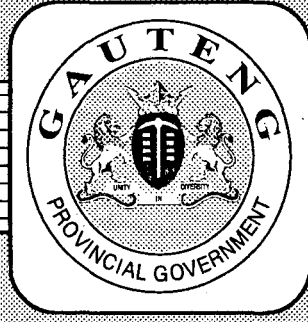


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**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

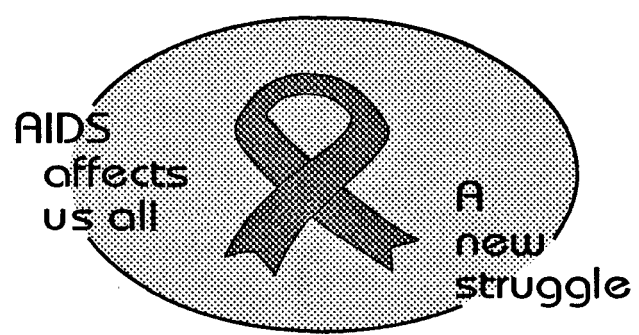
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Vol. 8

PRETORIA, 5 MARCH
MAART 2002

No. 60

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LOCAL AUTHORITY NOTICES PLAASLIKE BESTUURSKENNISGEWINGS

LOCAL AUTHORITY NOTICE 325

KUNGWINI LOCAL MUNICIPALITY PERI-URBAN AMENDMENT SCHEME 365

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 Kungwini Local Municipality has approved an amendment scheme with regard to the land in the township of Boardwalk Manor, being an amendment of the Peri-Urban Town-planning Scheme, 1975.

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 Peri-Urban Scheme 365

KUNGWINI LOCAL MUNICIPALITY DECLARATION OF BOARDWALK MANOR AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986), the Kungwini Local Municipality hereby declares the Township of Boardwalk Manor to be an approved township, subject to the conditions as set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY ERF 105 ERASMUSKLOOF X 3 CC 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 70 OF THE FARM TWEEFONTEIN NO. 372 JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Boardwalk Manor

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No. 8707/2002

1.3 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 shall not be transferred to the erven in the township -

"B Kragtens akte van sessie K 2978/1983 S is 'n kraglyn serwituut gesedeer aan die STADSRAAD VAN PRETORIA.

BY virtue of notarial deed K 3419/1985 S the centre line of the above servitude is indicated by the line AB on diagram S.G. No. A 6272/83 attached to deed of cession K 2978/1983 S.

C BY virtue of notarial deed of servitude K 6918/1994 S dated 16th NOVEMBER, 1994, the within mentioned property is subject to a pipeline servitude consisting of a strip of ground 1,0485 hectares in extent, as indicated by the figure ABCD on diagram S.G. No. A

1000/1992 with certain ancillary rights, as will more fully appear from the said notarial deed of servitude.

- D AND FURTHER SUBJECT to a pipe-line servitude, 4 metres wide, in favour of the local authority, on the north-western boundary indicated on figure EA as more fully set out on Diagram S.G. No. 565/2001.

1.4 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.

1.5 DEMOLITION OF BUILDINGS AND STRUCTURES

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

1.6 REMOVAL OF LITTER

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

1.7 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.

1.8 RESTRICTION ON THE ALIENATION OF ERF 49

The township owner shall not offer for sale or alienate Erf 49, unless the servitude for road purposes registered against the erf is cancelled or until such time that it will automatically lapse.

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.

1.10 ERVEN TO BE TRANSFERRED TO THE SECTION 21 COMPANY

The following erven should be transferred to the Section 21 Company by and at the expense of the township owner:

Erven 103 to 107

2. CONDITIONS OF TITLE

- 2.1 The erven mentioned below shall be subject to the condition as indicated, laid down by the Kungwini Local Municipality 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 1.10

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

2.1.2 ERVEN 103 TO 106

- 2.1.2.1 The erf shall be subject to a general servitude for municipal services in favour of the Kungwini Local Municipality, as indicated on the general plan.
- 2.1.2.2 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 therefrom.
- 2.1.2.3 The Kungwini Local 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 essential, and furthermore the Kungwini Local Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provisions that the Kungwini Local Municipality shall make good any damage caused during the laying, maintenance or removal of such main sewer pipelines and other works.

