

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE VAN  
GAUTENG**

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# IMPORTANT

## Information

### from Government Printing Works

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You are therefore advised that effective from **Monday, 18 May 2015** should you not comply with our new rules of engagement, all notice requests will be rejected by our new system.

Furthermore, the fax number **012- 748 6030** will also be **discontinued** from this date and customers will only be able to submit notice requests through the email address [submit.egazette@gpw.gov.za](mailto:submit.egazette@gpw.gov.za).

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## PROCLAMATION • PROKLAMASIE

### PROCLAMATION 23 OF 2015

#### CITY OF TSHWANE

#### PERI-URBAN AMENDMENT SCHEME 63PU

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 City of Tshwane has approved an amendment scheme with regard to the land in the township of Bronberg Close Extension 2, being an amendment of the Peri-Urban Town-planning Scheme, 1975.

Map 3 and the scheme clauses of this amendment scheme are filed with the Strategic Executive Director: Group Legal Services, and are open to inspection during normal office hours.

This amendment is known as Peri-Urban Amendment Scheme 63PU.

(13/2/Bronberg Close x2 (63PU)  
August 2015

**SED: GROUP LEGAL SERVICES**      21  
(Notice No 245/2015)

### PROKLAMASIE 23 VAN 2015

#### STAD TSHWANE

#### PERI-URBAN WYSIGINGSKEMA 63PU

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 Stad Tshwane 'n wysigingskema met betrekking tot die grond in die dorp Bronberg Close Uitbreiding 2, synde 'n wysiging van die Peri-Urban dorpsbeplanningkema, 1975, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Hoofregsadviseur, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Peri-Urban wysigingskema 63PU.

(13/2/Bronberg Close x2 (63PU))  
Augustus 2015

**HOOFREGSADVISEUR**      21  
(Kennisgewing No 245/2015)

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#### CITY OF TSHWANE

#### DECLARATION OF BRONBERG CLOSE EXTENSION 2 AS APPROVED TOWNSHIP

In terms of Section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), the Kungwini Local Council hereby declares the township of Bronberg Close Extension 2 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Bronberg Close x2 (63PU))

#### SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY RENAGADE PROPERTIES (PTY) LTD IN TERMS OF THE PROVISIONS OF PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 165 OF THE FARM TWEEFONTEIN 372JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

#### 1. CONDITIONS OF ESTABLISHMENT

##### 1.1 NAME

The name of the township shall be Bronberg Close Extension 2.

## 1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan No SG No 2688/2007

## 1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes if any –

1.3.1 including the following servitudes which affect all erven in the township:

- i) Portion 3 (a portion of portion A) of the farm Tweefontein 372 formerly 423), Registration Division J.R, situate in the district of Pretoria (of which the property hereby transferred forms a portion) is subject to the following:

Subject to an Order of the Water Court (Supreme Court) North district 21, dated at Pretoria on 22 November 1948, and 27 June 1949, as will appear from Servitude 620A/1949S.

- ii) By virtue of notarial deed of stormwater drainage K472/2015S dated the 23rd of December 2014, the within-mentioned property is entitled to a servitude for the drainage of storm water:
  - a) A 2 (two) metre wide storm water servitude parallel and adjacent to the full length of the line ED on subdivisional diagram SG No 10672/2005 over the Remaining Extent of Portion 147 of the farm Tweefontein No 372, Registration Division JR, Province of Gauteng, and
  - b) A 2 (two) metre wide storm water servitude parallel and adjacent to the full length of the western boundary of the Remaining Extent of Portion 147 of the farm Tweefontein No 372, Registration Division JR, Province of Gauteng.

As will more fully appear on the aforesaid Notarial deed of stormwater drainage.

