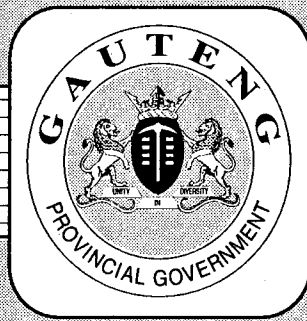


**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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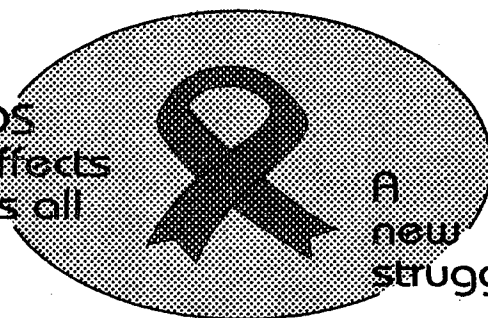
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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 494

#### KUNGWINI LOCAL MUNICIPALITY

#### DECLARATION OF MOOIKLOOF RIDGE EXTENSION 14 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 Extension 14 to be an approved township, subject to the conditions as set out in the Schedule hereto.

REF: 15/4/86/3

#### SCHEDULE

**STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY SUNRISE MORELETAPARK PROPERTIES (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT) IN TERMS OF 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 719 OF THE FARM RIETFONTEIN 375-JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED**

#### 1. CONDITIONS OF ESTABLISHMENT

##### 1.1 NAME

The name of the township shall be Mooikloof Ridge Extension 14.

##### 1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 1494/2004.

##### 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 owners 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 4<sup>th</sup> March 1947 and Agreement dated 17<sup>th</sup> 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 24<sup>th</sup> August 1949, and Agreement filed therewith registered under No. 620/1949-S.

- (d) Onderworpe aan 'n Kraglyn Serwituut 31,00 meter wyd waarvan die hartlyn voorgestel word deur die lyn abc op die AANGEHEGTE KAART LG NO A.11677/1994 meer volledig blyk uit SERWITUUT NR 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 erf shall be transferred to a Section 21 Company by and at the expense of the owner:

Erf 84

## 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 ERF 84

- (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 ERF 82**

- (a) The erf shall be subject to a stormwater servitude in favour of Kungwini Local Council, as indicated on the General 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 the 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 works.

**2.3 ERF 84**

The erf shall be subject to a servitude for general municipal purposes in favour of the Local Authority, as indicated on the General Plan.

**2.4 SECTION 21 COMPANY**

A Section 21 Company must be registered. The owners of the following erven must on transfer automatically become members of the Section 21 Company.

Erven 81, 82 and 83

**LOCAL AUTHORITY NOTICE 494**  
**KUNGWINI PLAASLIKE MUNISIPALITEIT**

**VERKLARING VAN MOOIKLOOF RIDGE UITBREIDING 14 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 Uitbreiding 14 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 (EIENDOMS) BEPERK (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 719 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 Uitbreiding 14.

**1.2 ONTWERP**

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 1494/2004.

**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 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 4<sup>th</sup> March 1947 and Agreement dated 17<sup>th</sup> 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 24<sup>th</sup> 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 A.11677/1994 soos meer volledig blyk uit SERWITUUT NR 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 tevredenheid 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 tevredenheid 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 betsaande 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 betsaande dienste van TELKOM te verskuif en/of te verwyder, moet die koste daarvan deur die dorpseienaar gedra word.

**1.9 GROND OM OOR TE DRA NA 'N ARTIKEL 21 MAATSKAPPY**

Die volgende erf moet aan 'n Artikel 21 Maatskappy oorgedra word deur en ten koste van die dorpseienaar:

Erf 84

**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 UITSLUITENDE ERF 84**

- (a) Die erwe is onderworpe aan 'n serwituut, 2m breed, vir munisipale dienste (water/riool/elektrisiteit/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 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 ERF 82

- (a) Die erf is onderworpe aan 'n 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 veroorsaak word.

## 2.2 ERF 84

Die erf is onderworpe aan 'n serwituut vir algemene munisipale doeleindes ten gunste van die Plaaslike Raad, soos aangedui op die Algemene Plan.

## 2.4 ARTIKEL 21 MAATSKAPPY

'n Artikel 21 Maatskappy moet geregistreer word. Die eienaars van die volgende erwe moet tydens oordrag outomaties lede van die Artikel 21 Maatskappy word.

