING 4 VAN 2010**

**MOGALE CITY PLAASLIKE MUNISIPALITEIT**

**KRUGERSDORP WYSIGINGSKEMA 1402**

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 25 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 1402.

D M Mashitsho  
MUNISIPALE BESTUURDER

8 Maart 2010

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