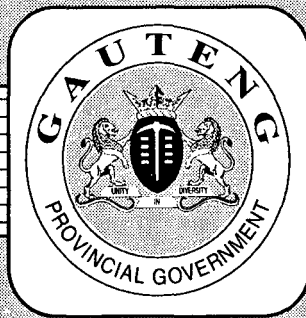


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

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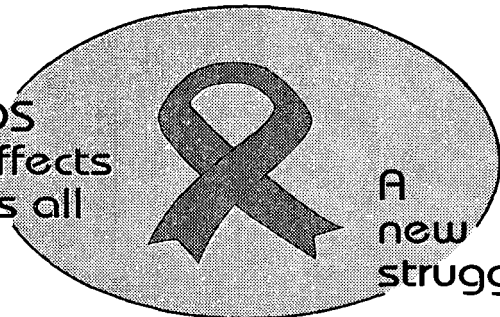
Vol. 10

**PRETORIA, 19 JANUARY
JANUARIE 2004**

No. 15

We all have the power to prevent AIDS

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affects
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A
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DEPARTMENT OF HEALTH



9771682452005

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 91

KUNGWINI LOCAL MUNICIPALITY

DECLARATION OF MOOIKLOOF RIDGE AS AN APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Kungwini Local Municipality hereby declares the Township of Mooikloof Ridge to be an approved township, subject to the conditions as set out in the Schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY SUNRISE MORELETAPARK PROPERTIES CC, HEREINAFTER REFERRED TO AS THE APPLICANT, UNDER THE PROVISIONS OF PART C OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 684 OF THE FARM RIETFONTEIN 375, REGISTRATION DEVISION JR, THE PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Mooikloof Ridge.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 3068/2003.

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 conditions that does not affect the township:

- (a) The owner of the aforesaid Remaining Extent and the owner of certain portion in extent 1315,4540 hectares of the said farm Rietfontein transferred to Daniel Jacobus Elardus Erasmus by Deed of Transfer T239/1895 equal rights to the water in the watercourse or spruit forming the boundary line between the two portions as will appear from the diagrams thereof they have also the exclusive right to construct dams extending from bank in the said watercourse or spruit and the right to take out water furrows on their respective portions.
- (b) By virtue of Order of Water Court dated 4th March 1947 and Agreement dated 17th March 1947, registered under No. 242/1947-S, the said Remaining Extent is entitled to certain water rights more fully described in the said Agreement.
- (c) The said Remaining Extent is subject to certain Order of the Water Court dated 24th August 1949, and Agreement filed therewith registered under No. 620/1949-S

- (d) Onderworpe aan Kraglyn serwituut 31,00 meter wyd waarvan die hartlyn voorgestel word deur die lyn abc op die Aangehegte Kaart LG No. A11677/1994 soos meer volledig blyk uit Serwituutakte No. K550/1978S.

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 the Kungwini Local Municipality to do so, the township owner shall at his own expense cause to be demolished to the satisfaction of 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 Kungwini Local Municipality, when required to do so by 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 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.

1.9 LAND TO BE TRANSFERRED TO A SECTION 21 COMPANY

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

Erven 4, 8, 9, 10 and 11

2. CONDITIONS OF TITLE

The erven mentioned below shall be subject to the condition as indicated, laid down by Kungwini Local Municipality in terms of the provisions of the Town-planning and Townships ordinance, 1986 (ordinance 15 of 1986):

2.1 ALL ERVEN WITH THE EXCEPTION OF ERVEN 8, 9, 10 AND 11

- (a) The erven shall be subject to a servitude, 2m wide, for municipal services (water, sewer, electricity and stormwater) hereinafter referred to as "the services", in favour of the Local Authority, along any two boundaries, except 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.

- (b) 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.
- (c) The Local Authority 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 Local Authority shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Local Authority shall make good any damage caused during the laying, maintenance or removal of such works.

2.2 ERVEN 9, 10 AND 11

- (a) The erven shall be subject to general servitude for municipal services in favour of the Local Authority, as indicated on the layout plan.
- (b) 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 there from.
- (c) The Local Authority 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 Local Authority shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Local Authority shall make good any damage caused during the laying, maintenance or removal of such works.

