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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 400 OF 2018**LOCAL AUTHORITY NOTICE 4 OF 2018****MOGALE CITY LOCAL MUNICIPALITY****DECLARATION OF HOMES HAVEN EXTENSION 36 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 36 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 VANFAIR (PTY) LTD (REGISTRATION NUMBER: 2008/005344/07, (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 354 (A PORTION OF PORTION 76) OF THE FARM ROODEKRANS 183 IQ, HAS BEEN APPROVED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be **Homes Haven Extension 36**.

1.2 DESIGN

The township shall consist of erven and streets as indicated on **General Plan SG No. 427/2016**.

1.3 ROADS AND SURFACE DRAINAGE

- (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) No internal road or storm water services will be taken over by the local municipality at proclamation and a properly established legal entity shall take over the responsibility for the long term maintenance of the internal roads and storm water network.

1.4 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 shall take over the responsibility for the long term maintenance of the internal sewer network.

1.5 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 an 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 shall take over the responsibility for the long term maintenance of the internal water network.

1.6 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 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 shall take over the responsibility for the long term maintenance of the internal electricity network.

1.7 FORMATION, DUTIES AND RESPONSIBILITIES OF THE BODY CORPORATE

- (a) The Applicant shall open a sectional title scheme in respect of the erven in the township, which body corporate will ex lege be responsible for the owning and maintaining of the common property comprising of the erven and all the internal engineering services.

1.8 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.

1.9 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.

1.10 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.

1.11 REGISTRATION OF SERVITUDES

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

2. DISPOSAL OF EXISTING TITLE CONDITIONS

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

- A. 1) "Wanneer enige van die hoewes 1-54 (insluitend) en die Restant van die gedeelte van gedeelte van die plaas ROODEKRANS No. 183 Registrasie Afdeling I.Q., distrik KRUGERSDORP, groot as sodanig 322,5224 hektaar, soos gehou onder Akte van Transport No 9384/1928 deur afsonderlike eienaars gehou word sal die volgende serwitute en voorwaardes tussen die respektiewelike eienaars daarvan van toepassing wees.
- a) Die water wat in die bestaande datum in die Krokodilrivier op die Restant voormeld opgegaar word en wat vir gebruik beskikbaar gemaak word deur middel van die bestaande watervoor 'B' (wat gedeeltelik op Algemene plan S.G No A 2813/52 aangetoon word) sal uitsluitlik gebruik word deur hoewes N.O.S. 26 - 34 en 52 - 54 (insluitend) en die voormelde Restant van gedeelte van gedeelte van die gemelde plaas.
- b) Die water voormeld sal deur die respektiewe eienaars van die voormelde eiendomme in die volgende verhouding gebruik word:-
- (i) Deur die gemelde restant vanaf 6 uur n.m op Saterdag tot 6 n.m op Vrydag van elke week;
- (ii) Deur die gemelde hoewes 26 -34 en 53 -54 gesamentlik vanaf 6 uur n.m Saterdag van elke week;
- (iii) Die metode van gebruik van die water deur hoewes 26- 34 en 52 - 54 soos in paragraaf (ii) uiteengesit sal onderling tussen die eienaars daarvan gereël word;
- (iv) Die eienaars van hoewes N.O.S. 33 en 34 sal ook geregtig wees om hulle aandeel van die water uit voormelde watervoor gemerk 'B' te lei deur middel van die bestaande watervoor 'C' wat op Algemene Kaart S.G No A 2813/52 aangetoon word;
- (v) Die eiendomme voormeld wat geregtig is tot gebruik van die water deur middel van watervore 'B' en 'C' soos in paragrafe (i) – (iv) uiteengesit is sal geregtig wees tot 'n serwituuut van opdamming met betrekking tot die bestaande dam wat op die Restant van gedeelte van gedeelte van die gemelde plaas geleë is en ook tot regte van deurleiding van water deur middel van die watervore 'B' en 'C' voormeld.
- (vi) Die eienaars van die eiendomme wat geregtig is tot die water wat in paragrafe (i) tot (iv) beskryf word sal respektiewelik bydra tot die koste van instandhouding, reparasie, vergroting, verbetering en skoonmaak van watervore 'B' en die voormelde dam wat in die Krokodilrivier geleë en ook tot regte van deurleiding van water deur middel van die watervore "B" en "C" voormeld;
- a) Hoewes Nos 26-34 en 52-54 gesamentlik 1/7de aandeel;
- b) Die voormelde restant van gedeelte van gedeelte van gemelde plaas 6/7de aandeel met dien verstande egter dat die gemelde watervore tot by die punt waar dit die Suidelike grens van Hoewe No 26 oorkruis, gesamentlik deur die eienaars van die eiendomme wat die gebruik van water daaruit geniet, skoongemaak gerepareer, vergroot en verbeter sal word op die eerste Maandag van April van elke jaar en sodanige ander tye wanneer dit nodig geag mag word. Vanaf die suidelike grens van Hoewe No 26 voormeld sal die eienaar van elke hoewe verplig wees om die watervore gemerk 'B' op sy eie eiendom in goeie orde en reparasie te hou op sy eie koste.
- (vii) Ingeval enige eienaar weier of nalaat om sy verpligtings onder paragraaf (vi) uit te voer sal die ander eienaars geregtig wees om dit namens hom te doen en die koste daarvan van hom te eis.
2. Die eienaars van Hoewes No's 1-25 en 43 - 49 sal nie geregtig wees om enige water uit die Krokodilrivier voormeld te gebruik nie."

3. CONDITIONS OF TITLE

3.1 CONDITIONS OF TITLE IMPOSED IN FAVOUR OF THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

3.1.1 ALL ERVEN

- (a) The erf is subject to a servitude 2 metres wide for engineering services and other purposes in favour of the Local Authority 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 Local Authority: provided that the Local Authority 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 Local Authority 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 Authority is entitled to reasonable entry to the property on which the servitude is situated for the stated purpose, on the condition that the Local Authority will be liable for any damage caused during the installation, maintenance or removal of engineering services infrastructure and other works.

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

Erven 816, 817 and 818 shall be subject to an overhead power line servitude as indicated on the General Plan by the line ab which represents the centre line of the servitude, 18,00 metres wide in favour of Eskom SOC Limited.

Mr M P Raedani
MUNICIPAL MANAGER

February 2018

LOCAL AUTHORITY NOTICE 5 OF 2018**MOGALE CITY LOCAL MUNICIPALITY****KRUGERSDORP AMENDMENT SCHEME 1718**

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 36** 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 1718**.

Mr M P Raedani
MUNICIPAL MANAGER

February 2018

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Contact Centre Tel: 012-748 6200. eMail: info.egazette@gpw.gov.za
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