

LIMPOPO PROVINCE  
LIMPOPO PROVINSIE  
XIFUNDZANKULU XA LIMPOPO  
PROFENSE YA LIMPOPO  
VUNDU LA LIMPOPO  
IPHROVINSI YELIMPOPO

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22 MAY 2009

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**Vol. 16**

**Extraordinary**

**Ku katsa na Tigazete to  
Hlawuleka hinkwato**

**No. 1626**

**Buitengewoon**

**Hu tshi katelwa na  
Gazethe dza Nyingo**

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## LOCAL AUTHORITY NOTICES

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### LOCAL AUTHORITY NOTICE 91

#### LEPHALALE LOCAL MUNICIPALITY

#### LEPHALALE AMENDMENT SCHEME 219

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 Lephalale Local Municipality has approved an amendment scheme with regard to the land in the township of Ellisras Extension 72 Township, being an amendment of the Lephalale Town-planning Scheme, 2008

Map 3 and the scheme clauses of this amendment scheme are filed with the General Manager Legal Services, and are open to inspection during normal office hours.

This amendment is known as the Lephalale Amendment Scheme 219.

**M P SEBATJANE**  
**MUNICIPAL MANAGER**

CIVIC CENTRE  
PRIVATE BAG X 136  
LEPHALALE, 0555.

DATE	19 MAY 2009
NOTICE No	A20/2009
REFERENCE No.	15/4/4/219

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### PLAASLIKE BESTUURSKENNISGEWING 91

#### LEPHALALE WYSIGINGSKEMA 219

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 Lephalale Plaaslike Munisipaliteit, 'n wysigingskema met betrekking tot die grond in die dorp Ellisras Uitbreiding 72, synde 'n wysiging van die Lephalale Dorpsbeplanningskema, 2008 goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Hoofbestuurder Regsdienste, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as die Lephalale Wysigingskema219

**M P SEBATJANE**  
**MUNISIPALE BESTUURDER**

Burgersentrum  
Privaatsak x136  
**LEPHALALE**

0555	
Datum	19 MAY 2009
Kennisgewingnommer	A20/2009
Verwysingnommer	15/4/4/219

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### LOCAL AUTHORITY NOTICE 92

#### LEPHALALE LOCAL MUNICIPALITY

#### DECLARATION OF ELLISRAS EXTENSION 72 AS APPROVED TOWNSHIP

In terms of section 103(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Lephalale Local Municipality hereby declares the township Ellisras Extension 72 to be an approved township, subject to the conditions set out in the Schedule hereto.

**1 CONDITIONS OF ESTABLISHMENT (CONDITIONS WHICH WILL BE APPLICABLE TO THE APPROVED TOWNSHIP IN TERMS OF SECTION 103 OF ORDINANCE 15 OF 1986)**

**1.1 NAME**

The name of the township shall be **Ellisras Extension 72**.

**1.2 STORMWATER DRAINAGE AND STREET DESIGN**

The township shall consist of erven and streets as indicated on General Plan **SG Number 1541/2008**

(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 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 1:100 year be guided to the nearest defined water course 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), (b) and (c) above, the local government will be entitled to do the required construction at the cost of the township owner.

**1.3 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 systems

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: Water and Sanitation;

All materials to be used with the construction of the sewerage system is subject to the approval and/or amendment of the Director: Water and Sanitation.

**1.4 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 pressurized 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.

## **2.0 DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of the rights to minerals, but excluding:

**2.1** The following conditions which shall not be passed on to the erven in the township

B. Kragtens Notariele Akte van Serwituut K1660/1998S is die eiendom hiermee getranspoteer onderhewig aan 'n serwituut vir munisipale doeleindes, aangedui deur die figuur e f g h j k l m n d e op die aangehegte Kaart LG no 1536/2008 ten gunste van Ellisras / Marapong Plaaslike Oorgangsrraad en soos meer ten voile sal blyk uit gemelde Notariele Akte van Serwituut.

## **2.2 ACCESS**

Except with the consent in writing of the Roads Agency Limpopo no Ingress from Road D1675 to the township and no egress to Road D1675 from the township shall be allowed.

(i) Ingress from Road D1675 to the township and egress to Road D1675 from the township shall be restricted to the access as shown on the layout plan with the said road.

## **2.3 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER**

The township owner shall at its own cost, erect a fence consisting of a wire fence on the road reserve boundary of the D1675 to the satisfaction of the Roads Agency Limpopo, as and when required to do so and the township owner shall maintain such fence in good order and repair.