2.3 ERF 3

- (a) The erf shall be subject to a 3m sewer servitude in favour of Kungwini Local Council, as indicated on the layout plan.
- (b) 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 there from.
- (c) Kungwini Local Council 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 Kungwini Local Council shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that Kungwini Local Council shall make good any damage caused during the laying, maintenance or removal of such main stormwater drain and other works.

2.4 ERF 4

- (a) The erf shall be subject to a sewer and stormwater servitude in favour of Kungwini Local Council, as indicated on the layout plan.
- (b) 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 there from.

- (c) Kungwini Local Council 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 Kungwini Local Council shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that Kungwini Local Council shall make good any damage caused during the laying, maintenance or removal of such main stormwater drain and other works.

2.5 ERF 6

- (a) The erf shall be subject to a 2m stormwater servitude in favour of Kungwini Local Council, as indicated on the layout plan.
- (b) 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 there from.
- (c) Kungwini Local Council 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 Kungwini Local Council shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that Kungwini Local Council shall make good any damage caused during the laying, maintenance or removal of such main stormwater drain and other works.

2.6 SECTION 21 COMPANY

A Section 21 Company must be registered. The owner of the following erven must on transfer automatically become members of the Section 21 Company.
Erven 1, 2, 3, 5, 6 and 7

PLAASLIKE BESTUURSKENNISGEWING 91

KUNGWINI PLAASLIKE MUNISIPALITEIT

VERKLARING VAN MOOIKLOOF RIDGE TOT 'N GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Kungwini Plaaslike Munisipaliteit hiermee die dorp Mooikloof Ridge tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

VERW: 15/4/86/3

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR SUNRISE MORELETAPARK PROPERTIES CC, HIERNA DIE AANSOEKER GENOEM, INGEVOLGE DIE BEPALINGS VAN DEEL C VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 684 VAN DIE PLAAS RIETFONTEIN 375, REGISTRASIE AFDELING JR, DIE PROVINSIE VAN GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Mooikloof Ridge.

1.2 ONTWERP

Die dorp bestaan uit erwe, parke en strate soos aangedui op Algemene Plan LG No 3068/2003.

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 uitgesondered -

Die volgende voorwaardes wat die dorp nie raak nie:

- (a) The owner of the aforesaid Remaining Extent and the owner of certain portion in extent 1315,4540 hectares of the said farm Rietfontein transferred to Daniel Jacobus Elardus Erasmus by Deed of Transfer T239/1895 equal rights to the water in the watercourse or spruit forming the boundary line between the two portions as will appear from the diagrams thereof they have also the exclusive right to construct dams extending from bank in the said watercourse or spruit and the right to take out water furrows on their respective portions.
- (b) By virtue of Order of Water Court dated 4th March 1947 and Agreement dated 17th March 1947, registered under No. 242/1947-S, the said Remaining Extent is entitled to certain water rights more fully described in the said Agreement.
- (c) The said Remaining Extent is subject to certain Order of the Water Court dated 24th August 1949, and Agreement filed therewith registered under No. 620/1949-S
- (d) Onderworpe aan Kraglyn serwituut 31,00 meter wyd waarvan die hartlyn voorgestel word deur die lyn abc op die Aangehegte Kaart LG No. A11677/1994 soos meer volledig blyk uit Serwituutakte No. K550/1978S.

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 tevredeheid van die Kungwini Plaaslike Munisipaliteit wanneer die Kungwini Plaaslike Munisipaliteit dit vereis.

1.6 VERWYDERING VAN ROMMEL

Die dorpseienaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot tevredeheid van die Kungwini Plaaslike Munisipaliteit wanneer die Kungwini Plaaslike 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 dienste van Eskom te verskuif, moet die koste daarvan deur die dorpseienaar gedra word.

1.8 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.

