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LOCAL MUNICIPALITY NOTICE 16 OF 2012

MOGALE CITY LOCAL MUNICIPALITY

DECLARATION OF THE VILLAGE EXTENSION 1 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 The Village Extension 1 to be an approved Township, subject to the conditions set out in the Schedule hereto:

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION DONE BY SASOL PENSION FUND (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 332 OF THE FARM ROODEKRANS 183 IQ, HAS BEEN APPROVED.

1. CONDITIONS OF TITLE

1.1 NAME

The name of the township shall be The Village Extension 1.

1.2 DESIGN

The township shall consist of erven and a street as indicated on General Plan SG No. 9018/2008.

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 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) The township owner shall make a proportional contribution, as determined by the municipality, towards the upgrading of Furrow Road, as well as the upgrading of the intersection of Furrow Road and Hendrik Potgieter Drive.
- (e) If the township owner fails to comply with the stipulations of sub clauses (a), (b) (c) and (d) 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:

- (i) Comprehensive lay-out plans;
- (ii) Cross sections; and
- (iii) 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 local government;

All materials to be used with the construction of the sewerage system is subject to the approval and/or amendment of the local government.

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 water reticulation 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 of by the local government. All materials to be used in the proposed water network must be approved by the local government.

1.6 ELECTRICITY

Electrical power must be provided to the proposed township to the satisfaction of the local government.

1.7 DISPOSAL OF EXISTING TITLE CONDITIONS

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

1.8 REMOVAL OF REFUSE

The township owner must at own cost remove refuse within the township to the satisfaction of the local government, if required by the local government.

1.9 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.

1.10 RELOCATION OF POWERLINES

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.

1.11 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.

1.12 NOTARIAL TYING OF ERVEN

The township owner shall, at his own expense, cause Erven 4 and 5 in the township to be consolidated immediately after the proclamation of the township. The resulting new cadastral entity shall be notorially tied with erven in the proposed township The Village Extension 8, to be established on Holding 7, Diswilmar Agricultural Holdings immediately subsequent to its proclamation so as to operate for all intents and purposes as one single property.

2. 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)

2.1 ALL ERVEN

- (a) The erf is subject to a servitude 2 metres 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 2 metres 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 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 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 erf is 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.

D M Mashitisho
MUNICIPAL MANAGER

7 June 2012

PLAASLIKE BESTUURSKENNISGEWING 768

PLAASLIKE MUNISIPALITEITSKENNISGEWING 16 VAN 2012

MOGALE CITY PLAASLIKE MUNISIPALITEIT

VERKLARING VAN THE VILLAGE UITBREIDING 1 TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Mogale City Plaaslike Munisipaliteit hierby die dorp The Village Uitbreiding 1 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in the bygaande Bylae:

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR SASOL PENSIOENFONDS (HIERIN NA VERWYS AS DIE APPLIKANT / DORPSTIGTER) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 332 VAN DIE PLAAS ROODEKRANS 183 IQ, GOEDGEKEUR IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is The Village Uitbreiding 1.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No 9018/2008.

1.3 STORMWATERDREINERING EN STRAATONTWERP

- (a) Die dorpseienaar moet op versoek van die plaaslike regering 'n gedetailleerde skema, volledig met planne, deursnee en spesifikasies, opgestel deur 'n siviele ingenieur wat deur die plaaslike regering goedgekeur is, voorsien vir die daargestelling van 'n ondergrondse waterdreineringsstelsel. Sodanige stelsel moet so ontwerp word sodat dit die afloop van 'n 1:10 jaar reënstorm kan hanteer en moet verder verseker dat die afloop van 'n 1:100 jaar reënstorm na die naaste gedefinieerde waterafloop gelei kan word sonder om aanliggende eiendomme te oorstroom. Die ontwerp van die dreineringsstelsel moet aspekte soos teermakadamisering, beranding and kanalisering van strate bevat en omskryf, asook die voorsiening van keermure wat deur die plaaslike regering nodig geag mag word.

