

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

Vol. 19

PRETORIA, 18 APRIL 2013

No. 101

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

N.B. The Government Printing Works will not be held responsible for the quality of "Hard Copies" or "Electronic Files" submitted for publication purposes



IMPORTANT NOTICE

The Government Printing Works will not be held responsible for faxed documents not received due to errors on the fax machine or faxes received which are unclear or incomplete. Please be advised that an "OK" slip, received from a fax machine, will not be accepted as proof that documents were received by the GPW for printing. If documents are faxed to the GPW it will be the sender's responsibility to phone and confirm that the documents were received in good order.

Furthermore the Government Printing Works will also not be held responsible for cancellations and amendments which have not been done on original documents received from clients.

CONTENTS • INHOUD

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES			
481	Town-planning and Townships Ordinance (15/1986): Mogale City Local Municipality: Establishment of township: Homes Haven Extension 20	3	101
482	do.: do.: Krugersdorp Amendment Scheme 1357	9	101

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 481

LOCAL AUTHORITY NOTICE 4 OF 2013

MOGALE CITY LOCAL MUNICIPALITY

DECLARATION OF HOMES HAVEN EXTENSION 20 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 **Homes Haven Extension 20** to be an approved Township, subject to the conditions set out in the Schedule hereto:

SCHEDULE

STATEMENT OF THE FINAL CONDITIONS UNDER WHICH THE APPLICATION DONE BY PREDEVCON (PROPRIETARY) LIMITED (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 317 (A PORTION OF PORTION 104) OF THE FARM ROODEKRANS 183 IQ, HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township is **Homes Haven Extension 20**.

1.2 DESIGN

The township shall consist of erven and streets as indicated on **General Plan SG No. 6358/2008**.

1.3 STORMWATER DRAINAGE AND STREET DESIGN

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

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 local government. 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 local government, under the supervision of a civil engineer approved by the local government.
- (c) The township owner is responsible for the maintenance of streets to the satisfaction of the local government 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) to (c) above, the local government will be entitled to do the required construction at the cost of the township owner.

1.4 SEWERAGE

The township owner must, at the request of the local government, 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 local government, 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.

1.5 WATER

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

1.6 ELECTRICITY

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

The proposed network must make provision for an electrical connection for each individual erf and must be designed by a professional engineer approved by the local government.

1.7 DISPOSAL OF EXISTING TITLE CONDITIONS

All erven must be made subject to existing conditions and servitudes, if any, excluding the following conditions which must not be transferred to the erven in the township:

Conditions A(a) and A(b) in Certificate of Registered Title about to be registered.

1.8 FORMATION, DUTIES AND RESPONSIBILITIES OF THE HOME OWNERS ASSOCIATION

- (a) The applicant shall legally and properly constitute a Home Owners Association prior to the transfer of any erf or sectional title unit in the township.
- (b) All streets and internal engineering services in the township shall, prior to or simultaneously with the registration of the first erven or sectional title units in the township be transferred to the Home Owners Association who shall take full responsibility for the maintenance of said streets and internal engineering services in the township.
- (c) All owners of stands (or subdivided/consolidated portions thereof) and 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.

1.9 REMOVAL OF REFUSE

The township owner shall at his own expence remove refuse within the township to the

satisfaction of the local government, if required by the local government.

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

The applicant shall, at his/her own expence relocate all informal settlements on the property concerned, to the satisfaction of the local authority, if applicable.

1.14 ENDOWMENT

The applicant shall pay an endowment, to be determined by the local authority for the provision of parks and open spaces, in lieu of the provision thereof in the township.

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 local government, 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 local government, provided that the local government 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 local government 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 local government is entitled to reasonable entry to the property on which the servitude is situated for the stated purpose, on the condition that the local government will be liable for any damage caused during the installation, maintenance or removal of sewerage pipelines and other works.
- (d) All roofing materials are subject to the approval of the Executive Manager Economic Services (Building Control Section).
- (e) All fences to be erected in the township must be environmentally friendly and are subject to the approval of the municipality.

2.2 ERVEN 687 AND 688

The erf is subject to a right of way servitude of 8 metres wide, as indicated on the General Plan SG No. 6358/2008, in favour of the Remainder of Portion 104 of the farm Roodekrans 183 IQ.

D M MASHITISHO
MUNICIPAL MANAGER

20 March 2013

PLAASLIKE BESTUURSKENNISGEWING 481

PLAASLIKE BESTUURSKENNISGEWING 4 VAN 2013

MOGALE CITY PLAASLIKE MUNISIPALITEIT

VERKLARING VAN HOMES HAVEN UITBREIDING 20 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 **Homes Haven Uitbreiding 20** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae:

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR PREDEVCON (PROPRIETARY) LIMITED (HIERIN NA VERWYS AS DIE DORPSTIGTER), INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNASIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 317 ('N GEDEELTE VAN GEDEELTE 104) VAN DIE PLAAS ROODEKRANS 183 IQ, GOEDGEKEUR IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is **Homes Haven Uitbreiding 20**.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op **Algemene Plan LG No 6358/2008**.

1.3 STORMWATERDREINERING EN STRAATBOU

- (a) Die dorpseienaar moet op versoek van die plaaslike regering '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 1:50-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 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 plaaslike regering 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 paaie bou ingevolge die goedgekeurde skema op eie koste, namens en tot bevrediging van die plaaslike regering, onder die toesig van 'n siviele ingenieur deur die plaaslike regering goedgekeur.
- (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) Indien die dorpseienaar versuim om aan die bepalings van subklousules (a) tot (c) hiervan te voldoen, is die plaaslike regering geregtig om die werk op die onkoste van die dorpseienaar te doen.

