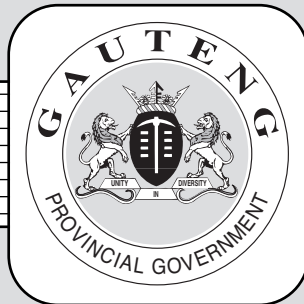


**THE PROVINCE OF
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Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

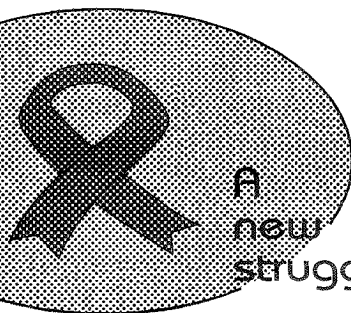
Vol. 18

PRETORIA, 21 SEPTEMBER 2012

No. 281

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

**AIDS
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DEPARTMENT OF HEALTH

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CONTENTS • INHOUD

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES			
1307	Town-planning and Townships Ordinance (15/1986): Mogale City Local Municipality: Establishment of township: Chancliff Ridge Extension 18.....	6	281
1308	do.: do.: Krugersdorp Amendment Scheme 1518	10	281

LOCAL AUTHORITY NOTICES

PLAASLIKE BESTUURSKENNISGEWING 1307

PLAASLIKE MUNISIPALITEITSKENNISGEWING 27 VAN 2012

MOGALE CITY PLAASLIKE MUNISIPALITEIT

VERKLARING VAN CHANCLIFF RIDGE UITBREIDING 18 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 18 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae:

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR VAN RIEL DEVELOPERS (PTY) LTD (REG NO 2006/012291/07) (HIERIN NA VERWYS AS DIE APPLIKANT / 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 418 ('N GEDEELTE 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 18.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No 11004/2005.

1.3 INGENIEURSDIENSTE

1.3.1 STORMWATERDREINERING EN STRAATONTWERP

- (a) Die dorpsenaar moet op versoek van die munisipaliteit 'n gedetailleerde skema, volledig met planne, deursnee en spesifikasies, opgestel deur 'n siviele ingenieur wat deur die plaaslike regering 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 eiendom te oorstroom. Die ontwerp van die dreineringsstelsel moet aspekte soos teermakadamisering, beranding and kanalisering van strate bevat en omskryf, asook die voorsiening van keermure wat deur die plaaslike regering 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 konstruksie van paaie in terme van 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 plaaslike regering totdat die strate ooreenkomstig subklousule (b) gebou is.
- (d) Die dorpseienaar sal 'n proporsionele bydrae maak, soos bepaal deur die munisipaliteit, tot die opgradering van die toegangspad vanaf Robert Broomrylaan.
- (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

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 plaaslike regering neergelê tot die bevrediging van die munisipaliteit;

Verder is alle materiale wat gebruik word by die aanleg van die rioolstelsel onderworpe aan die goedkeuring en/of wysiging deur die plaaslike regering.

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 plaaslike regering goedgekeur is. Alle materiale wat in sodanige netwerk gebruik sal word, moet deur die munisipaliteit goedgekeur word.

1.3.4 AFVALBESTUUR

Die dorpseienaar moet op aanvraag van die munisipaliteit 'n gedetailleerde afvalbestuurplan indien vir goedkeuring.

1.4 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige.

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. Normale huishoudelike afval is uitgesluit hiervan aangesien die wegdoening daarvan op ooreengekom is soos aangedui in die diensteooreenkoms wat tussen die munisipaliteit en die dorpseienaar gesluit moet word.

1.6 VERWYDERING OF VERVANGING VAN MUNISIPALE DIENSTE

Indien die stigting van die dorp daartoe sou lei dat munisipale dienste verwyder of vervang moet word sal die dorpseienaar verantwoordelik wees vir alle kostes daaraan verbonde.

1.7 VERWYDERING OF VERVANGING VAN KRAGLYNE

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

1.8 VERWYDERING OF VERVANGING VAN TELKOM TOERUSTING

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

2. TITELVOORWAARDES

VOORWAARDES NEERGELÊ DEUR DIE MUNISIPALITEIT 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, ten gunste van die munisipaliteit vir riolering en ander munisipale doeleindes, 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 rioolhoofpyleidings 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

munisipaliteitng 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 rioolpyleidings en ander werke veroorsaak word.

D M Mashitisho
MUNISIPALE BESTUURDER

30 Augustus 2012

LOCAL AUTHORITY NOTICE 1307

LOCAL MUNICIPALITY NOTICE 27 OF 2012

MOGALE CITY LOCAL MUNICIPALITY

DECLARATION OF CHANCLIFF RIDGE EXTENSION 18 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 18 to be an approved township, subject to the conditions set out in the Schedule hereto:

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION DONE BY VAN RIEL DEVELOPERS (PTY) LTD (REG NO 2006/012291/07) (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 418 (A PORTION OF PORTION 163) OF THE FARM PAARDEPLAATS 177 IQ, HAS BEEN APPROVED.

1. CONDITIONS OF TITLE

1.1 NAME

The name of the township shall be Chancliff Ridge Extension 18.

1.2 DESIGN

The township shall consist of erven and a street as indicated on General Plan SG No. 11004/2005.

1.3 ENGINEERING SERVICES

1.3.1 STORMWATER DRAINAGE AND STREET DESIGN

- (a) The township owner shall at the request of the municipality provide 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 1:50 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 shall make a proportional contribution, as determined by the municipality, towards the upgrading of the 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.

1.3.2 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 municipality;

All materials to be used with the construction of the sewerage system is subject to the approval and/or amendment of the municipality.

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 of by the municipality. All materials to be used in the proposed water network must be approved by the municipality.

1.3.4 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 must be made subject to existing conditions of title and servitudes, if any.

1.5 REMOVAL OF REFUSE

The township owner shall at his own expense remove building and other rubble and refuse in the township to the satisfaction of the local government, if and when required by the local government. This excludes normal household refuse, which will be disposed of as indicated in the services agreement to be entered into between the municipality and the township owner.

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 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.

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 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 M Mashitsho
MUNICIPAL MANAGER

30 August 2012

PLAASLIKE BESTUURSKENNISGEWING 1308**PLAASLIKE MUNISIPALITEITSKENNISGEWING 28 VAN 2012****MOGALE CITY PLAASLIKE MUNISIPALITEIT****KRUGERSDORP WYSIGINGSKEMA 1518**

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 18 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 1518.

D M Mashitisho
MUNISIPALE BESTURDER

30 Augustus 2012

LOCAL AUTHORITY NOTICE 1308**LOCAL MUNICIPALITY NOTICE 28 OF 2012****MOGALE CITY LOCAL MUNICIPALITY****KRUGERSDORP AMENDMENT SCHEME 1518**

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 18 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 1518.

D M Mashitisho
MUNICIPAL MANAGER

30 August 2012