2.1.3 ERVEN 1 to 4 and 104

- 2.1.3.1 The erf shall be subject to a servitude 6 metres wide for municipal purposes (water, sewer, and stormwater) (hereinafter referred to as "the services") in favour of the Kungwini Local Municipality, as indicated on the general plan.
- 2.1.3.2 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 therefrom.
- 2.1.3.3 The Kungwini Local 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 essential, and furthermore the Kungwini Local Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Kungwini Local Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

2.1.4 ERF 59

- 2.1.4.1 The erf shall be subject to a servitude 2 metres wide for municipal purposes (sewer) (hereinafter referred to as "the services") in favour of the Kungwini Local Municipality, as indicated on the general plan.
- 2.1.3.2 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 therefrom.
- 2.1.3.3 The Kungwini Local 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 essential, and furthermore the Kungwini Local Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Kungwini Local Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

2.1.5 ERF 2 AND 18

- 2.1.5.1 The erf shall be subject to a servitude for municipal purposes (stormwater) (hereinafter referred to as "the services") in favour of the Kungwini Local Municipality, as indicated on the general plan.
- 2.1.5.2 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 therefrom.
- 2.1.5.3 The Kungwini Local 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 essential, and furthermore the Kungwini Local Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Kungwini Local Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

2.1.6 ERF 1 to 102

A Section 21 Company ("Home Owners Association) must be registered. The owners of the abovementioned erven must become members of the the Section 21 Company.

2.1.7 ERF 49

The erf shall be subject to a servitude for road purposes in favour of the Section 21 Company for the exclusive use of construction vehicles. This condition will automatically lapse four (4) years after the township is declared an approved township.

The township owner will close the access immediately on a permanent basis when the four (4) years have lapsed.

If, in the discretion of the Local Authority, the temporally access causes problems of whatever nature during the period of four (4) years, the township owner will at its own expense close the access or rectify the problem, if possible, to the satisfaction of the Local Authority and without any costs for the Local Authority.

PLAASLIKE BESTUURSKENNISGEWING 325**KUNGWINI PLAASLIKE MUNISIPALITEIT
PERI-URBAN WYSIGINGSKEMA 365**

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 Kungwini Plaaslike Munisipaliteit 'n wysigingskema met betrekking tot die grond in die dorp Boardwalk Manor, synde 'n wysiging van die Peri-Urban Dorpsbeplanningskema, 1975, 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 die Peri-Urban wysigingskema 365

**KUNGWINI PLAASLIKE MUNISIPALITEIT
VERKLARING VAN BOARDWALK MANOR TOT 'N GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No. 15 van 1986), verklaar die Kungwini Plaaslike Munisipaliteit hierby die dorp Boardwalk Manor tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR ERF 105 ERASMUSKLOOF x 3 CC INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 70 VAN DIE PLAAS TWEEFONTEIN NO. 372 JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES**1.1 NAAM**

Die naam van die dorp is Boardwalk Manor

1.2 ONTWERP

Die dorp bestaan uit erwe, parke en strate soos aangedui op Algemene Plan LG No. 8707/2002

1.3 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 serwitute wat nie aan die erwe in die dorp oorgedra moet word nie:

"B Kragtens akte van sessie K 2978/1983 S is 'n kraglyn serwituut gesedeer aan die STADSRAAD VAN PRETORIA.

BY virtue of notarial deed K 3419/1985 S the centre line of the above servitude is indicated by the line AB on diagram S.G. No. A 6272/83 attached to deed of cession K 2978/1983 S.

C BY virtue of notarial deed of servitude K 6918/1994 S dated 16th NOVEMBER, 1994, the within mentioned property is subject to a pipeline servitude consisting of a strip of ground 1,0485 hectares in extent, as indicated by the figure ABCD on diagram S.G. No. A 1000/1992 with certain ancillary rights, as will more fully appear from the said notarial deed of servitude.

D AND FURTHER SUBJECT to a pipe-line servitude, 4 metres wide, in favour of the local authority, on the north-western boundary indicated on figure EA as more fully set out on Diagram S.G. No. 565/2001.

