

*THE PROVINCE OF  
GAUTENG*

*DIE PROVINSIE  
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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 2895

#### KUNGWINI LOCAL MUNICIPALITY

#### PERI-URBAN AMENDMENT SCHEME 810

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 of the Peri-Urban Areas Town-Planning Scheme, 1975, comprising the same land as included in the township Mooikloof Ridge Extension 2.

Map 3 and scheme clauses of this amendment scheme are filed with at the offices of the Kungwini Local Authority.

This amendment is known as Peri-Urban Areas Amendment Scheme 810

(15/4/86/3/ Mooikloof Ridge Extension 2)  
November 2007

Senior Manager Director: Service Delivery  
(Notice No 80/2007)

### PLAASLIKE BESTUURSKENNISGEWING 2895

#### KUNGWINI PLAASLIKE MUNISIPALITEIT

#### BUITESTEDELIKE GEBIEDE WYSIGINGSKEMA 810

Hiermee 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 Mooikloof Ridge Uitbreiding 2, synde 'n wysiging van die Buitestedelike Gebiede Dorpsbeplanningskema, 1975, goedgekeur het.

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

Hierdie wysiging staan bekend as Buitestedelike Gebiede Wysigingskema 810

(15/4/86/3/ Mooikloof Ridge Uitbreiding 2)  
November 2007

Senior Bestuurder: Diens Lewering  
(Kennisgewing No 80/2007)

### LOCAL AUTHORITY NOTICE 2896

#### KUNGWINI LOCAL MUNICIPALITY

#### DECLARATION OF MOOIKLOOF RIDGE EXTENSION 2 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 Mooikloof Ridge Extension 2 to be an approved township, subject to conditions as set out in the Schedule hereto.

(15/4/86/3/ Mooikloof Ridge Extension 2)

#### SCHEDULE

**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 713 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 2**.

1.2 DESIGN

The township shall consist of erven and streets as indicated on plan SG No. 1488/2004.

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 do 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 conduct 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.

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 CONSOLIDATION OF ERVEN

The township owner shall, at his own expense, cause the erven in the township to be consolidated, for which consolidation approval is hereby extended by the Kungwini Local Municipality in terms of the provisions of Section 92(2)(a) of Ordinance 15 of 1986.

### 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

- (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 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 SECTION 21 COMPANY

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

Erven 39 and 40

## 2.3 ERF 39 AND 40

- (a) The erven shall be subject to a 4m stormwater servitude in favour of the Kungwini Local Municipality, 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 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 during the laying, maintenance or removal of such works.

**LOCAL AUTHORITY NOTICE 2897**

**KUNGWINI LOCAL MUNICIPALITY**

**PERI-URBAN AMENDMENT SCHEME 811**

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 of the Peri-Urban Areas Town-Planning Scheme, 1975, comprising the same land as included in the township Mooikloof Ridge Extension 13

Map 3 and scheme clauses of this amendment scheme are filed with at the offices of the Kungwini Local Authority.

This amendment is known as Peri-Urban Areas Amendment Scheme 811

(15/4/86/3/ Mooikloof Ridge Extension 13)  
November 2007

Senior Manager: Service Delivery  
(Notice No 79/2007)

**PLAASLIKE BESTUURSKENNISGEWING 2897**

**KUNGWINI PLAASLIKE MUNISIPALITEIT**

**BUITESTEDELIKE GEBIEDE WYSIGINGSKEMA 811**

Hiermee 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 Mooikloof Ridge Uitbreiding 13, synde 'n wysiging van die Buitestedelike Gebiede Dorpsbeplanningskema, 1975, goedgekeur het.

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

Hierdie wysiging staan bekend as Buitestedelike Gebiede Wysigingskema 811

(15/4/86/3/ Mooikloof Ridge Uitbreiding 13)  
November 2007

Senior Bestuurder: Diens Lewering  
(Kennisgewing No 79/2007)

**LOCAL AUTHORITY NOTICE 2898**

**KUNGWINI LOCAL MUNICIPALITY**

**DECLARATION OF MOOIKLOOF RIDGE EXTENSION 13 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 Mooikloof Ridge Extension 13 to be an approved township, subject to conditions as set out in the Schedule hereto.

(15/4/86/3/ Mooikloof Ridge Extension 13)

**SCHEDULE**

**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 713 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 13.**

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No. 1491/2004.

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 do 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 conduct 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. A11677/1994 soos 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 erven shall be transferred to a Section 21 Company by and at the expense of the township owner:

Erven 79 and 80

## 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 79 AND 80

- (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 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 79

- (a) The erf shall be subject to a servitude for general municipal purposes in favour of the Local Authority, as indicated on the general plan.
- (b) No buildings or other structure 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 entitles to reasonable access to the said property, 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 80

- (a) 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 owner of the following erven must on transfer automatically become members of the Sections 21 Company:

Erven 76, 77 and 78

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