1.9 GROND WAT OORGEDRA MOET WORD AAN 'N ARTIKEL 21 MAATSKAPPY

Die volgende erwe sal oorgedra word aan 'n Artikel 21 Maatskappy ten koste van die dorpseienaar:

Erwe 4, 8, 9, 10 en 11

2. TITELVOORWAARDES

Die erwe hieronder genoem, is onderworpe aan die voorwaardes 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 ALLE ERWE MET DIE UITSONDERING VAN ERWE 8, 9, 10 EN 11

- (a) Die erwe is onderworpe aan 'n serwituut, 2m breed, vir munisipale dienste (water, riool, elektrisiteit en stormwater) hierna "die dienste" genoem, ten gunste van die 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 Munisipaliteit dit verlang: met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (b) 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 meter daarvan geplant word nie.
- (c) 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 goeë dunnke noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die Plaaslike Munisipaliteit geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Plaaslike Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.

2.2 ERWE 9, 10 EN 11

- (a) Die erwe is onderworpe aan 'n serwituut vir Munisipale doeleindes ten gunste van die Plaaslike Bestuur, soos aangedui op die Algemene Plan.
- (b) 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 meter daarvan geplant word nie.
- (c) 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 goeddunke noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die Plaaslike Munisipaliteit geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Plaaslike Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.

2.3 ERF 3

- (a) Die erf is onderworpe aan 'n 3m riool serwituut ten gunste van die Kungwini Plaaslike Munisipaliteit, soos aangedui op die Algemene Plan.
- (b) 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 meter daarvan geplant word nie.
- (c) 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 goeddunke noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die Plaaslike Munisipaliteit geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Plaaslike Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.

2.4 ERF 4

- (a) Die erf is onderworpe aan 'n riool en stormwater serwituut ten gunste van die Kungwini Plaaslike Munisipaliteit, soos aangedui op die Algemene Plan.
- (b) 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 meter daarvan geplant word nie.
- (c) 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 goeddunke noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die Plaaslike Munisipaliteit geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Plaaslike Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.

2.5 ERF 6

- (a) Die erf is onderworpe aan 'n 2m stormwater serwituut ten gunste van die Kungwini Plaaslike Munisipaliteit, soos aangedui op die Algemene Plan.
- (b) 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 meter daarvan geplant word nie.

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

2.6 ARTIKEL 21 MAATSKAPPY

'n Artikel 21 Maatskappy moet geregistreer word. Die eenaars van die volgende erwe moet op oordrag automaties lede van die Artikel 21 Maatskappy word.

Erwe 1, 2, 3, 5, 6 en 7

LOCAL AUTHORITY NOTICE 92

PERI-URBAN AREAS AMENDMENT SCHEME 397

The Kungwini Local Municipality hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), declares that it has approved an amendment scheme being an amendment of the Peri-Urban Areas Town Planning Scheme, 1975, comprising the same land as included in the township Mooikloof Ridge.

Map 3 and the scheme clauses of the amendment scheme are filed at the offices of the Kungwini Local Municipality.

This amendment is known as Peri-Urban Areas Amendment Scheme 397.

Municipal Manager
Kungwini Local Municipality
PO Box 40
BRONKHORSTSPRUIT
1020

PLAASLIKE BESTUURSKENNISGEWING 92

BUITESTEDELIKE GEBIEDE WYSIGINGSKEMA 397

Die Kungwini Plaaslike Munisipaliteit verklaar hiermee, ingevolge die bepalings van Artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), dat dit 'n wysigingskema, synde 'n wysiging van die Buitestedelike Gebiede Dorpsbeplanningskema, 1975, wat uit dieselfde grond as die dorp Mooikloof Ridge bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou by die kantore van die Kungwini Plaaslike Munisipaliteit.

Hierdie wysiging staan bekend as Buitestedelike Gebiede Wysigingskema 397.

Munisipale Bestuurder
Kungwini Plaaslike Munisipaliteit
Posbus 40
BRONKHORSTSPRUIT
1020

IMPORTANT NOTICE

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Mrs S. M. Milanzi Tel.: (012) 334-4734
Mrs J. Wehmeyer Tel.: (012) 334-4753
Fax.: (012) 323-9574

This phase-in period is to commence from **November 2001** (suggest date of advert) and notice comes into operation as from **2 January 2002**.

Subscribers and all other stakeholders are advised to send their advertisements directly to the **Government Printing Works**, two weeks before the 2nd January 2002.

*In future, adverts have to be paid in advance
before being published in the Gazette.*

HENNIE MALAN

Director: Financial Management
Office of the Premier (Gauteng)

