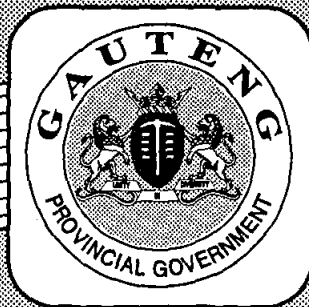


THE PROVINCE OF
GAUTENG



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Vol. 1

PRETORIA, 20 DECEMBER 1995
DESEMBER

No. 118

LOCAL AUTHORITY NOTICES PLAASLIKE BESTUURSKENNISGEWINGS

LOCAL AUTHORITY NOTICE 3468

PRETORIA METROPOLITAN SUBSTRUCTURE

PRETORIA AMENDMENT SCHEME 5925

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 Pretoria Metropolitan Substructure has approved an amendment scheme with regard to the land in the township of Moreletapark Extension 46, being an amendment of the Pretoria Town-planning Scheme, 1974.

Map 3 and the scheme clauses of this amendment scheme are filed with the Chief Executive/Town Clerk of Pretoria and are open to inspection during normal office hours.

This amendment is known as Pretoria Amendment Scheme 5925.
(K13/2/Moreletapark X46)

City Secretary.
(Notice 107 of 1996)

1054541—A

PLAASLIKE BESTUURSKENNISGEWING 3468

PRETORIA METROPOLITAANSE SUBSTRUKTUUR

PRETORIA-WYSIGINGSKEMA 5925

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 Pretoria Metropolitaanse Substruktuur 'n wysigingskema met betrekking tot die grond in die dorp Moreletapark-uitbreiding 46, synde 'n wysiging van die Pretoria-dorpsbeplanningskema, 1974, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Uitvoerende Hoof/Stadsklerk van Pretoria, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Pretoria-wysigingskema 5925.
(K13/2/Moreletapark X46)

Stadsekretaris.
(Kennisgewing 107 van 1996)

118—1

LOCAL AUTHORITY NOTICE 3469**PRETORIA METROPOLITAN SUBSTRUCTURE****DECLARATION OF MORELETAPARK EXTENSION 46 AS APPROVED TOWNSHIP**

In terms of section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Pretoria Metropolitan Substructure hereby declares the Township of **Moreletapark Extension 46** to be an approved township, subject to the conditions set out in the Schedule hereto.

(K13/2/MORELETAPARK X46)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY GROUP FIVE RESIDENTIAL PROPERTIES (PTY) LIMITED IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP PORTION 442) OF THE FARM GARSTFONTEIN 374 JR, GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 Name:**

The name of the township shall be **Moreletapark Extension 46**.

1.2. Design:

The township shall consist of erven and streets indicated on General Plan No. A10962/1995.

1.3 Disposal of existing conditions of title:

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

the following servitude which only affects Erf 5725 in the township:

"A. By virtue of notarial Deed K853/1976S, the remaining extent of Portion 52 of the said farm GARSTFONTEIN 374 JR, measuring 197,7659 hectares (of which the property hereby transferred forms a portion) is subject to a powerline servitude 12 metres and 51 metres wide in favour of the CITY COUNCIL OF PRETORIA as shown on Diagram SG A6181/1974 (and the centre line of the 51,00 metres wide servitude being indicated by the line d e f on the annexed Diagram SG A1601/1989), as will more fully appear from reference to the said notarial deed."

the following which does not affect the township;

"B. Kragtens Akte van Transport T56541/91 geregistreer op 28 Augustus 1991 is die eiendom onderhewig aan 'n servituut van reg-van-weg ten gunste van Gedeelte 397 ('n gedeelte van Gedeelte 389) van die plaas Garstfontein 374 Registrasie Afdeling JR Transvaal."

1.4 Land for municipal purposes:

The following erf/erven shall be transferred to the local authority by and at the expense of the township owner:

Municipal: Erf 5725

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 Demolition of buildings and structures:

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

1.7 Removal of litter:

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

1.8 Removal and/or replacement of Eskom power lines:

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

PLAASLIKE BESTUURSKENNISGEWING 3469**PRETORIA METROPOLITAANSE SUBSTRUKTUUR****VERKLARING VAN MORELETAPARK UITBREIDING 46 TOT GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Pretoria Metropolitaanse Substruktuur hierby die dorp **Moreletapark-uitbreiding 46** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(K13/2/MORELETAPARK X46)

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR GROUP FIVE RESIDENTIAL PROPERTIES (PTY) LIMITED INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPS-BEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 442) VAN DIE PLAAS GARSTFONTEIN 374 JR, GAUTENG, TE STIG, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES**1.1 Naam:**

Die naam van die dorp is **Moreletapark-uitbreiding 46**.

1.2. Ontwerp:

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG A10962/1995.

