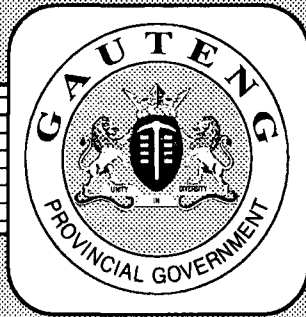


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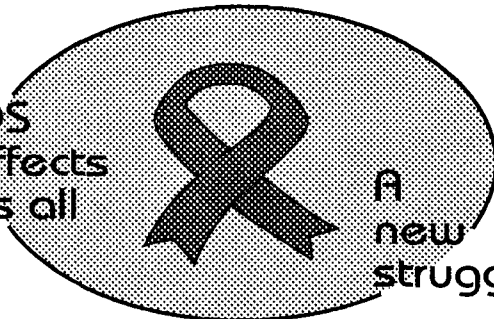
Vol. 9

**PRETORIA, 17 MARCH
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LOCAL AUTHORITY NOTICE 478

KUNGWINI LOCAL MUNICIPALITY

DECLARATION OF BRONBERG EXTENSION 1 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 Bronberg Extension 1 to be an approved township, subject to the conditions as set out in the schedule hereto.

SCHEDULE

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY DWELLING DEVELOPMENTS (PROPRIETARY) LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 28 (A PORTION OF PORTION 3) OF THE FARM TWEEFONTEIN 372 JR HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) Name

The name of the township shall be **Bronberg Extension 1**.

(2) Design

The township shall consist of erven and streets as indicated on General Plan L.G. No. 80/2002.

(3) Disposal of existing conditions of title

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals.

(4) Removal or replacement of municipal services

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owner.

(5) Repositioning of existing Eskom power lines

If, by reason of the establishment of the township, it should become necessary to reposition any existing circuits of ESCOM, the cost thereof shall be borne by the township owner.

(6) Removal or replacement of existing Telkom services

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing Telkom plant, the cost thereof shall be borne by the township owner.

(7) Constitution and duties of the Homeowners Association

(a) The township owner shall at its own costs, prior to or simultaneous with the sale of the first erf in the township, properly and legally constitute a Residents Association (an association incorporated in terms of Section 21 of Act 61 of 1973, as amended).

(b) The erf created for access and road purposes (i.e. Erf 172) (hereafter referred to as "the access erf"), shall, prior to or simultaneously with registration of transfer of the first erf in the township, be transferred to the Residents Association contemplated in (a) above.

(c) Each and every owner of an erf in the township (except the access erf), shall become a member of the Residents Association upon registration of transfer of such erf in his/her/its name.

(d) The Residents Association shall be responsible for the functioning and proper maintenance of the access erf and the essential services (excluding electricity, water, sewerage systems) within the access erf. Such functioning and maintenance shall at all times be undertaken to the satisfaction of the local authority.

(e) The township owner shall be responsible for the construction and maintenance of the access erf, until the access erf has been transferred to the Residents Association.

(f) The Residents Association shall be legally entitled to levy and claim, from each and every member of the Residents Association, the costs incurred in the execution of its duties—if necessary, by means of legal action.

2. CONDITIONS OF TITLE

2.1 All erven excluding Erf 172

All erven, excluding Erf 172, shall be subject to the following conditions imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

(1) The erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than along Olympus Drive and Leander Road and in the case of a panhandle erf, an additional servitude for municipal services 2m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.

(2) No building or other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2m thereof.

(3) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such materials as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

2.2 Erf 172

The erf is subject to a servitude of right-of-way and for municipal engineering services (water, sewerage and electricity) in favour of the local authority.

Ms. T.N. MASINA, Acting Municipal Manager

P.O. Box 40, Bronkhorstspuit, 1020.

(Notice No. 10/2003)

PLAASLIKE BESTUURSKENNISGEWING 478

KUNGWINI PLAASLIKE MUNISIPALITEIT

VERKLARING VAN BRONBERG UITBREIDING 1 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 Bronberg Uitbreiding 1 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR DWELLING DEVELOPMENTS (PROPRIETARY) LIMITED INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE No. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 28 ('N GEDEELTE VAN GEDEELTE 3) VAN DIE PLAAS TWEEFONTEIN 372 JR, TE STIG, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) Naam

Die naam van die dorp is **Bronberg Uitbreiding 1**.

