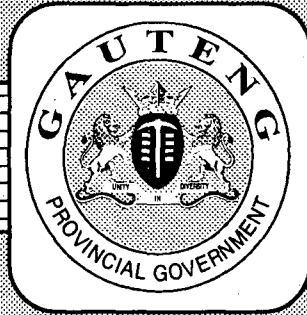


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

Selling price • Verkoopprys: **R2,50**
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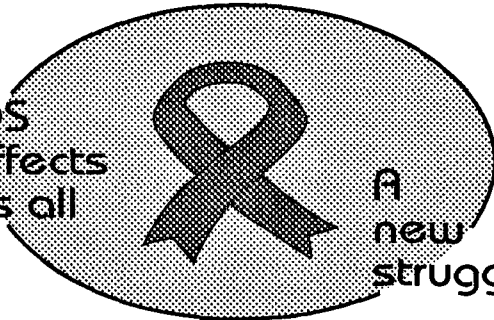
Vol. 8

PRETORIA, 14 OCTOBER 2002
OKTOBER

No. 348

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

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DEPARTMENT OF HEALTH



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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1602

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

PRETORIA AMENDMENT SCHEME 8913

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 City of Tshwane Metropolitan Municipality has approved an amendment scheme with regard to the land in the township of Moreletapark Extension 43, being an amendment of the Pretoria Town-planning Scheme, 1974.

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

This amendment is known as Pretoria Amendment Scheme 8913.

(K13/2/Moreletapark x43)

General Manager: Legal Services

PLAASLIKE BESTUURSKENNISGEWING 1602

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

PRETORIA WYSIGINGSKEMA 8913

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 Stad Tshwane Metropolitaanse Munisipaliteit 'n wysigingskema met betrekking tot die grond in die dorp Moreletapark Uitbreiding 43, synde 'n wysiging van die Pretoria-dorpsbeplanningskema, 1974, goedgekeur het.

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

Hierdie wysiging staan bekend as Pretoria-wysigingskema 8913.

(K13/2/Moreletapark x43)

Hoofbestuurder: Regsdienste

LOCAL AUTHORITY NOTICE 1603

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF MORELETAPARK EXTENSION 43 AS APPROVED TOWNSHIP

In terms of section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986), the City of Tshwane Metropolitan Municipality hereby declares the Township of Moreletapark Extension 43 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(K13/2/Moreletaparkx43)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY SUNRISE MORELETAPARK (PROPRIETARY) LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT) IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO. 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 566 OF THE FARM GARSFONTEIN 374 JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Moreletapark Extension 43.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No.5585/2002.

1.3 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have Erf 7105 and Erf 7106 in the township consolidated. The City of Tshwane Metropolitan Municipality hereby grants its consent to the consolidation.

1.4 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 the following servitudes which do not affect the township:

1. "By virtue of Notarial Deed K.270/1979-S dated the 15th January 1979, the former Portion 565 (a portion of portion 102) which forms a portion of the consolidated property, is subject to a water pipeline servitude as depicted by the figure ABC on diagram S.G. no 2873/1978 in favour of the City of Tshwane Metropolitan Municipality, as will more fully appear from reference to the said Notarial Deed."
2. "By virtue of Notarial Deed K6413/98 dated 23 October 1998, the former Portion 565 (a portion of portion 102) which forms a portion of the consolidated property, is subject to a pipeline servitude in perpetuity with ancillary rights in favour of Rand Water Board, as depicted by the figure ABCDEFG on diagram no A.9445/1992."

1.5 ENDOWMENT

Payable to the City of Tshwane Metropolitan Municipality.

The township owner shall pay the City of Tshwane Metropolitan Municipality as endowment a total amount of R106 000 which amount shall be used by the City of Tshwane Metropolitan Municipality for the acquisition of land for park and/or public open space purposes.

The said endowment amount shall be payable in accordance with the provisions of section 81 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

OR

The applicant shall at his own expense enter into a donation agreement with the City of Tshwane Metropolitan Municipality within the period of three (3) months after the approval of the township in terms of section 98 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) or before proclamation of the township in terms of section 103 of the said Ordinance, whichever ever occurs first, in terms of which the applicant agrees to donate a portion (not less than 1 752m²) of the farm Garstfontein 374 JR which shall be transferred to the City of Tshwane Metropolitan Municipality to be used for park and/or public open space purposes.

The applicant (Donor) will arrange for the property to be surveyed and a diagram in respect thereof be prepared. The donation takes place subject to all applicable title conditions and any condition imposed on division of land.

The applicant (Donor) is liable for payment of the cost and relating to the preparation of the donation agreement as well as the transfer costs, including transfer duty (if any). The applicant is also liable for any donation tax which may be payable.

1.6 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.

1.7 DEMOLITION OF BUILDINGS AND STRUCTURES

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

1.8 REMOVAL OF LITTER

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

1.9 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.

