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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 609 OF 2018**LOCAL AUTHORITY NOTICE 8 OF 2018****MOGALE CITY LOCAL MUNICIPALITY****DECLARATION OF HOMES HAVEN EXTENSION 15 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 15 to be an approved Township, subject to the conditions set out in the Schedule hereto:

SCHEDULE

STATEMENT OF CONDITIONS UNDER WHICH LAND DEVELOPMENT APPLICATION MADE BY LIMOSA INVESTMENTS 277 (PTY) LTD (HEREINAFTER REFERRED TO AS "THE TOWNSHIP OWNER") IN TERMS OF SECTION 31 OF THE DEVELOPMENT FACILITATION ACT (HEREINAFTER REFERRED TO AS "THE ACT") FOR PERMISSION TO ESTABLISH A LAND DEVELOPMENT AREA ON PORTION 291 (A PORTION OF PORTION 76) OF THE FARM ROODEKRANS 183-IQ HAS BEEN GRANTED BY THE GAUTENG DEVELOPMENT TRIBUNAL (HEREINAFTER REFERRED TO AS THE GDT) IN TERMS OF SECTION 33 OF THE ACT

1. CONDITIONS TO BE COMPLIED WITH IN THE ESTABLISHMENT OF THE TOWNSHIP**1.1 Name**

The name of the land development area shall be **Homes Haven Extension 15** Township.

2.2 Design

The land development area shall consist of erven and roads as indicated on General Plan SG 8663/2005.

2. PROVISION OF ENGINEERING SERVICES

2.1 The Township Owner shall be responsible for the provision of all necessary link engineering services to the boundary of the township as provided for in the services Agreement approved by the Tribunal.

2.2 The Township Owner shall be responsible for the provision of the necessary reticulation of engineering services within the township area and to the erven in the township as provided for in the Services Agreement approved by the Tribunal provided that the private roads and storm water drainage in the township shall not be taken over or operated by the municipality.

2.3 The Township Owner shall pay the agreed contributions for external engineering services to the municipality.

3. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All Erven shall be made subject of existing conditions and servitudes, if any, including the rights to minerals but excluding the following conditions and servitudes which do not affect the Erven in the township:

3.1 The servitude vide Diagram A6109/2002 which affects erven 506, 507, 508 and 509 in the township only.

3.2 A 4m servitude for access purposes in favour of erf 507 in the township only.

3.3 A 4m servitude for access purposes in favour of erf 517 which affects erf 518 only.

3.4 The Township owner shall cancel Conditions B and C in Deed of Transfer T47418/2004.

4. DEMOLITION OF BUILDINGS AND STRUCTURES

The Township 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 local authority when required by the local authority to do so.

5. REMOVAL OF LITTER

The Township Owner shall at his own expense cause all litter within the township areas to be removed to the satisfaction of the local authority when required by the local authority to do so.

6. ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The Township Owner shall at his own expense erect a fence of other physical barrier along the boundary of the township to the satisfaction of the municipality, as and when required by the municipality, and the Township Owner shall maintain such fence of physical barrier in a good state of repair until such time as the erven in the township are transferred to ensuing land owners, after which the responsibility for the maintenance of the fence or physical barrier rests with the latter.

7. REMOVAL OF REFUSE

The Township Owner shall provide the necessary facilities for the removal of refuse to the satisfaction of the municipality.

8. TRANSFER OF ERVEN

Prior to the transfer of any erven in the township, the Township Owner shall submit a certificate from the municipality to the Registrar of Deeds that Condition 2(3) has been complied with or has been provided for, to the satisfaction of the municipality.

9. REMOVAL OF 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.

10. RESTRICTION OF THE TRANSFER OF ERVEN 525 AND 526

Erven 525 and 526 shall be transferred only to the Residents Association Established in respect of the township, which association shall have full responsibility for the functioning and proper maintenance of the said erven and the essential services with the said erven (excluding services taken over by the local authority).

11. OWNERSHIP

The Township Owner shall, prior to the transfer of erven in the township:

11.1 Establish a company (Property Owner Association, in terms of Section 2) of the Companies Act, 1973, for the purposes of owning and maintaining Erven 525 and 526 in the township to the satisfaction of the Local Authority and the Articles of Association of the Company shall not be amended without the written consent of the municipality.

11.2 The main purpose of the proposed Company shall include, but not be limited to, the ownership of Erven 525 and 526 in the township and the maintenance of access roads, storm water and related functions in the township.

11.3 The company shall be liable for any obligations to the local authority in respect of its responsibilities in Condition 12.2 above and the municipality shall not be liable for any maintenance of the access roads or storm water drainage in the township.

11.4 A copy of the registered Memorandum of Association and the Statutes of the Company shall be submitted to the local authority which shall verify compliance with Conditions 12.1 to 12.3 above.

12. CONDITIONS OF TITLE**12.1 Erven 504 to 524;**

- 12.1.1 The erven are subject to a servitude, 2 metres wide, in favour of the local authority for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erven, an additional servitude for municipal purposes 2 metres wide across the access portion of the erven, if and when required by the local authority; Provided that the local authority may dispense with any such servitude.
- 12.1.2 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(two) metres thereof.
- 12.1.3 The local authority shall be entitled to deposit temporary 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 work 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 local authority.

12.2 Erf 525:

The entire erf is subject to a servitude for municipal purposes in favour of the local authority as indicated

**M P RAEDANI
MUNICIPAL MANAGER**

April 2018

LOCAL AUTHORITY NOTICE 9 OF 2018**MOGALE CITY LOCAL MUNICIPALITY****KRUGERSDORP AMENDMENT SCHEME 1072**

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 15** 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 1072**.

**M P RAEDANI
MUNICIPAL MANAGER**

April 2018

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