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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 929

KUNGWINI LOCAL MUNICIPALITY
DECLARATION OF BRONBERG EXTENSION 10 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 10 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 QUADROTUND (PROPRIETARY) LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT OR 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 199 (A PORTION OF PORTION 3) OF THE FARM TWEEFONTEIN NO. 372-JR HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME
The name of the township shall be Bronberg Extension 10.

(2) DESIGN
The township shall consist of erven and streets as indicated on General Plan No. 8117/2007.

(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 EXISTING MUNICIPAL AND TELKOM 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) REMOVAL AND/OR REPLACEMENT OF EXISTING ESKOM POWER LINES
If, by reason of the establishment of the township, it should become necessary to remove and/or replace any existing ESKOM power lines, the cost thereof shall be borne by the township owner.

(6) DEMOLITION OF BUILDINGS AND STRUCTURES
The township owner shall at its own expense cause all existing buildings and structures situated within building line reserves, side spaces or over common boundaries of erven to be demolished to the satisfaction of the local authority, when required to do so.

(7) CONSTITUTION AND DUTIES OF THE HOME OWNERS ASSOCIATION

(a) The township owner shall at its own costs, prior to or simultaneously with the sale of the first erf in the township, properly and legally constitute a Home Owners 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 553) (hereinafter 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 Home Owners 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 Home Owners Association upon registration of transfer of such erf in his/her/its name.

(d) The Home Owners Association shall be responsible for the functioning and proper maintenance of the access erf and the essential services 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 Home Owners Association.

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

2. CONDITIONS OF TITLE

2.1 ERVEN SUBJECT TO CONDITIONS IMPOSED BY THE TOWNSHIP OWNER AND KUNGWINI LOCAL MUNICIPALITY

2.1.1 All erven, excluding Erf 553, shall be subject to the following conditions:

(1) The erf is subject to a servitude, 2m wide, in favour of the Home Owners Association, for sewerage and other engineering services, along any two boundaries other than along Leander Road and in the case of a panhandle erf, an additional servitude, 2m wide across the access portion of the erf, if and when required by the Home Owners Association: Provided that the Home Owners Association 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 Home Owners Association shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material 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 Home Owners Association.

(4) Building plans shall be provided to the Home Owners Association and written approval obtained before building plans are submitted to Kungwini Local Municipality.

2.1.2 Erf 502
The erf shall be subject to a servitude for municipal purposes (electricity) in favour of the electricity supply authority, as shown on the General Plan.

Municipal Manager: Mr. L. Ditshego
P. O. Box 40, Bronkhorstspruit 1020
(Notice No. 289/2008)

PLAASLIKE BESTUURSKENNISGEWING 929

KUNGWINI PLAASLIKE MUNISIPALITEIT
VERKLARING VAN BRONBERG UITBREIDING 10 TOT 'N GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnasie op Dorpsbeplanning en Dorpe, 1986 (Ordonansie No.15 van 1986), verklaar die Kungwini Plaaslike Munisipaliteit hierby die dorp Bronberg Uitbreiding 10 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR QUADROTUND (PROPRIETARY) LIMITED INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986), OM TOESTEMMING ON 'N DORP OP GEDEELTE 199 ('N GEDEELTE VAN GEDEELTE 3) VAN DIE PLAAS TWEEFONTEIN NO. 372-JR, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

(1) NAAM
Die naam van die dorp is Bronberg Uitbreiding 10.

(2) ONTWERP
Die dorp bestaan uit erwe soos aangedui op Algemene Plan L.G No. 8117/2007.

(3) BESKIKKING OOR BESTAANDE TITEL VOORWAARDES
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 EN TELKOM 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 KRAGLYNE
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) SLOPING VAN GEBOUE EN STRUKTURE
Die dorpseienaar sal op eie koste alle geboue en strukture wat binne boulynreserves en kantruimtes laat sloop tot tevredenheid van Kungwini Plaaslike Munisipaliteit, wanneer Kungwini Plaaslike Munisipaliteit dit vereis.