1.10 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 City of Tshwane Metropolitan Municipality in terms of the provisions of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986):

2.1.1 ALL ERVEN

2.1.1.1 The erf shall be subject to a servitude, 2m 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, 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.

2.1.1.2 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.

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

PLAASLIKE BESTUURSKENNISGEWING 1603**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****VERKLARING VAN MORELETAPARK UITBREIDING 43 TOT GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No. 15 van 1986), verklaar die Stad Tshwane Metropolitaanse Munisipaliteit hierby die dorp Moreletapark Uitbreiding 43 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(K13/2/Moreletapark x43)

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR SUNRISE MORELETAPARK (PROPRIETARY) LIMITED (HIERNA GENOEM DIE APPLIKANT) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 566 VAN DIE PLAAS GARSTFONTEIN 374 JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES**1.1 NAAM**

Die naam van die dorp is Moreletapark Uitbreiding 43.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No. 5585/2002.

1.3 KONSOLIDASIE VAN ERWE

Die dorpseienaar moet vir sy eie koste Erf 7105 en Erf 7106 in die dorp konsolideer. Die Stad Tshwane Metropolitaanse Munisipaliteit verleen toestemming daarvoor.

1.4 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd die volgende derwitute wat nie die dorp raak nie:

1. "By virtue of Notarial Deed K.270/1979-S dated the 15th January 1979, the former Portion 565 (a portion of portion 102) which forms a portion of the consolidated property, is subject to a water pipeline servitude as depicted by the figure ABC on diagram S.G. no 2873/1978 in favour of the City of Tshwane Metropolitan Municipality, as will more fully appear from reference to the said Notarial Deed."
2. "By virtue of Notarial Deed K6413/98 dated 23 October 1998, the former Portion 565 (a portion of portion 102) which forms a portion of the consolidated property, is subject to a pipeline servitude in perpetuity with ancillary rights in favour of Rand Water Board, as depicted by the figure ABCDEFG on diagram no A.9445/1992."

1.5 BEGIFTIGING

Betaalbaar aan die Stad Tshwane Metropolitaanse Munisipaliteit.

Die dorpseienaar moet aan die Stad Tshwane Metropolitaanse Munisipaliteit, as begiftiging, 'n totale bedrag van R106 000 betaal, welke bedrag deur die Stad Tshwane Metropolitaanse Munisipaliteit aangewend moet word vir die verkryging van grond vir park- en/of openbare-oopruimtedoeleindes.

Die genoemde begiftigingsbedrag is betaalbaar kragtens die bepalings van artikel 81 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).

OF

Die applikant moet op eie koste 'n donasie ooreenkoms aangaan met die Stad Tshwane Metropolitaanse Munisipaliteit binne 'n periode van drie (3) maande na die goedkeuring van die dorp in terme van bepaling 98 van die Dorpsbeplanning en Dorpe Ordonnansie, 1986 (Ordonnansie 15 van 1986) op of voor die proklamasie van die dorp in terme van bepaling 103 van die genoemde Ordonnansie, watter een ook al eerste in werking tree, in terme van die ooreenkoms waarin 'n gedeelte as donasie oorgedra word, (nie kleiner as 4 272m⁵) van die plaas Garstfontein 374 JR wat getranspoteer word na die Stad Tshwane Metropolitaanse Munisipaliteit om te gebruik as park en/of publieke oop spasie.

Die applikant (Donateur) moet reël om die eiendom te meet en 'n diagram in terme daarvan voor te berei. Die donasie vind plaas onderworpe aan die voorgestelde titel voorwaardes en enige ander voorwaarde wat op die gedeelte van die land aangebring is.

Die applikant (Donateur) is verantwoordelik vir die betaling van koste en aanverwante voorbereidings van die donasie ooreenkoms asook die oordragkoste, insluitend oordrag verantwoordelikhede (indien enige). Die applikant is ook verantwoordelik vir donasie belasting wat betaalbaar mag wees.

1.6 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 dorpseienaar gedra word.

1.7 SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes en kantruimtes of oor gemeenskaplike grense gelê is, of bouvallige strukture laat sloop tot tevredeheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis.

1.8 VERWYDERING VAN ROMMEL

Die dorpseienaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot tevredeheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis.

1.9 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 dorpseienaar gedra word.

1.10 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 dorpseienaar gedra word.

2. TITELVOORWAARDES

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

2.1.1 ALLE ERWE

2.1.1.1 Die erf is onderworpe aan 'n serwituut, 2m breed, vir munisipale dienste (water/riool/elektrisiteit/stormwater) (hierna "die dienste" genoem), ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 2m 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 2m daarvan geplant word nie.
- 2.1.1.3 Die Stad Tshwane Metropolitaanse Munisipaliteit 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 goeë dunnke noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die Stad Tshwane Metropolitaanse Munisipaliteit geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Stad Tshwane Metropolitaanse Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.
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