## **2.4 ACCEPTANCE AND DISPOSAL OF STORMWATER**

The township owner shall arrange the stormwater drainage of the township in such a way as to fit in with that of Magol Drive and the stormwater servitude on the northern boundary and he shall receive and dispose of the stormwater running off or being diverted from the road.

## **2.5 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES**

Should it become necessary to move or replace any existing municipal services as a result of the establishment of the township, the cost thereof shall be borne by the township owner

## **2.6 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES**

Should it become necessary to remove and/or replace any existing TELKOM services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

## **2.7 OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES**

The township owner shall within such period as the local authority may determine, fulfil it's obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, as previously agreed upon between the township owner and the local authority

## **2.8 DEMOLITION OF BUILDINGS AND STRUCTURES**

When required by the Lephalale Local Municipality to do so, the township owner shall at his own expense cause to be demolished to the satisfaction of the Lephalale Local Municipality all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures

## **2.9 REMOVAL OF BUILDING / CONSTRUCTION RUBBLE**

The township owner shall at his own expense have all building / construction rubble within the township area removed to the satisfaction of the Lephalale Local Municipality

### 3.0 THE APPLICANT'S OBLIGATIONS

#### (a) ASSOCIATION AND STATUTES

The applicant must register a section 21 company (homeowners' association) in terms of the provisions of the Companies Act, 1973 (Act 61 of 1973). All the owners of erven in the township must become members of the section 21 company. A copy of the registered Deed of Association (CM4) and the Company's statutes must be submitted to the Lephalale Local Municipality.

(b) The Association and Statutes must clearly state that the main objective of the homeowners' association is the maintenance of the internal engineering services of the development (i.e. water, sewerage, electricity, and the road and storm-water sewers). The developer must remain a member of the section 21 company, with all the rights and obligations of an ordinary member, until the last erf has been transferred.

#### 4.0. CONDITION OF TITLE

**ALL ERVEN SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED, IMPOSED BY THE MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986).**

- 4.1.1** The Erf shall be subject to a servitude, 2m wide, for municipal services, in favour of the Municipality, along any two boundaries, excepting a street boundary and, in the case of a panhandle Erf, an additional servitude for municipal purposes, 2m wide, over the entrance portion of the Erf, if and when required by the local authority; Provided that the local authority may waive any such servitude.
- 4.1.2** No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2m from it.
- 4.1.3** The Lephalale Local Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary, and furthermore the Lephalale Local Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Lephalale Local Municipality shall make good any damage cause during the laying, maintenance or removal of such services and other works.
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### LOCAL AUTHORITY NOTICE 93

#### LEPHALALE LOCAL MUNICIPALITY

#### LEPHALALE AMENDMENT SCHEME 220

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 Lephalale Local Municipality has approved an amendment scheme with regard to the land in the township of Ellisras Extension 118 Township, being an amendment of the Lephalale Town-planning Scheme, 2008

Map 3 and the scheme clauses of this amendment scheme are filed with the General Manager: Legal Services, and are open to inspection during normal office hours.

This amendment is known as the Lephalale Amendment Scheme 220.

**M P SEBATJANE**

**MUNICIPAL MANAGER**

CIVIC CENTRE

PRIVATE BAG X 136

LEPHALALE, 0555.

DATE : 19 MAY 2009

NOTICE No. : A21/2009

REFERENCE No. : 15/4/4/220

**PLAASLIKE BESTUURSKENNISGEWING 93****LEPHALALE PLAASLIKE MUNISIPALITEIT****LEPHALALE WYSIGINGSKEMA 220**

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 Lephalale Plaaslike Munisipaliteit, 'n wysigingskema met betrekking tot die grond in die dorp Ellisras Uitbreiding 118, synde 'n wysiging van die Lephalale Dorpsbeplanningskema, 2008 goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Hoofbestuurder Regsdienste, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as die Lephalale Wysigingskema 220.

**M P SEBATJANE**

**MUNISIPALE BESTUURDER**

Burgersentrum

Privaatsak x136

**LEPHALALE**

0555

Datum · 19 MAY 2009

Kennisgewingnommer · A21/2009

Verwysingnommer · 15/4/4/220

**LOCAL AUTHORITY NOTICE 94****LEPHALALE LOCAL MUNICIPALITY****DECLARATION OF ELLISRAS EXTENSION 118 AS APPROVED TOWNSHIP**

In terms of section 103(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Lephalale Local Municipality hereby declares the township Ellisras Extension 118 to be an approved township, subject to the conditions set out in the Schedule hereto.