1.4 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.

1.5 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 tevredenheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis.

1.6 VERWYDERING VAN ROMMEL

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

1.7 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.

1.8 BEPERKING OP DIE VERVREEMDING VAN ERF 49

Die dorpseienaar mag nie Erf 49 te koop aanbied of vervreem nie tensy die serwituut vir paddoeleindes wat oor die erf geregistreer is gekanselleer is of tot sodanige tyd wat dit outomaties verval nie.

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 dorpseienaar gedra word.

1.10 ERWE WAT OORGEDRA MOET WORD AAN DIE ARTIKEL 21 MAATSKAPPY

Die volgende erwe moet oorgedra word aan die Artikel 21 Maatskappy deur en op die koste van die dorpseienaar:

Erwe 103 tot 107

2. TITELVOORWAARDES

2.1 Die erwe hieronder genoem, is onderworpe aan die voorwaarde soos aangedui, opgelê deur die Kungwini Plaaslike Munisipaliteit ingevolge die bepalings 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 1.10

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

2.1.2 ERWE 103 TOT 106

2.1.2.1 Die erf is onderworpe aan 'n algemene serwituut vir munisipale dienste ten gunste van die Kungwini Plaaslike Munisipaliteit, 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 2m daarvan geplant word nie.

2.1.2.3 Die Kungwini Plaaslike Munisipaliteit 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 goeëddunke noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die Kungwini Plaaslike Munisipaliteit geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Kungwini Plaaslike Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige munisipale dienste en ander werke veroorsaak word.

2.1.3 ERWE 1 TOT 4 EN 104

2.1.3.1 Die erf is onderworpe aan 'n serwituut 6 meter wyd vir munisipale doeleindes (water, riool en stormwater) (hierna "die diens" genoem) ten gunste van die Kungwini Plaaslike Munisipaliteit, soos op die algemene plan aangedui.

2.1.3.2 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.

2.1.3.3 Die Kungwini Plaaslike Munisipaliteit is daarop geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige diens en ander werke wat hy na goeëddunke noodsaaklik ag, tydelik te plaas op grond wat aan voornoemde serwituut grens, en voorts is die Kungwini Plaaslike Munisipaliteit geregtig op redelike toegang tot genoemde serwituut vir die voornoemde doel,

onderworpe daaraan dat die Kungwini Plaaslike Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige diens en ander werke veroorsaak word.

2.1.4 ERF 59

2.1.4.1 Die erf is onderworpe aan 'n serwituut 2 meter wyd vir munisipale doeleindes (riool) (hierna "die diens" genoem) ten gunste van die Kungwini Plaaslike Munisipaliteit, soos op die algemene plan aangedui.

2.1.4.2 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.

2.1.4.3 Die Kungwini Plaaslike Munisipaliteit is daarop geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige diens en ander werke wat hy na goeë dunke noodsaaklik ag, tydelik te plaas op grond wat aan voornoemde serwituut grens, en voorts is die Kungwini Plaaslike Munisipaliteit geregtig op redelike toegang tot genoemde serwituut vir die voornoemde doel, onderworpe daaraan dat die Kungwini Plaaslike Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige diens en ander werke veroorsaak word.

2.1.5 ERF 2 EN 18

2.1.5.1 Die erf is onderworpe aan 'n serwituut 2 meter wyd vir munisipale doeleindes (stormwater) (hierna "die diens" genoem) ten gunste van die Kungwini Plaaslike Munisipaliteit, soos op die algemene plan aangedui.

2.1.5.2 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.

2.1.5.3 Die Kungwini Plaaslike Munisipaliteit is daarop geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige diens en ander werke wat hy na goeë dunke noodsaaklik ag, tydelik te plaas op grond wat aan voornoemde serwituut grens, en voorts is die Kungwini Plaaslike Munisipaliteit geregtig op redelike toegang tot genoemde serwituut vir die voornoemde doel, onderworpe daaraan dat die Kungwini Plaaslike Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige diens en ander werke veroorsaak word.

2.1.6 ERF 1 TOT 102

'n Artikel 21-Maatskappy ("Huisseienaarsvereniging") moet geregistreer word. Die eienaars van die gemelde erwe moet lede van die Artikel 21-Maatskappy wees.

