

*THE PROVINCE OF
GAUTENG*

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 838

KUNGWINI LOCAL MUNICIPALITY

PERI-URBAN AREAS AMENDMENT SCHEME 590

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 7.

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

This amendment is known as Peri-Urban Areas Amendment Scheme 590

(15/4/86/3/Mooikloof Ridge x7 (590))

**Acting Senior Manager: Development
Planning and Rural Development**
(Notice No 21/2011)

June 2011

PLAASLIKE BESTUURSKENNISGEWING 838

KUNGWINI PLAASLIKE MUNISIPALITEIT

BUITESTEDELIKE GEBIEDE WYSIGINGSKEMA 590

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 7, 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 die Kungwini Plaaslike Munisipaliteit .

Hierdie wysiging staan bekend as Buitestedelike Gebiede Wysigingskema 590

(15/4/86/3/Mooikloof Ridge x7 (590))

**Waarnemende Senior Bestuurder:
Ontwikkelingsbeplanning en
Landelikeontwikkeling**
(Kennisgewing No 21/2011)

Junie 2011

LOCAL AUTHORITY NOTICE 839

KUNGWINI LOCAL MUNICIPALITY

DECLARATION OF MOOIKLOOF RIDGE EXTENSION 7 AS AN APPROVED TOWNSHIP

It 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 7 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(15/4/86/3/Mooikloof Ridge x7 (590))

SCHEDULE

STATEMENTS 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 718 (A PORTION OF PORTION 74) OF THE FARM RIETFONTEIN 375, REGISTRATION DIVISION JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT (CONDITIONS WHICH WILL BE APPLICABLE TO THE APPROVED TOWNSHIP IN TERMS OF SECTION 103 OF ORDINANCE 15 OF 1986).

1.1 NAME

The name of the township shall be **Mooikloof Ridge Extension 7**.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 1493/2004

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 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 A. 11677/1994 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 erf shall be transferred to a Section 21 Company by and at the expense of the township owner:

Erf 56

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 56 AND 57

- (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 and when requires 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 54, 55 AND 57

- (a) The erven shall be subject to a 4m general servitude for Municipal services in favour of the Local Authority, 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 caused during the laying, maintenance or removal of such works.

2.3 ERVEN 54, 55 AND 57

The erven shall be subject to a 4m servitude in favour of the National Intelligence Agency for security purposes, as indicated on the general plan.

2.4 ERF 56

- (a) The erven shall be subject to a general servitude for municipal services in favour of the Local Authority, 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 caused during the laying, maintenance or removal of such works.

2.5 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 54 and 55