1 CONDITIONS OF ESTABLISHMENT (CONDITIONS WHICH WILL BE APPLICABLE TO THE APPROVED TOWNSHIP IN TERMS OF SECTION 103 OF ORDINANCE 15 OF 1986)

1.1 NAME

The name of the township shall be Ellisras Extension 118 Township.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG number 1542/2008

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of the rights to minerals, but excluding:

1.3.1 The following conditions which will be passed on to the erf 7683 in the township:

- B. Kragtens Notariële Akte van Serwituut K1660/1998S is die eiendom hiermee getranspoteer onderhewig aan 'n serwituut vir munisipale doeleindes, aangedui deur die figuur e f g h j k l m n d e op die aangehegte Kaart LG no 1536/2008 ten gunste van Ellisras / Marapong Plaaslike Oorgangsraad en soos meer ten volle sal blyk uit gemelde Notariële Akte van Serwituut.

#### 1.4 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange the stormwater drainage of the township in such a way as to fit in with that of the public street and the stormwater servitude on the northern boundary and he shall receive and dispose of the stormwater running off or being diverted from the road.

#### 1.5 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

Should it become necessary to move or replace any existing municipal services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

#### 1.6 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

Should it become necessary to remove and/or replace any existing TELKOM services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

#### 1.7 OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The township owner shall within such period as the local authority may determine, fulfil its obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, as previously agreed upon between the township owner and the local authority.

#### 1.8 DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the Lephalale Local Municipality to do so, the township owner shall at his own expense cause to be demolished to the satisfaction of the Lephalale Local Municipality all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures.

#### 1.9 REMOVAL OF BUILDING / CONSTRUCTION RUBBLE

The township owner shall at his own expense have all building / construction rubble within the township area removed to the satisfaction of the Lephalale Local Municipality, when required to do so by the Lephalale Local Municipality.

#### 1.10 THE DEVELOPER'S OBLIGATIONS

##### (a) ASSOCIATION AND STATUTES

The developer must register a section 21 company (homeowners' association) in terms of the provisions of the Companies Act, 1973 (Act 61 of 1973). All the owners of erven in the township must become members of the section 21 company. A copy of the registered Deed of Association (CM4) and the Company's statutes must be submitted to the Lephalale Local Municipality.

The Association and Statutes must clearly state that the main objective of the homeowners' association is the maintenance of the internal engineering services of the development (i.e. water, sewerage, electricity, and the road and storm-water sewers). The developer is deemed to be a member of the section 21 company, with all the rights and obligations of an ordinary member, until the last erf has been transferred.

##### 1.11 .ERF 7682

The erf is subject to a 3m servitude for sewer purposes along the northern boundary, in favour of the Municipality as indicated on the General plan.

##### 1.12 LAND FOR MUNICIPAL PURPOSES

Erf 7683 shall be transferred to the Local Authority and at the expense of the township owner.

#### 2. CONDITION OF TITLE

ALL ERVEN SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED, IMPOSED BY THE MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986).



2.1.1 The erf shall be subject to a servitude, 2m wide, for municipal services, in favour of the Municipality, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 2m wide, over the entrance portion of the erf, if and when required by the local authority: Provided that the local authority may waive any such servitude.

2.1.2 No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2m from it.

2.1.3 The Lephale Local Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary, and furthermore the Lephale Local Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Lephale Local Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

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## **LOCAL AUTHORITY NOTICE 95**

### **LEPHALE LOCAL MUNICIPALITY**

#### **LEPHALE AMENDMENT SCHEME 75**

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 Lephale Local Municipality has approved an amendment scheme with regard to the land in the township of Ellisras Extension 64 Township, being an amendment of the Lephale Town-planning Scheme, 2008

Map 3 and the scheme clauses of this amendment scheme are filed with the General Manager Legal Services, and are open to inspection during normal office hours.

This amendment is known as the Lephale Amendment Scheme 75

**M P SEBATJANE**  
**MUNICIPAL MANAGER**

CIVIC CENTRE  
PRIVATE BAG X 136  
LEPHALE, 0555.