2.1.7 ERF 49

Die erf is onderworpe aan 'n serwituut vir paddoeleindes ten gunste van die Artikel 21-Maatskappy vir die eksklusiewe gebruik van konstruksieovertuie. Die voorwaarde sal outomaties verval 4 (vier) jaar nadat die dorp tot 'n goedgekeurde dorp verklaar is.

Die dorpseienaar sal die toegang onmiddelik op 'n permanente basis sluit sodra die 4 (vier) jaar verval het.

Indien, volgens die diskresie van die plaaslike bestuur, die tydelike toegang enige probleem van welke aard ookal veroorsaak, sal die dorpseienaar op sy eie koste die toegang sluit of die probleem regstel, indien moontlik, tot die tevredenheid van die plaaslike bestuur en sonder einge kostes vir die plaaslike bestuur.

LOCAL AUTHORITY NOTICE 326

CITY OF TSHWANE METROPOLITAN MUNICIPALITY PRETORIA AMENDMENT SCHEME 8872

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 47, 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 for inspection during normal office hours. This amendment is known as Pretoria Amendment Scheme 8872

(K13/2/Moreletapark X 47)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY DECLARATION OF MORELETAPARK EXTENSION 47 AS AN 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 47 to be an approved township, subject to the conditions as set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY SUNRISE MORELETAPARK PROPERTIES (PTY) LTD 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 554 OF THE FARM GARSTFONTEIN 374 JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Moreletapark Extension 47

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No. 6912/2001

1.3 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 in Deed of Transfer T4330/2002, which effect a street in the township only:

1. Portion 551 (portion of portion 102) of the farm GARSTFONTEIN 374, is subject to the following:

The former Portion 102 (a Portion of Portion 53) of which portion the consolidated property forms a portion, is subject, by virtue of Notarial Deed No. K 6413/98-S, to a pipeline servitude in perpetuity with ancillary rights in favour of RAND WATER BOARD as depicted by the figure efgh on SG diagram No. 6908/2001 attached hereto.

2. Portion 552 (portion of portion 102) of the farm GARSTFONTEIN 374, is subject to the following:

The former Portion 104 (a portion of portion 53) of which the consolidated portion forms a portion, is subject, by virtue of Notarial Deed No. K6413/98-S, to a pipeline servitude in perpetuity with ancillary rights in favour of RAND WATER BOARD as depicted by the figure gfnGp on SG diagram No. 6908/2001 attached hereto.

3. Portion 551 (portion of portion 102) of the farm Garstfontein 374, is subject to the following:

By virtue of Notarial Deed No. K270/1979-S dated the 15th of January 1979, the former Portion 102 (a portion of Portion 53) of which the consolidated property forms a portion, is subject to a water pipeline servitude 12 (TWELVE) metres wide, together with ancillary rights, the western boundary of which is depicted by the line km on SG diagram No. 6908/2001 attached hereto, in favour of the City of Tshwane Metropolitan Municipality, as will more fully appear from reference to the said Notarial Deed.

4. Portion 552 (portion of portion 104) of the farm Garstfontein 374, is subject to the following:

By virtue of Notarial Deed of Servitude No. K776/1983-S, the former Portion 104 (a Portion of Portion 53) of which this property forms a portion is subject to a water pipeline servitude in perpetuity, 12 (TWELVE) metres wide, in favour of the City of Tshwane Metropolitan Municipality, the western boundary of which is depicted by the line mH on SG diagram No. 6908/2001 attached hereto, and as will more fully appear from reference to the said Notarial Deed dated 30 December 1982.

1.4 ACCESS

- (a) Ingress from Provincial Road K54 to the township and egress to Provincial Road K54 from the township shall be restricted to the intersection of Wekker Road with such road.
- (b) The township owner shall at his own expense arrange for a geometric layout design (scale 1:500) of the ingress and egress points referred to in (a) above and specifications for the construction of the junctions to be compiled and shall submit it to the Head of the Department of Transport and Public Works, for approval. After the design and specifications have been approved, the township owner shall construct the entrances at his own expense to the satisfaction of the Head of the Department of Transport and Public Works.

