

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE VAN  
GAUTENG**

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**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**

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**LOCAL AUTHORITY NOTICE 929 OF 2019****LOCAL AUTHORITY NOTICE  
17 OF 2019****MOGALE CITY LOCAL MUNICIPALITY****DECLARATION OF HOMES HAVEN EXTENSION 46 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 46 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 ZONED EARTH DEVELOPMENT COMPANY (PROPRIETARY) LIMITED (REGISTRATION NUMBER 2003/007953/07), (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 346 OF THE FARM ROODEKRANS 183 IQ, HAS BEEN APPROVED.**

**1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWN AS AN APPROVED TOWNSHIP****1.1 PROVISION AND INSTALLATION OF SERVICES**

The township owner must enter into an agreement with the local government and other applicable service providers regarding the provision of essential and other engineering services to the proposed township, the payment of bulk services contributions and the delivery of guarantees for engineering services.

**1.2 CANCELLATION OF TITLE CONDITIONS**

The applicant shall take the necessary steps to remove or cancel the following title conditions at his/her own cost:

Conditions B(1), B(2), B(3) and B(4) as contained in Deed of Transfer T99888/2006.

**1.3 GENERAL**

The applicant must satisfy the local government that:

- (a) the applicable amendment scheme is in order and could be published simultaneously with the declaration of the town as an approved township;
- (b) the 1:100 year floodline is indicated on the lay out plan and has been certified by a professional engineer;
- (c) the provisions of sections 72, 75 and 101 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) have been complied with;
- (d) A contribution has been paid in lieu of the provision of parks / open spaces in the township;
- (e) Environmental Authorisation has been obtained from the Gauteng Department of Agriculture, Conservation and Environment.

## **2. CONDITIONS OF ESTABLISHMENT**

### **2.1 NAME**

The name of the township shall be **Homes Haven Extension 46**.

### **2.2 DESIGN**

The township shall consist of erven and streets as indicated on **General Plan SG No 7609/2009**.

### **2.3 STORMWATER DRAINAGE AND STREET DESIGN**

- (a) The township owner shall at the request of the local municipality supply the local municipality with a detailed scheme including plans, cross sections and specifications as compiled by a civil engineer approved by the local 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 rain storm and must ensure that the runoff of a 1:100 year rain storm 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 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 local 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 local municipality, under the supervision of a civil engineer approved by the local municipality.
- (c) The township owner must provide access to the proposed township to the satisfaction of the Gauteng Department of Public Transport, Roads and Works and the local municipality.
- (d) The township owner must make a proportional contribution, as determined by the local government, towards the upgrading of the access road to the proposed township, as well as the upgrading of the intersection thereof with the N14 Route.
- (e) 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.
- (f) No internal road or storm water services will be taken over by the local municipality at proclamation and a properly established legal entity as referred to in paragraph 2.8 hereunder, shall take over the responsibility for the long term maintenance of the internal roads and surface drainage network.

### **2.4 SEWERAGE**

- (a) The township owner must, at the request of the local municipality, supply all designs, plans, specifications and other required information regarding the proposed sewerage system of the proposed township for scrutiny and approval.
- (b) The sewerage system must be designed by an approved professional engineer according to

the specifications and standards laid down by the local municipality, to the satisfaction of the local municipality;

- (c) All materials to be used with the construction of the sewerage system is subject to the approval and/or amendment of the local municipality.
- (d) No internal sewer services will be taken over by the local municipality at proclamation and a properly established legal entity, as required in terms of paragraph 2.8 hereunder, shall take over the responsibility for the long term maintenance of the internal sewer network.

## **2.5 WATER**

- (a) The township owner must, at the request of the local municipality submit a detailed scheme with plans, cross sections and specifications for the provision of a water reticulation system, for approval.
- (b) 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 municipality. All materials to be used in the proposed water network must be approved by the local municipality.
- (c) No internal water services will be taken over by the local municipality at proclamation and a properly established legal entity, as required in terms of paragraph 2.8 hereunder, shall take over the responsibility for the long term maintenance of the internal water network.