DATE  
NOTICE No.  
REFERENCE No

20 MAY 2009  
A22/2009  
15/5/75

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## **PLAASLIKE BESTUURSKENNISGEWING 95**

### **LEPHALE PLAASLIKE MUNISIPALITEIT**

#### **LEPHALE WYSIGINGSKEMA 75**

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 Lephale Plaaslike Munisipaliteit, 'n wysigingskema met betrekking tot die grond in die dorp Ellisras Uitbreiding 64, synde 'n wysiging van die Lephale Dorpsbeplanningskema, 2008 goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Hoofbestuurder Regsdienste, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as die Lephale Wysigingskema 75

**M P SEBATJANE****MUNISIPALE BESTUURDER**

Burgersentrum  
Privaatsak x136

**LEPHALALE**

0555

Datum : 20 MAY 2009

Kennisgewingnommer : A22/2009

erwysingnommer : 15/5/75

**LOCAL AUTHORITY NOTICE 96****LEPHALALE LOCAL MUNICIPALITY****DECLARATION OF ELLISRAS EXTENSION 64 AS APPROVED TOWNSHIP**

In terms of section 103(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Lephalale Local Municipality hereby declares the township Ellisras Extension 64 to be an approved township, subject to the conditions set out in the Schedule hereto.

1 CONDITIONS OF ESTABLISHMENT (CONDITIONS WHICH WILL BE APPLICABLE TO THE APPROVED TOWNSHIP IN TERMS OF SECTION 103 OF ORDINANCE 15 OF 1986).

**1.1 NAME**

The name of the township shall be Ellisras Extension 64 Township.

**1.2 DESIGN**

The township shall consist of erven and streets as indicated on General Plan No S.G. No 537/2008.

**1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of the rights to minerals, but excluding:

1.3.1 The following conditions which does not affect the township area:

- B. "Die eiendom hiermee getranspoteer is onderhewig aan 'n serwitut vir munisipale doeleindes 20,00 meter wyd ten gunste van Ellisrad/Marapong Plaaslike Oorgangsrade waarvan die lyn AB aangedui op die aangehegte kaart LG No 11614/1997 die noordelike grensly van die serwitut voorstel."

**1.4 ACCEPTANCE AND DISPOSAL OF STORMWATER**

The township owner shall arrange the stormwater drainage of the township in such a way as to fit in with that of Apiesdoring Avenue on the eastern boundary, and the spruit on the western boundary and he shall receive and dispose of the stormwater running off or being diverted from the road.

**1.5 REMOVAL AND REPLACEMENT OF MUNICIPAL SERVICES**

Should it become necessary to move or replace any existing municipal services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

**1.6 REMOVAL AND / OR REPLACEMENT OF TELKOM SERVICES**

Should it become necessary to remove and/or replace any existing TELKOM services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

## 1.7 OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The township owner shall within such period as the local authority may determine, fulfil its obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, as previously agreed upon between the township owner and the local authority.

## 1.8 DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the Lephalale Local Municipality to do so, the township owner shall at his own expense cause to be demolished to the satisfaction of the Lephalale Local Municipality all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures.

## 1.9 REMOVAL OF LITTER

The township owner shall at his own expense have all litter within the township area removed to the satisfaction of the Lephalale Local Municipality, when required to do so by the Lephalale Local Municipality.

## 2. CONDITIONS OF TITLE

2.1 ALL ERVEN WITH THE EXCEPTION OF THE ERF MENTIONED IN CLAUSE 2.10 SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED, IMPOSED BY THE MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986).

2.1.1 The erf shall be subject to a servitude, 2m wide, for municipal services, in favour of the Municipality, along any two boundaries, excepting a street boundary and, in the case of a panhandle, erf, an additional servitude for municipal purposes, 2m wide, over the entrance portion of the erf, if and when required by the local authority: Provided that the local authority may waive any such servitude.

2.1.2 No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2m from it.

2.1.3 The Lephalale Local Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary, and furthermore the Lephalale Local Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Lephalale Local Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

## 2.2 ERF 7689

The erf is subject to a 5m servitude for sewer purposes along the western and southern boundary, in favour of the Municipality as indicated on the General Plan

## 2.3 ERF 7689

The erf is subject to a 3m servitude for sewer purposes along the Northern boundary, in favour of the Municipality as indicated on the General Plan

Approved: \_\_\_\_\_ Date: \_\_\_\_\_

Any Corrections? \_\_\_\_\_