1.5 RECEIVING AND DISPOSAL OF STORMWATER

The township owner shall arrange the stormwater drainage of the township in such a way as to fit in with that of Road K54 and he shall receive and dispose of the stormwater running off or being diverted from the road.

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 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at his own expense erect a fence or other physical barrier to the satisfaction of the Head of the Department of Transport and Public Works, as and when required by him to do so, and the township owner shall maintain such fence or physical barrier in a good state of repair until such time as this responsibility is taken over by the City of Tshwane Metropolitan Municipality: Provided that the responsibility of the township owner for the maintenance thereof shall cease when the City of Tshwane Metropolitan Municipality takes over the responsibility for the maintenance of the streets in the township.

1.8 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.

1.9 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.

1.10 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.

1.11 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):

(a) ALL ERVEN

- (i) 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.
- (ii) 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.
- (iii) 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.

(b) ERVEN 6970, 6971, 6972 AND 6973

- (i) The erf shall be subject to a servitude for municipal services (sewerage) in favour of the City of Tshwane Metropolitan Municipality, as indicated on the general plan.
- (ii) 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 therefrom.

- (iii) 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 essential, 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 provisions that the City of Tshwane Metropolitan Municipality shall make good any damage caused during the laying, maintenance or removal of such

PLAASLIKE BESTUURSKENNISGEWING 326

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT PRETORIA WYSIGINGSKEMA 8872

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 47 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 8872

(K13/2/Moreletapark X 47)

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT VERKLARING VAN MORELETAPARK UITBREIDING 47 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 47 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR SUNRISE MORELETAPARK PROPERTIES (PTY) LTD INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 554 VAN DIE PLAAS GARSTFONTEIN 374 JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Moreletapark Uitbreiding 47

1.2 ONTWERP

Die dorp bestaan uit erwe, parke en strate soos aangedui op Algemene Plan LG No. 6912/2001

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 servitute in Akte van Transport T4330/2002, wat slegs 'n straat in die dorp raak:

1. Portion 551 (portion of portion 102) of the farm GARSTFONTEIN 374, is subject to the following:

The former Portion 102 (a Portion of Portion 53) of which portion the consolidated property forms a portion, is subject, by virtue of Notarial Deed No. K 6413/98-S, to a

pipeline servitude in perpetuity with ancillary rights in favour of RAND WATER BOARD as depicted by the figure efg on SG diagram No. 6908/2001 attached hereto.

2. Portion 552 (portion of portion 102) of the farm GARSTFONTEIN 374, is subject to the following:

The former Portion 104 (a portion of portion 53) of which the consolidated portion forms a portion, is subject, by virtue of Notarial Deed No. K6413/98-S, to a pipeline servitude in perpetuity with ancillary rights in favour of RAND WATER BOARD as depicted by the figure gfnGp on SG diagram No. 6908/2001 attached hereto.

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1.4 TOEGANG

- (a) Ingang van Provinsiale Pad K54 tot die dorp en uitgang tot Provinsiale Pad K54 sal beperk word tot interseksie van Wekkerweg met sodanige pad.
- (b) Die dorpseienaar moet op eie koste 'n meetkundige uitlegontwerp (skaal 1:500) van die ingang- en uitgangspunte genoem in (a) hierbo en spesifikasies vir die bou van die aansluitings laat opstel en vir goedkeuring aan die Hoof van die Departement van Vervoer en Openbare Werke, voorlê. Die dorpseienaar moet, nadat die ontwerp en spesifikasies goedgekeur is, die toegange op eie koste bou tot tevredeheid van die Hoof van die Departement van Vervoer en Openbare Werke.

1.5 ONTVANGS VAN EN WEGDOEN MET STORMWATER

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van die Pad K54 en hy moet die stormwater wat van die pad afloop of afgelei word, ontvang en daarmee wegdoen.