1.4 RIOOL

Die aansoekdoener moet op versoek van die plaaslike regering 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 plaaslike regering neergelê tot die bevrediging van die plaaslike regering.

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

1.5 WATER

Die dorpseienaar moet op versoek van die plaaslike regering 'n gedetailleerde skema, volledig met planne, lengtesnitte en spesifikasies vir die voorsiening van 'n ondergrondse waternetwerk voorlê vir goedkeuring.

Die voorgestelde netwerk moet voorsiening maak vir 'n wateraansluiting onder druk vir elke individuele erf en moet ontwerp word deur 'n professionele ingenieur wat deur die plaaslike regering goedgekeur is. Alle materiale wat gebruik word vir die voorgestelde waternetwerk moet deur die plaaslike regering goedgekeur word.

1.6 ELEKTRISITEIT

Die dorpseienaar moet op versoek van die plaaslike regering 'n gedetailleerde skema met planne en spesifikasies vir die voorsiening van 'n interne retikulasienetwerk vir goedkeuring voorlê.

Die voorgestelde netwerk moet voorsiening maak vir 'n elektriese aansluiting vir elke individuele erf en moet ontwerp word deur 'n professionele ingenieur goedgekeur deur die plaaslike regering.

1.7 BESIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande titelvoorwaardes en serwitute, indien enige, met die uitsluiting van die volgende voorwaardes wat nie aan die erwe in die dorp oorgedra moet word nie:-

Voorwaardes A(a) en A(b) in die Sertifikaat van Geregisteerde Titel wat geregistreer staan te word.

1.8 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) Alle strate en interne ingenieursdienste in die dorp sal, voor of gelyktydig met die registrasie van die eerste erwe of deeltiteenhede in die dorp oorgedra word na die Huiseienaarsvereniging wat volle verantwoordelikheid sal aanvaar vir die onderhoud van die strate en interne ingenieursdienste in die dorp;
- (c) Alle eienaars van die erwe (of onderverdeelde/gekonsolideerde gedeeltes daarvan) en deeltiteenhede 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

Die dorpseenaar moet op eie koste alle vaste afval binne die dorp laat verwyder tot bevrediging van die plaaslike regering, soos en wanneer die plaaslike regering dit mag vereis.

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 koste van sodanige verskuiwing of vervanging deur die dorpseenaar gedra word.

1.11 VERSKUIWING VAN KRAGLYNE

Indien die stigting van die dorp daartoe sou lei dat ESKOM toerusting of dienste verskuif moet word sal die dorpseenaar verantwoordelik wees vir alle kostes daaraan verbonde.

1.12 VERSKUIWING TELKOM TOERUSTING

Indien die stigting van die dorp daartoe sou lei dat TELKOM toerusting of dienste verskuif moet word sal die dorpseenaar verantwoordelik wees vir alle kostes daaraan verbonde.

1.13 VERSKUIWING VAN INFORMELE NEDERSETTINGS

Die aansoeker moet, op eie onkoste, alle informele nedersettings op die betrokke eiendom hervestig tot bevrediging van die plaaslike regering, indien van toepassing.

1.14 BEGIFTIGING

Die aansoeker moet 'n begiftiging betaal, soos bepaal deur die plaaslike regering vir die voorsiening van parke en oop ruimtes weens die gebrek van voordiening daarvan in die dorp.

2. TITELVOORWAARDES

VOORWAARDES NEERGELê DEUR DIE PLAASLIKE REGERING 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 plaaslike regering 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 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 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 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 rioolpeleidings en ander werke veroorsaak word.

- (d) Alle dakbedekkingsmateriale is onderworpe aan die goedkeuring van die Uitvoernde Bestuurder: Ekonomiese Dienste (Boubeheerafdeling)
- (e) Alle heinings wat opgerig staan te word in die dorp moet omgewingsvriendelik wees en is onderworpe aan die goedkeuring van die Uitvoernde Bestuurder: Geïntegreerde Omgewingsbestuur.

2.2 ERVEN 687 AND 688

Die erwe is onderworpe aan 'n reg-van-weg serwituut, 8 meter breed, ten gunste van die Restant van Gedeelte 104 van die Plaas Roodekrans 183 IQ, soos aangedui op Algemene Plan SG No. 6358/2008.

D M MASHITISHO
MUNISIPALE BESTUURDER

20 Maart 2013

LOCAL AUTHORITY NOTICE 482

LOCAL AUTHORITY NOTICE 5 OF 2013

MOGALE CITY LOCAL MUNICIPALITY

KRUGERSDORP AMENDMENT SCHEME 1357

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 **Homes Haven Extension 20** 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 1357**.

D M MASHITISHO
MUNICIPAL MANAGER

20 March 2013

PLAASLIKE BESTUURSKENNISGEWING 482**PLAASLIKE BESTUURSKENNISGEWING
5 VAN 2013****MOGALE CITY PLAASLIKE MUNISIPALITEIT****KRUGERSDORP WYSIGINGSKEMA 1357**

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 **Homes Haven Uitbreiding 20** 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 1357**

**D M MASHITISHO
MUNISIPALE BESTUURDER**

20 Maart 2013