Die dreineringsstelsel moet waar nodig, voorsiening maak vir die opvang van stormwater in opvangputte, vanwaar dit weggevoer moet word in waterdigte pype, op so 'n wyse dat water op geen wyse sal opgaan of insypel op of naby die oppervlakte van die grond nie. Die genoemde waterpype moet van 'n duursame materiaal gemaak wees en moet deur die plaaslike regering goedgekeur word. Verder moet die skema die roete en helling aandui deur middel waarvan elke erf toegang tot die aangrensende straat verkry.

- (b) Die dorpseienaar moet die konstruksie van paaie in terme van die goedgekeurde skema op eie koste, namens en tot bevrediging van die plaaslike regering, onder

toesig van 'n siviele ingenieur deur die plaaslike regering goedgekeur, uitvoer.

- (c) Die dorpseienaar is verantwoordelik vir die instandhouding van strate tot bevrediging van die plaaslike regering totdat die strate ooreenkomstig subklousule (b) gebou is.
- (d) Die dorpseienaar sal 'n proporsionele bydrae maak, soos bepaal deur die plaaslike regering, tot die opgradering van Furrowweg asook die opgradering van die interseksie van Furrowweg met Hendrik Potgieterrylaan.
- (e) Indien die dorpseienaar versuim om aan die bepalings van subklousules (a), (b) en (c) hiervan te voldoen, is die plaaslike regering geregtig om die werk op die onkoste van die dorpseienaar te doen.

1.4 RIOOL

Die dorpseienaar moet op versoek van die plaaslike regering die volgende inligting van die voorgestelde dorp se rioolstelsel voorsien:

- (i) Volledige lengteplanne;
- (ii) Lengtesnitte; en
- (iii) Spesifikasies van materiale en toerusting wat gebruik gaan word by die aanleg van sodanige rioolstelsel.

Die rioolstelsel moet deur 'n goedgekeurde professionele ingenieur ontwerp word, volgens spesifikasies en standaarde deur die plaaslike regering neergelê tot die bevrediging van die plaaslike regering;

Verder is alle materiale wat gebruik word by die aanleg van die rioolstelsel onderworpe aan die goedkeuring en/of wysiging deur die plaaslike regering.

1.5 WATER

Die dorpseienaar moet op versoek van die plaaslike regering 'n gedetailleerde skema, volledig met planne, lengtesnitte en spesifikasies vir die voorsiening van 'n ondergrondse waternetwerk vir goedkeuring voorlê.

Die waternetwerk moet voorsiening maak vir 'n wateraansluiting onder druk vir elke erf en moet ontwerp word deur 'n professionele ingenieur wat deur die plaaslike regering goedgekeur is. Alle materiale wat in sodanige netwerk gebruik sal word, moet deur die plaaslike regering goedgekeur word.

1.6 ELEKTRISITEIT

Elektriese krag moet voorsien word aan die voorgestelde dorp tot die bevrediging van die plaaslike regering.

1.7 BESIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, as daar is, ingeslote die reservering van mineraleregte.

1.8 VERWYDERING VAN ROMMEL

Die dorpseienaar moet op eie koste alle rommel binne die dorp laat verwyder tot bevrediging van die plaaslike regering, soos en wanneer die plaaslike regering dit mag vereis.

1.9 VERSKUIWING OF VERVANGING VAN MUNISIPALE DIENSTE

Indien die stigting van die dorp daartoe sou lei dat munisipale dienste verskuif of vervang moet word sal die dorpseienaar verantwoordelik wees vir alle kostes daaraan verbonde.

1.10 VERSKUIWING VAN KRAGLYNE

Indien die stigting van die dorp daartoe lei dat Eskom toerusting verskuif moet word sal die dorpseienaar verantwoordelik wees vir alle kostes daaraan verbonde.

1.11 VERSKUIWING VAN TELKOM TOERUSTING

Indien die stigting van die dorp daartoe lei dat Telkom toerusting verskuif moet word sal die dorpseienaar verantwoordelik wees vir alle kostes daaraan verbonde.

1.12 NOTARIËLE VERBINDING VAN ERWE

Die dorpseienaar moet op eie onkoste Erwe 4 en 5 in die dorp laat konsolideer onmiddelik na die proklamasie van die dorp. Die resulterende nuwe kadastrale entiteit moet dan notarieël verbind word met die erwe in die voorgestelde dorp The Village Uitbreiding 8, wat op Hoewe 7, Diswilmar Landbouhoewes gestig staan te word, onmiddelik na die proklamasie daarvan sodat die erwe in die twee genoemde dorpe vir alle doeleindes as 'n enkele sal eiendom opereer.