(7) KONSTITUSIE EN VERANTWOORDELIKHEDE VAN DIE HUISEIENAARS VERENIGING

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

(b) Die erf wat geskep is vir toegang- en paddoeleindes (e.g. Erf 553) (hierna genoem "die toegangserf) moet voor of gelyktydig met die registrasie van oordrag van die eerste erf van die dorpsgebied, aan die Huiseienaars Vereniging, 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 Huiseienaars Vereniging word.

(d) Die Huiseienaars Vereniging is verantwoordelik vir die funksionering en behoorlike instandhouding van die toegangserf en die noodsaaklike dienste binne die toegangserf. Sodanige funksionering en instandhouding moet ten alle tye tot tevredenheid van Kungwini Plaaslike Munisipaliteit uitgevoer word.

(e) Die dorpseienaar is verantwoordelik vir die konstruksie en onderhoud van die toegangserf, tot tevredenheid van die Kungwini Plaaslike Munisipaliteit totdat die toegangserf aan die Huiseienaars Vereniging oorgedra is.

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

2. TITELVOORWAARDES

2.1 ERWE ONDERWORPE AAN VOORWAARDES OPGELÊ DEUR DIE DORPSEIENAAR EN KUNGWINI PLAASLIKE MUNISIPALITEIT

2.1.1 Alle erwe, uitgesluit Erf 553, is onderworpe aan die volgende voorwaardes:

(1) Die erf is onderworpe aan 'n serwituut, 2m breed, ten gunste van die Huiseienaars Vereniging, vir riool en ander ingenieursdienste, langs enige twee grense, uitgesluit Leanderweg en, in geval van 'n pypsteelerf, 'n addisionele serwituut, 2m breed, oor die toegangsgedeelte van die erf, indien en wanneer die Huiseienaars Vereniging dit verlang: Met dien verstande dat die Huiseienaars Vereniging 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 Huiseienaars Vereniging 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 Huiseienaars Vereniging geregtig op redelike toegang tot die genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Huiseienaars Vereniging enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.

(4) Bouplanne moet aan die Huiseienaars Vereniging voorgelé word vir skriftelike goedkeuring alvorens die bouplanne by Kungwini Plaaslike Munisipaliteit ingedien word.

2.2.2 Erf 502
Die erf is onderworpe aan 'n serwituut vir munisipale dienste (elektrisiteit), ten gunste van die plaaslike regering, soos aangedui op die Algemene Plan.

Munisipale Bestuurder: Mr. L. Ditshego
Posbus 40, Bronhorstspruit 1020
(Kennisgewing No. 289/2008)

LOCAL AUTHORITY NOTICE 930

KUNGWINI LOCAL MUNICIPALITY
PERI-URBAN AREAS AMENDMENT SCHEME 812

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 Kungwini Local Municipality has approved an amendment scheme with regard to the land in the township of Bronberg Extension 10, being an amendment of the Peri-Urban AreasTown Planning Scheme, 1975. Map 3, Annexure 812 and the scheme clauses of this amendment scheme are filed with the Municipal Manager, and are open to inspection during normal office hours. This amendment is known as Peri-Urban Areas Amendment Scheme 812.

Municipal Manager: Mr. L. Ditshego
P. O. Box 40, Bronkhorstspruit 1020
(Notice No. 290/2008)

PLAASLIKE BESTUURSKENNISGEWING 930

KUNGWINI PLAASLIKE MUNISIPALITEIT
PERI-URBAN WYSIGINGSKEMA 812

Hierby word ingevolge die bepalings van artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), bekend gemaak dat Kungwini Plaaslike Munisipaliteit 'n wysigingskema met betrekking tot die grond in die dorp Bronberg Uitbreiding 10, synde 'n wysiging van die Buitestedelike Gebied Dorpsbeplanningskema, 1975, goedgekeur het. Kaart 3, Bylae 812 en die skemaklousules van hierdie wysigingskema word deur die Munisipale Bestuurder, in bewaring gehou en lê gedurende gewone kantoorure ter insae. Hierdie wysiging staan bekend as die Buitestedelike Gebied Wysigingskema 812.

Munisipale Bestuurder: Mr. L. Ditshego
Posbus 40, Bronhorstspruit 1020
(Kennisgewing No.290/2008)