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**CONTENTS**

	<i>Gazette No.</i>	<i>Page No.</i>
<b>PROCLAMATION • PROKLAMASIE</b>		
52	Town-planning and Townships Ordinance (15/1986): Country Place Extension 15 Township .....	138 3

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**PROCLAMATION • PROKLAMASIE**

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**PROCLAMATION 52 OF 2018****MOGALE CITY LOCAL MUNICIPALITY****DECLARATION OF COUNTRY PLACE 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 Country Place Extension 15 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 PARTUM INVESTMENTS 122 CC (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 362 (A PORTION OF PORTION 270) OF THE FARM HONINGKLIP NO 178-IQ, HAS BEEN APPROVED**

**1. CONDITIONS OF ESTABLISHMENT:****1.1 Name:**

The name of the township shall be Country Place Extension 15 Township.

**1.2 Design:**

The township shall consist of erven as indicated on General Plan S.G. No. 5786/2016.

**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 be guided to the nearest defined watercourse without flooding any adjacent properties. The design of the drainage system must if applicable 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 storm water 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 where required 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 (if applicable) 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), (b), and (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:

- (a) Comprehensive layout plans;
- (b) Cross section; and
- (c) 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 Director: Technical Services;

All materials to be used with the construction of the sewerage system are subject to the approval and / or amendment of the Director: Technical Services.

#### **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 drainage 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 Disposal of Existing Title Conditions:**

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

#### **1.7 Removal of Refuse:**

The township owner must at his own cost remove refuse within the township to the satisfaction of the Local Government, if required by the Local Government.

#### **1.8 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.

#### **1.9 Relocation of Power Lines:**

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.

**1.10 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.

**1.11 Demolition of Buildings and Structures:**

The township applicant 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 Government to do so, if and when necessary.

**1.12 Filling in of Existing Excavations and Dongas:**

The township applicant shall at his own expense cause any existing excavations and dongas (if any) affecting any erf, to be filled in and compacted.

**1.13 Protection / Removal of Archaeological Features:**

The township applicant shall at it's own expense cause any archaeological feature or grave to be properly protected to the satisfaction of the local authority and if, by reason of the establishment of the subdivision registration it should become necessary to remove any archaeological feature or grave, the cost thereof shall be borne by the landowner:- Provided that if archaeological sites are exposed during construction work, it should immediately be reported to a museum, preferably one at which an archaeologist is available, so that an investigation and evaluation of the finds can be made.

**1.14 Access:**

(a) Ingress from Provincial Road P126-1 (K72) to the township and egress from Provincial Road P126-7 (K72) shall be permitted with the consent of the Department of Roads and Transport of the Gauteng Provincial Government.

(b) The township owner shall (if applicable) at own expense, submit a geometric design layout (scale 1:500) of the ingress and egress points referred to in (a) above, and specifications for the construction of the accesses, to the Department of Roads and Transport of the Gauteng Provincial Government for approval. The township owner shall after approval of the layout and specification, construct the said ingress and egress points at own expense to the satisfaction of the Department of Roads and Transport of the Gauteng Provincial Government, at positioning approved.

**1.15 Receiving and Disposal of Stormwater:**

The township owner shall arrange the stormwater drainage of the township in such a way as to fit in with the Provincial Road P126-1 (K72) and he shall receive and dispose of the stormwater running off or being diverted from the road.

**1.16 Erection of Fence or Other Physical Barrier:**

The township owner shall at his own expense erect a fence or other physical barrier along the

Southern boundary of Erven 16 and 17 (accesses excluded) to the satisfaction of the Gauteng Department of Roads and Transport, as and when required by him to do so, and the township owner shall maintain such fence or physical barrier in a good state of repair until such time as Erven 16 and 17 in the township is transferred to the ensuing landowner, after which the responsibility for the maintenance of such fence or physical barrier rests with the latter.

**1.17 Notarial Tie of Erven 16 and 17:**

Erven 16 and 17 must be notarially tied.

**2. CONDITIONS OF TITLE:**

**2.1 CONDITIONS IMPOSED BY THE LOCAL GOVERNMENT IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)**

- (a) The erf is subject to a servitude, 2m wide, for sewerage and other purposes in favour of the Local Government along any two boundaries other than a street boundary and in the instance of a panhandle erf, an additional 2m wide servitude for municipal purposes over the access portion of the stand, if and when required by the Local Government: Provided that the Local Government may dispose of the right to any such servitude.
- (b) No building or any structure may be erected within the aforesaid servitude area and no large-rooted trees may be planted within the area of such servitude or within 2 (two) 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)
  - (i) The erven are situated on land with soil characteristics that may cause damage to buildings and structures to be erected thereon. Building plans submitted to the Local Government must indicate preventative measures in accordance with the recommendations contained in the engineering geology report which was done for the township, in order to limit damage to buildings or structures due to the unfavourable foundation conditions. Preventative measures need not be contained in the building plans if proof can be given by the developer that such measures are not required.
  - (ii) In order to limit such damage the foundations and other structure elements of buildings and structures must be designed by a competent professional engineer. It is recommended that a specific foundation investigation be done for each individual erf prior to any construction taking place thereon.

**2.2 CONDITIONS OF TITLE IMPOSED IN FAVOUR OF THIRD PARTIES TO BE REGISTERED OR CREATED ON THE FIRST REGISTRATION OF ERVEN CONCERNED:**

No erf in the township shall be transferred nor shall a Certificate of Registered Title be

registered, unless the following conditions and/or servitudes have been registered:

- (a) The Local Government shall be able to obtain emergency accesses to the township if direct access on the main road (Provincial Road P126-1(K72)) is not possible as per the right of way servitude K338/2017 registered over the Remainder of Portion 270 of the farm Honingklip No 178-IQ.
- (b) Erf 16 will be subject to a servitude of varying width in favour of Erf 17, for service provision to include any essential service as in private services, municipal services or Eskom services:- This servitude will be to the benefit of water, sanitation, fire, electricity, storm water, ponding systems, storage facilities, right-of-way, cables, pipe lines, etc., that will be shown on a servitude diagram to be registered.
- (c) Erf 17 will be subject to a servitude 2m wide in favour of Erf 16, for service provision to include any essential service as in private services, municipal services or Eskom services:- This servitude will be to the benefit of water, sanitation, fire, electricity, storm water, ponding systems, storage facilities, right-of-way, cables, pipe lines, etc., that will be shown on a servitude diagram to be registered.
- (d) Erven 16 and 17 will share services provided for, and as accommodated in servitude areas described in paragraphs (b) and (c) aforementioned.

Maanda Pringle Raedani, Municipal Manager  
17 May 2018

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**MOGALE CITY LOCAL MUNICIPALITY**  
**KRUGERSDORP AMENDMENT SCHEME 1758**

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 Country Place 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 are open for inspection during normal office hours.

This amendment scheme is known as Krugersdorp Amendment Scheme 1758.

Maanda Pringle Raedani, Municipal Manager  
17 May 2018