1.3 Beskikking oor bestaande titelvoorwaardes:

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd—

die volgende servituut wat slegs Erf 5725 in die dorp raak:

"A. By virtue of notarial Deed K853/1976S, the remaining extent of Portion 52 of the said farm GARSTFONTEIN 374 JR, measuring 197,7659 hectares (of which the property hereby transferred forms a portion) is subject to a powerline servitude 12 metres and 51 metres wide in favour of the CITY COUNCIL OF PRETORIA as shown on Diagram SG A6181/1974 (and the centre line of the 51,00 metres wide servitude being indicated by the line d e f on the annexed Diagram SG A1601/1989), as will more fully appear from reference to the said notarial deed."

die volgende servituut wat nie hierdie dorp raak nie;

"B. Kragtens Akte van Transport T56541/91 geregistreer op 28 Augustus 1991 is die eiendom onderhewig aan 'n servituut van reg-van-weg ten gunste van Gedeelte 397 ('n gedeelte van Gedeelte 389) van die plaas Garstfontein 374 Registrasie Afdeling JR Transvaal."

1.4 Grond vir munisipale doeleindes:

Die volgende erf/erwe moet deur en op koste van die dorpsseenaar aan die plaaslike bestuur oorgedra word:

Munisipaal: Erf 5725

1.5 Verskuiwing en/of verwydering van munisipale dienste:

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale dienste te verskuif of te vervang, moet die koste daarvan deur die dorpsseenaar gedra word.

1.6 Sloping van geboue en strukture:

Die dorpsseenaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes en kantruimtes of oor gemeenskaplike grense geleë is, of bouvallige strukture laat sloop tot tevredenheid van die Pretoria Metropolitaanse Substruktuur wanneer die Pretoria Metropolitaanse Substruktuur dit vereis.

1.7 Verwydering van rommel:

Die dorpsseenaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot tevredenheid van die Pretoria Metropolitaanse Substruktuur wanneer die Pretoria Metropolitaanse Substruktuur dit vereis.

1.8 Verskuiwing en/of verwydering van Eskom kraglyne:

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande kraglyne van Eskom te verskuif, moet die koste daarvan deur die dorpsseenaar gedra word.

1.9 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. CONDITIONS OF TITLE

2.1 The erven mentioned below shall be subject to the condition as indicated, laid down by the Pretoria Metropolitan Substructure in terms of the provisions of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986):

2.1.1 All erven with the exception of the erven referred to in clause 1.4:

2.1.1.1 The erf shall be subject to a servitude, 2 m wide, for municipal services (water/sewerage/electricity/stormwater) (hereinafter referred to as "the services"), in favour of the local authority, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 2 m 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.

2.1.1.2 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 2 m from it.

2.1.1.3 The Pretoria Metropolitan Substructure 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 Pretoria Metropolitan Substructure shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Pretoria Metropolitan Substructure shall make good any damage caused during the laying, maintenance or removal of such services and other works.

2.1.2 Erf/Erven 5735, 5744 and 5758:

2.1.2.1 The erf shall be subject to a servitude for municipal services 3 m wide (stormwater) in favour of the Pretoria Metropolitan Substructure, as indicated on the general plan.

2.1.2.2 No building 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 2 m therefrom.

2.1.2.3 The Pretoria Metropolitan Substructure shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavated during the laying, maintenance or removal of such services and other works which in its discretion it regards essential, and furthermore the Pretoria Metropolitan Substructure shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Pretoria Metropolitan Substructure shall make good any damage caused during the laying, maintenance or removal of such main sewer pipelines and other works.

1.9 Verskuiwing en/of verwydering van Telkom dienste:

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande dienste van TELKOM te verskuif en/of te verwyder moet die koste daarvan deur die dorpsieenaar gedra word.

2. TITELVOORWAARDES

2.1 Die erwe hieronder genoem, is onderworpe aan die voorwaarde soos aangedui, opgelê deur die Pretoria Metropolitaanse Substruktuur ingevolge die bepaling van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986):

2.1.1 Alle erwe met uitsondering van die erwe genoem in klousule 1.4:

2.1.1.1 Die erf is onderworpe aan 'n serwituut, 2 m breed, vir munisipale dienste (water/riool/elektrisiteit/stormwater) (hierna "die dienste" genoem), ten gunste van die Pretoria Metropolitaanse Substruktuur langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 2 m breed, oor die toegangsgedeelte van die erf, indien en wanneer die plaaslike bestuur dit verlang: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.

2.1.1.2 Geen geboue of ander strukture mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 m daarvan geplant word nie.

2.1.1.3 Die Pretoria Metropolitaanse Substruktuur is daarop geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige dienste en ander werke wat hy na goëddunke noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die Pretoria Metropolitaanse Substruktuur geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Pretoria Metropolitaanse Substruktuur enige skade vergoed wat gedurende die aaleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.

2.1.2 Erf/Erwe 5735, 5744 en 5758:

2.1.2.1 Die erf is onderworpe aan 'n serwituut vir munisipale dienste 3 meter breed (stormwater) ten gunste van die Pretoria Metropolitaanse Substruktuur, soos op die algemene plan aangedui.

2.1.2.2 Geen geboue of ander strukture mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 m daarvan geplant word nie.

2.1.2.3 Die Pretoria Metropolitaanse Substruktuur is daarop geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van munisipale dienste en ander werke wat hy na goëddunke noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die Pretoria Metropolitaanse Substruktuur geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Pretoria Metropolitaanse Substruktuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige munisipale dienste en ander werke veroorsaak word.

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