(2) Ontwerp

Die dorp bestaan uit erwe soos aangedui op Algemene Plan L.G. No. 80/2002.

(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 regte op minerale.

(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 verwyder en/of te verskuif, moet die koste daarvan deur die dorpseienaar gedra word.

(5) Verskuiwing en/of verwydering van Eskom lyne

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande Eskom kraglyne te verskuif en/of te verwyder, moet die koste daarvan deur die dorpseienaar gedra word.

(6) Verskuiwing en of verwydering van Telkom dienste

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande Telkom dienste te verwyder en/of te verskuif, moet die koste daarvan deur die dorpseienaar gedra word.

(7) Konstitusie en verantwoordelikhede van die Huiseienaarsvereniging

(a) Die dorpseienaar moet, op eie koste, voor of gelyktydig met die verkoop van die eerste erf van die dorpsgebied 'n Inwonersvereniging ('n vereniging ingelyf ingevolge Artikel 21 van Wet 61 van 1973, soos gewysig), behoortlik en wettig stig.

(b) Die erf wat geskep is vir toegang- en paddoeleindes (e.g. Erf 172) (hierna genoem "die toegangserf") moet voor of gelyktydig met die registrasie van oordrag van die eerste erf van die dorpsgebied, aan die Inwonersvereniging, soos beoog in (a), oorgedra word.

(c) Iedere en elke eienaar van 'n erf in die dorpsgebied (uitgesonderd die toegangserf), moet tydens registrasie van oordrag van die erf in sy/haar naam, 'n lid van die Inwonersvereniging word.

(d) Die Inwonersvereniging is verantwoordelik vir die funksionering en behoorlike instandhouding van die toegangserf en die noodsaaklike dienste (uitgesonderd die water- en rioolstelsel) binne die toegangserf. Sodanige funksionering en instandhouding sal ten alle tye tot tevredenheid van die plaaslike bestuur uitgevoer word.

(e) Die dorpseienaar is verantwoordelik vir die konstruksie en onderhoud van die toegangserf tot tevredenheid van die plaaslike bestuur, totdat die toegangserf aan die Inwonersvereniging oorgedra is.

(f) Die Inwonersvereniging is wetlik gemagtig om die koste aangegaan in die uitvoering van sy pligte, van iedere en elke d van die Inwonersvereniging te hef en te verhaal—indien nodig, deur middel van regsaksie.

2. TITELVOORWAARDES

2.1 Alle erwe uitgesluit Erf 172

Alle erwe, uitgesluit Erf 172, is onderworpe aan die volgende voorwaardes soos opgelê ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).

(1) Die erf is onderworpe aan 'n serwituut, 2m breed, ten gunste van Kungwini Plaaslike Munisipaliteit, vir riool en ander munisipale dienste, langs enige twee grense, uitgesluit Olympus Drive en Leander Road en, in 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) Geen geboue of ander strukture mag binne die voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2m daarvan geplant word nie.

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

2.2 Erf 172

Die erf is onderworpe aan 'n serwituut van reg van weg en vir munisipale ingenieursdienste (water, riool en elektrisiteit) ten gunste van die plaaslike bestuur.

Mej. T.N. MASINA, Waarnemende Munisipale Bestuurder

Posbus 40, Bronkhorstspuit, 1020.

(Kennisgewing No. 10/2003)

LOCAL AUTHORITY NOTICE 479

KUNGWINI LOCAL MUNICIPALITY

PERI-URBAN AMENDMENT SCHEME 369

It is hereby notified in terms of 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 Bronberg Extension 1, being an amendment of the Peri-Urban Town Planning scheme, 1975.

Map 3, Annexure 431 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 369.

Ms. T.N. MASINA, Acting Municipal Manager

P.O. Box 40, Bronkhorstspuit, 1020

(Notice No. 10/2003)

PLAASLIKE BESTUURSKENNISGEWING 479

KUNGWINI PLAASLIKE MUNISIPALITEIT

PERI-URBAN WYSIGINGSKEMA 369

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 Bronberg Uitbreiding 1, synde 'n wysiging van die Peri-Urban Dorpsbeplanningskema, 1975, goedgekeur het.

Kaart 3, Bylae 431 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 369.

Ms. T.N. MASINA, Waarnemende Munisipale Bestuurder

Posbus 40, Bronkhorstspuit, 1020

(Kennisgewing No. 10/2003)

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