2. TITELVOORWAARDES

VOORWAARDES OPGELÊ DEUR DIE PLAASLIKE REGERING INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986)

2.1 ALLE ERWE

- (a) Die erf is onderworpe aan 'n serwituut 2 meter breed, vir riolering en ander munisipale doeleindes, ten gunste van die plaaslike regering langs enige twee grense, uitgesonderd 'n straatgrens en in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 meter breed oor die toegangsgedeeltes van die erf, indien en wanneer verlang deur die plaaslike regering:- Met dien verstande dat die plaaslike regering van sodanige serwituut mag afsien.
- (b) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 meter daarvan geplant word nie.
- (c) Die plaaslike regering is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke wat hy volgens goeëddunke noodsaaklik ag,

tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike regering geregtig tot redelike toegang tot die genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike regering enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolpypleidings en ander werke veroorsaak word.

- (d) (i) Die erf is geleë in 'n gebied met bodemeienskappe wat geboue en strukture nadelig kan beïnvloed en skade tot gevolg kan hê. Bouplanne wat by die plaaslike regering ingedien word, moet maatreëls aantoon in ooreenstemming met aanbevelings vervat in die ingenieurs geologiese verslag wat vir die dorp opgestel is, om moontlike skade aan die gebou en struktuur as gevolg van die ongunstige fonderings toestande te beperk, tensy bewys gelewer kan word aan die plaaslike regering dat sodanige maatreëls onnodig is.
- (ii) Ten einde skade aan geboue en strukture weens nadelige grondtoestande te beperk moet die fundamente en ander struktuur elemente van geboue en strukture deur 'n bevoegde professionele ingenieur ontwerp word. Dit word aanbeveel dat 'n fondasie ondersoek vir elke individuele erf onderneem word voor enige konstruksie plaasvind.

D M Mashitsho
MUNISIPALE BESTUURDER

7 Junie 2012

LOCAL AUTHORITY NOTICE 769

LOCAL MUNICIPALITY NOTICE 17 OF 2012

MOGALE CITY LOCAL MUNICIPALITY

KRUGERSDORP AMENDMENT SCHEME 1375

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 The Village Extension 1 being an amendment of the Krugersdorp Town Planning Scheme, 1980.

The amendment scheme further entails that the land be excluded from the Peri-Urban Town Planning Scheme, 1975 and that the boundaries of the Krugersdorp Town Planning Scheme, 1980, be extended to incorporate the land.

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 1375.

D M Mashitisho
MUNICIPAL MANAGER

7 June 2012

PLAASKLIKE BESTUURSKENNISGEWING 769

PLAASLIKE MUNISIPALITEITSKENNISGEWING 17 VAN 2012

MOGALE CITY PLAASLIKE MUNISIPALITEIT

KRUGERSDORP WYSIGINGSKEMA 1375

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 Mogale City Plaaslike Munisipaliteit 'n wysigingskema met betrekking tot die grond in die dorp The Village Uitbreiding 1 synde 'n wysiging van die Krugersdorp Dorpsbeplanningskema, 1980 goedgekeur het.

Die wysigingskema behels verder dat die betrokke grond uitgesluit word uit die Buitestedelike Gebiede Dorpsbeplanningskema, 1975 en dat die grense van die Krugersdorp Dorpsbeplanningskema, 1980 uitgebrei word om die grond te inkorporeer.

Die Kaart 3 dokumentasie en die skemaklousules van hierdie wysigingskema word deur die Munisipale Bestuurder van die Mogale City Plaaslike Munisipaliteit en die Direkteur-generaal: Gauteng Provinsiale Regering, Departement Ontwikkelingsbeplanning en Plaaslike Regering, Corner House, Marshalltown, gehou en is gedurende gewone kantoorure ter insae.

Hierdie wysigingskema staan bekend as Krugersdorp Wysigingskema 1375.

D M Mashitisho
MUNISIPALE BESTUURDER

7 Junie 2012