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 OPRIGTING VAN HEINING OF ANDER FISIESE VERSPERRING

Die dorpseienaar moet op eie koste 'n heining of ander fisiese versperring oprig tot tevredeheid van die Hoof van die Departement van Vervoer en Openbare Werke, soos en wanneer deur hom verlang om dit te doen, en die dorpseienaar moet sodanige heining of fisiese versperring in 'n goeie toestand hou tot tyd en wyl hierdie verantwoordelikheid deur die Stad Tshwane Metropolitaanse Munisipaliteit oorgeneem word: Met dien verstande dat die dorpseienaar se verantwoordelikheid vir die instandhouding daarvan verval sodra die Stad Tshwane Metropolitaanse Munisipaliteit die verantwoordelikheid vir die instandhouding van die strate in die dorp oorneem.

1.8 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.

1.9 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.

1.10 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.

1.11 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):

(a) ALLE ERWE

- (i) 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.
- (ii) 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.
- (iii) 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 goeie 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.

2.1.2 ERWE 6970, 6971, 6972 EN 6973

- (i) Die erf is onderworpe aan 'n serwituut vir munisipale dienste (riool) ten gunste van die Stad Tshwane Metropolitaanse Munisipaliteit, soos op die algemene plan aangedui.
 - (ii) 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.
 - (iii) Die Stad Tshwane Metropolitaanse Munisipaliteit 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 goeddunke 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 munisipale dienste en ander werke veroorsaak word.
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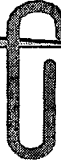
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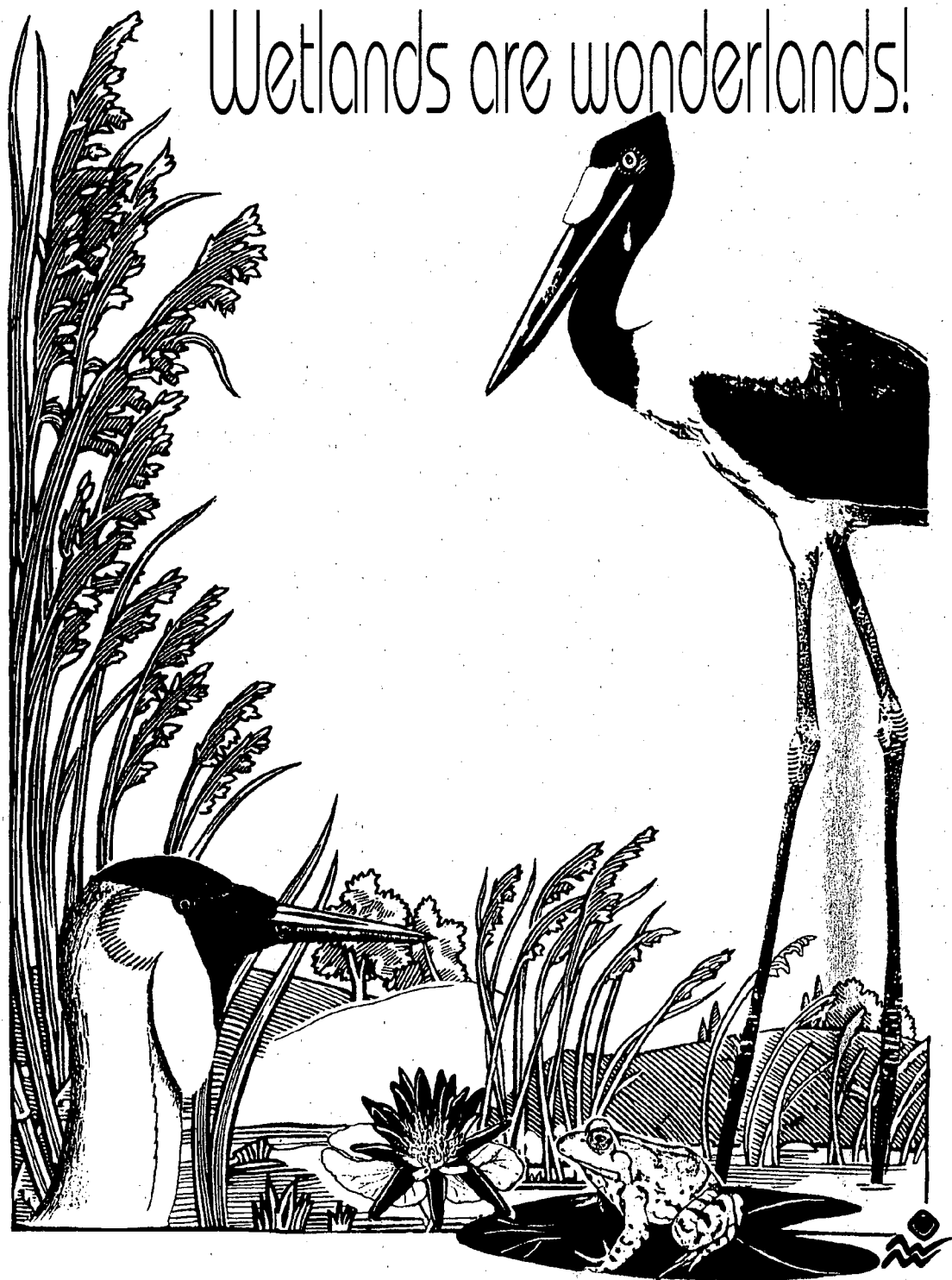
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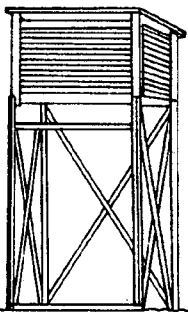
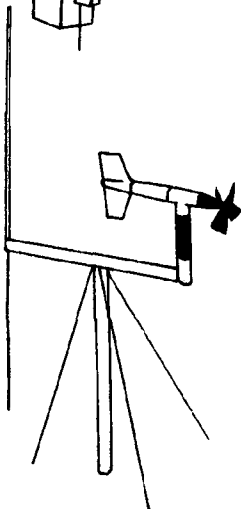
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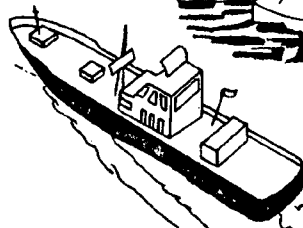
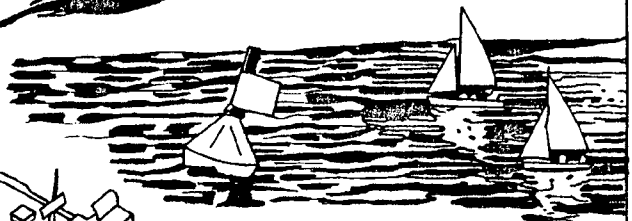
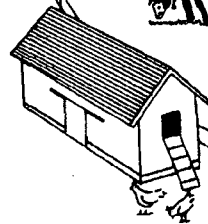
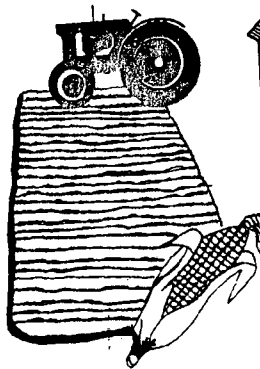
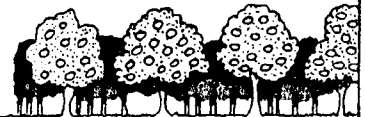
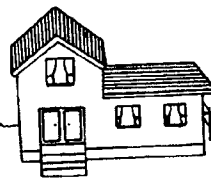
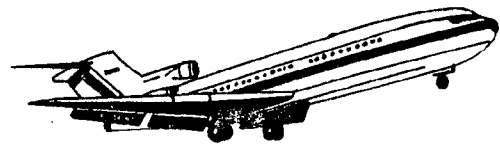
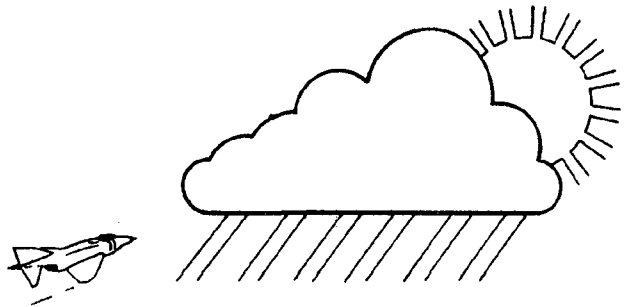


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