Erwe 81, 82 en 83



**LOCAL AUTHORITY NOTICE 495**

**PERI-URBAN AREAS AMENDMENT SCHEME 411**

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 Extension 14.

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

This amendment is known as Peri-Urban Areas Amendment Scheme 411.

Municipal Manager  
Kungwini Local Municipality  
PO Box 40  
**BRONKHORSTSPRUIT**  
1020

**PLAASLIKE BESTUURSKENNISGEWIING 495**

**BUITESTEDELIKE GEBIEDE WYSIGINGSKEMA 411**

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 Dorpsbeplankingskema, 1975, wat uit dieselfde grond as die dorp Mooikloof Ridge Uitbreiding 14 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 411.

Munisipale Bestuurder  
Kungwini Plaaslike Munisipaliteit  
Posbus 40  
**BRONKHORSTSPRUIT**  
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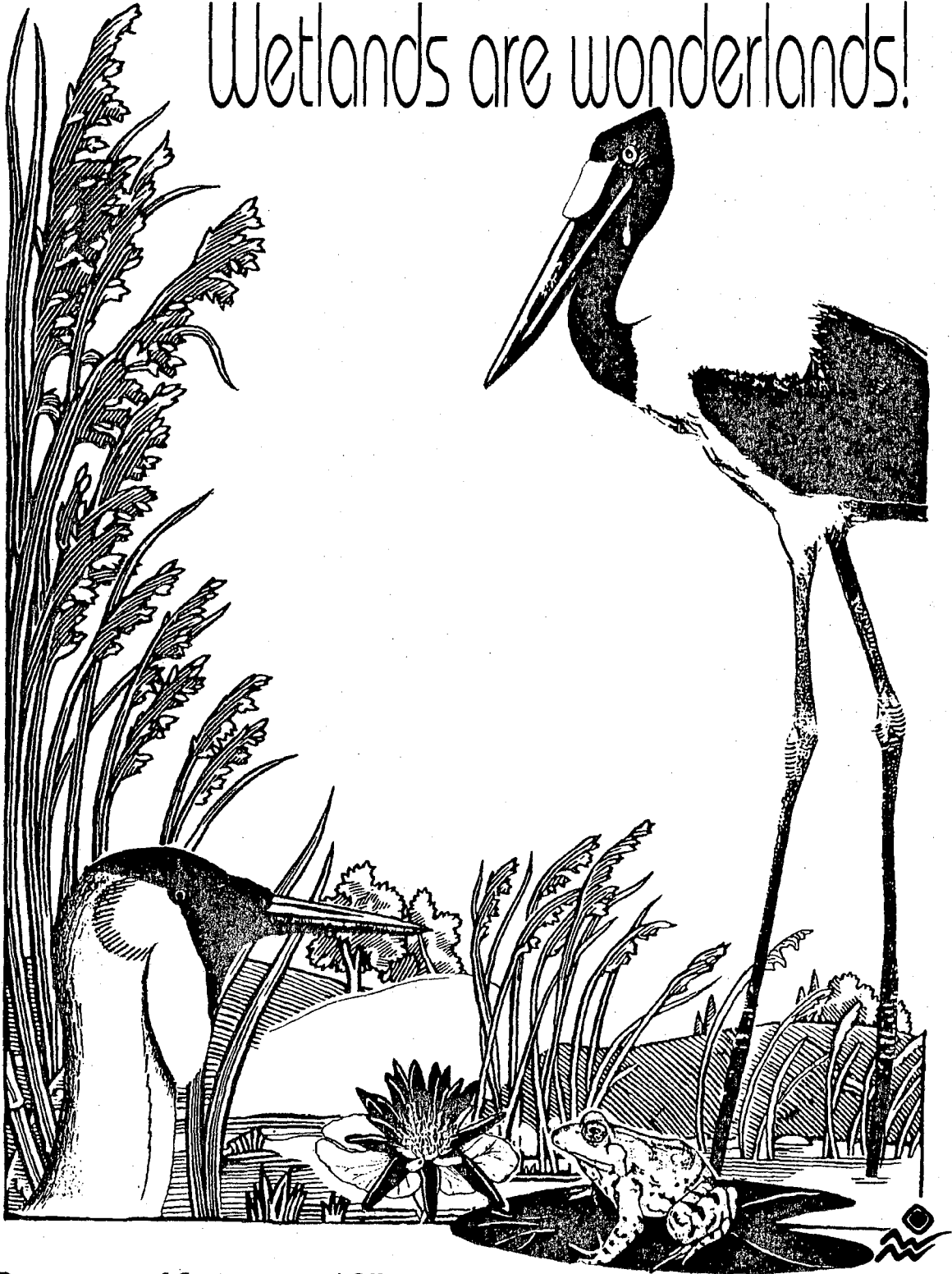
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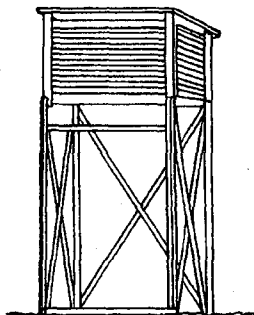
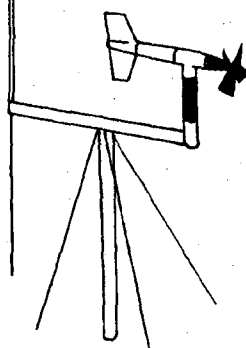
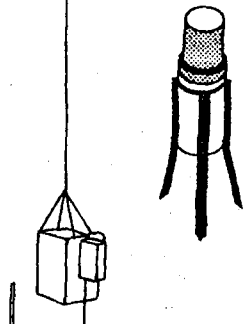
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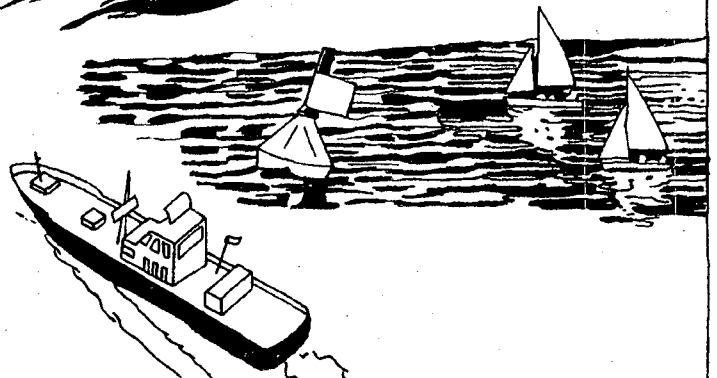
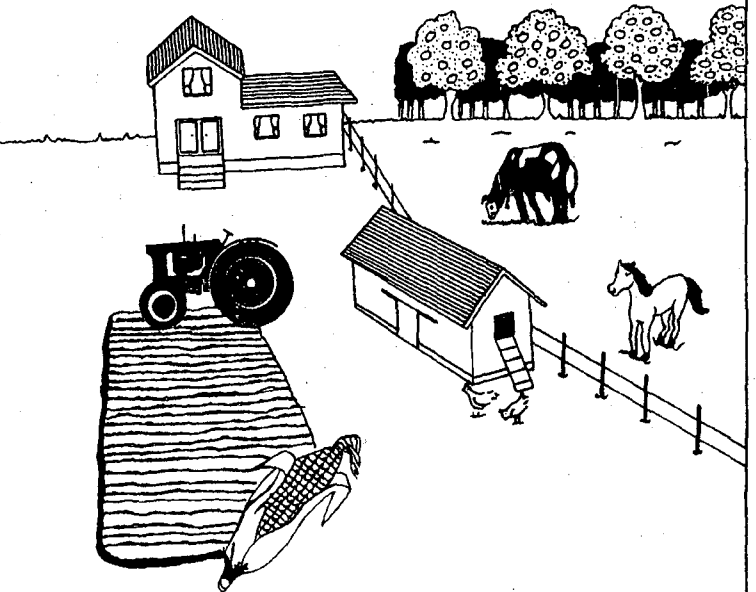
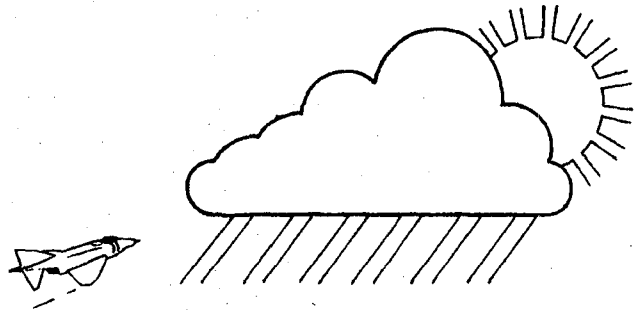


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