

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

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(E ngwadisitšwe bjalo ka Kuranta)
(Yo rōdzhistariwa sa Nyusiphepha)

POLOKWANE,

10 DECEMBER 2009
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10 N'WENDZAMHALA 2009
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Extraordinary

**Ku katsa na Tigazete to
Hlawuleka hinkwato**

No. 1712
Buitengewoon
**Hu tshi katelwa na
Gazethe dza Nyingo**

IMPORTANT NOTICE

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 375

ELIAS MOTSOLEDI LOCAL MUNICIPALITY

It is hereby notified in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance (Ordinance 15 of 1986) that the Elias Motsoaledi Municipality has approved an amendment scheme with regard to the land in the township GROBLERSDAL EXTENSION 25, being an amendment of the Groblersdal Town Planning Scheme, 1981.

Map 3 and the scheme clauses of this amendment scheme are filed with the Acting Head : Legal and Secretarial Services, and are open during office hours.

The amendment is known as Groblersdal Amendment Scheme 359/2006.

Acting Head : Legal and Secretarial Services, Groblersdal Extension 25 (359/2006), July 2007.

LOCAL AUTHORITY NOTICE 376

ELIAS MOTSOLEDI LOCAL MUNICIPALITY

DECLARATION OF GROBLERSDAL EXTENSION 25 AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986, (Ordinance No 15 of 1986), the Elias Motsoaledi Local Municipality hereby declares the township of Groblersdal Extension 25 to be an approved township, subject to the conditions set out in the schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY ARABIE EIENDOMME CC (HEREINAFTER REFERRED TO AS THE OWNER) UNDER THE PROVISIONS OF CHAPTER 3 PART C OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 15 OF 1986 FOR PERMISSION TO ESTABLISH A TOWNSHIP ON THE REMAINDER OF PORTION 56 (A PORTION OF PORTION 47) OF THE FARM KLIPBANK NO 26, JS, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT :

1.1 NAME :

The name of the township shall be Groblersdal Extension 25.

1.2 DESIGN :

The township shall consist of erven and streets as indicated on the General Plan Ref : SG No 8024/2006.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE :

All erven shall be made subject to existing conditions of title and servitudes, if any, including the reservation of rights to minerals, but excluding the following conditions and servitudes which do not affect the township : Conditions (a) (b) and (c) in Deed of Transfer No T.74884/2007 relating to the Deeds of Servitude No 226/1960-S, No K.1020/1976-S as well as the Right of Way Servitude K.5968/1976-S.

1.4 DEMOLITION OF BUILDINGS AND STRUCTURES :

The township owners shall at their 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, within a period of six (6) months from the date of publication of this notice.

1.5 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES :

If, by any reason of the establishment of the township, it becomes necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owners.

1.6 OBLIGATIONS IN REGARDS TO ENGINEERING SERVICES :

- (a) The township owners shall within such period as the local authority may determine, fulfill their obligations in respect of the provision and installation of engineering services as previously agreed upon between the township owner and the local authority.
- (b) Once water, sewer and electrical networks have been installed, the same will be transferred to the local authority, free of cost, which shall maintain these networks (except internal streetlights) subject to (a) above.
- (c) The township owner is liable for the erection and maintenance of street name signs on the private road.

1.7 ACCESS :

Ingress and egress to and from the township shall be from Royal Palm Drive and to the satisfaction of the Local Authority. No access would be allowed from Fishtail Street.

2. CONDITIONS OF TITLE :

The erven shall be subject to the following conditions imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986 :

2.1 ALL ERVEN (EXCEPT ERF 1204) :

1. The erf is subject to a servitude, 2m wide, in favor of the local authority for sewerage and other municipal purposes, along any two boundaries other than a street boundary, provided that the local authority may dispense with any such servitude.
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 2m thereof.
3. The local authority shall be entitled to deposit temporarily 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 main and other works on it, in its discretion, may deem necessary, and shall further be entitled to reasonable access to the said land for 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.

2.2 ERF 1204 :

The erf is subject to an 11m wide ESKOM servitude for overhead power lines.

3. **LAND TO BE TRANSFERRED TO THE SECTION 21 COMPANY (HOME OWNERS ASSOCIATION) KNOWN AS GROBLERSDAL EXT 23 VERENIGING – REGISTRATION NUMBER 2007/023409/08.**

The following erven shall be transferred to the Section 21 Company known as Groblersdal Ext 23 Vereniging, Registration Number 2007/023409/08, by and at the expense of the township owner, namely ERF 1204. The erf is for the use of the residents and shall be maintained by the Home Owners Association.