## **2.6 ELECTRICITY**

- (a) The township owner must submit to the municipality a detailed scheme with plans, specifications and electricity demand for the provision of an internal electricity reticulation network, including link services, connections and mini-substations, for approval.
- (b) 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.
- (c) The installation of all electricity infrastructure is subject to the inspection and approval of the municipality.
- (d) No internal electricity services will be taken over by the local municipality at proclamation and a properly established legal entity, as described under paragraph 2.8 hereunder shall take over the responsibility for the long term maintenance of the internal electricity network.
- (e) The applicant shall further make a contribution towards the upgrading of the external bulk electricity networks as determined by the local municipality.

## **2.7 DISPOSAL OF EXISTING TITLE CONDITIONS**

All erven must be made subject to existing conditions and servitudes, if any,

Including the following that does not affect the township and shall be made applicable to the individual erven in the township:

- (A) Subject specially to certain servitudes with regard to right of water and right of way set forth in the Order of the Witwatersrand High Court dated the 21<sup>st</sup> day of November 1905, a copy whereof is annexed to Deed of Transfer No.1521/1906.
- (B) The said property is subject in favour of the Remaining Extent of portion of the farm ROODEKRAANS No. 83, measuring as such 369,3264 Hectares, as per Deed of Transfer

No.5532/1934 to be right to erect and build certain weir, to build and insert into said weir a concrete pipe and to carry water by means thereof, to occupy ground for erecting a turbine, machinery and buildings to convey electricity and certain ancillary rights subject to conditions all as will more fully appear from Notarial Deed No.566/1935S registered on the 20<sup>th</sup> August 1935.

## **2.8 FORMATION OF A BODY CORPORATE**

- (a) The applicant/township owner shall legally and properly open a sectional title scheme on the property.
- (b) The Body Corporate shall *ex lege* be responsible for the owning and maintaining of common property comprising of the erven and all internal engineering services in the township.

## **2.9 REMOVAL OF REFUSE**

Where no municipal refuse removal services are available the township owner shall enter into a contract with a suitable alternative services provider to the satisfaction of the local municipality.

The township owner must at own cost remove all rubble, refuse and unused building materials within the township to the satisfaction of the local municipality, if and when required by the local municipality.

## **2.10 REMOVAL OR REPLACEMENT OF SERVICES**

If the establishment of the township results in existing municipal, Eskom, Telkom or any other service to be removed, relocated or replaced the costs of such removal, relocation or replacement must be borne by the township owner.

## **2.11 RELOCATION OF INFORMAL SETTLEMENTS**

The applicant shall, at his/her own expense relocate all informal settlements, which may be located on the property concerned, to the satisfaction of the local municipality.

## **2.12 REGISTRATION OF SERVITUDES**

The applicant shall, at his own cost, register servitudes to provide access or protect infrastructure in the proposed township, where applicable.

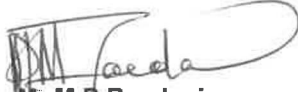
## **3. CONDITIONS OF TITLE**

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

### **3.1 ALL ERVEN**

- (a) The erf is subject to a servitude 2 metres wide for engineering services and other purposes in favour of the township owner along any two boundaries other than a street boundary and in the instance of a panhandle erf an additional 2 metres wide servitude for such purposes over the access portion of the stand if and when required by the township owner; Provided that the township owner may dispose of the right to any such servitude.
- (b) No buildings or any structures may be erected within the servitude area and no large rooted trees may be planted within the area of such servitude or within a distance of 2 metres thereof.
- (c) The township owner 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 township owner is entitled to reasonable entry to the property on which the servitude is situated for the stated purpose, on the condition that the township owner will be liable for any damage caused during the installation, maintenance or removal of engineering services infrastructure and other works.



**Mr M P Raedani**  
**MUNICIPAL MANAGER**

**April 2019**

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**LOCAL AUTHORITY NOTICE**  
**18 OF 2019**

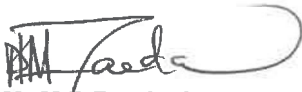
**MOGALE CITY LOCAL MUNICIPALITY**

**KRUGERSDORP AMENDMENT SCHEME 1873**

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 46** 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 1873**.



**Mr M P Raedani**  
**MUNICIPAL MANAGER**

**April 2019**

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