1.3.2 Excluding the following servitudes which affect Erf 69 in the township only:

- i) Kragtens Notariële Akte K4501/2003S gedateer die 26ste Februarie 2002, is die binne gemelde eiendom onderhewig aan 'n serwituuat van reg van weg, 12 meter wyd langs die volle lengte van die lyn AB soos aangedui op Kaart LG No 114/1972 ten gunste van Hoewe 25 Olympus Landbouhoewes, Registrasie Afdeling JR, Provinsie van Gauteng, soos meer volledig sal blyk uit gemelde Notariële Akte.
- ii) Kragtens Notariële Akte K2467/2006 S gedateer 30 Januarie 2006, is die hierinvermelde eiendom onderhewig aan 'n serwituuat vir toegang en dienste ten gunste van Gedeelte 156 van die plaas Tweefontein 372, Registrasie Afdeling JR, Provinsie van Gauteng, 1,1255 hektaar groot, 12 meter wyd, die spesifieke aard en ligging waarvan op 'n latere stadium ooreengekom sal word, soos meer volledig sal blyk uit gemelde Notariële Akte.
- iii) Kragtens Notariële Akte K2468/2006 S gedateer 30 Januarie 2006, is die hierinvermelde eiendom onderhewig aan 'n serwituuat vir toegang en dienste ten gunste van die Resterende Gedeelte van Gedeelte 148 van die plaas Tweefontein 372, Registrasie Afdeling JR, Provinsie van Gauteng, 9510 vierkante meter groot, 12 meter wyd, die spesifieke aard en ligging waarvan op 'n latere stadium ooreengekom sal word, soos meer volledig sal blyk uit gemelde Notariële Akte.

- iv) Kragtens Notariële Akte K2469/2006 S gedateer 30 Januarie 2006, is die hierinvermelde eiendom onderhewig aan 'n serwituut vir toegang en dienste ten gunste van die Gedeelte 158 van die plaas Tweefontein 372, Registrasie Afdeling JR, Provinsie van Gauteng, 1,1029 hektaar, 12 meter wyd, die spesifieke aard en ligging waarvan op 'n latere stadium ooreengekom sal word, soos meer volledig sal blyk uit gemelde Notariële Akte.
- v) Kragtens Notariële Akte K471/2015S gedateer die 23 Desember 2014, is die binne-gemelde eiendom onderhewig aan 'n serwituut van reg van weg en algemene dienste ten gunste van die Resterende Gedeelte van Gedeelte 147 ('n gedeelte van gedeelte 3) van die plaas Tweefontein 372, Registrasie Afdeling JR, Provinsie van Gauteng, 12 meter wyd, die spesifieke aard en ligging van welke serwituut op 'n latere stadium ooreengekom sal word, soos meer volledig sal blyk uit gemelde Notariële Akte.

#### 1.4 ACCESS

Access to the township will be via Ajax Avenue.

No ingress from or egress to Hercules Drive (Provincial Road K40) to the township shall be allowed.

#### 1.5 ENDOWMENT

The applicant shall pay to the Tshwane Metropolitan Municipality as endowment an amount to be determined by the Tshwane Metropolitan Municipality which amount shall be used by the Tshwane Metropolitan Municipality for the acquisition of land for parks and/or public open space.

The said endowment amount shall be payable in accordance with the provisions of section 81 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

#### 1.6 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 applicant.

#### 1.7 DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the Tshwane Metropolitan Municipality to do so, the applicant shall at his own expense cause to be demolished to the satisfaction of the Tshwane Metropolitan Municipality all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures.

#### 1.8 REMOVAL OF LITTER

The applicant shall at his own expense have all litter within the township area removed to the satisfaction of the Tshwane Metropolitan Municipality, when required to do so by the Tshwane Metropolitan Municipality.

#### 1.9 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 applicant.

#### 1.10 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 applicant.

1.11 COMPLIANCE WITH CONDITIONS IMPOSED BY THE GAUTENG DEPARTMENT OF AGRICULTURE, CONSERVATION AND ENVIRONMENT (GDACE)

The applicant shall at his own expense comply with all the conditions imposed, by which GDACE has granted the applicant exemption from compliance with Regulations 1182 and 1183 promulgated in terms of section 21, 22 and 26 of the Environmental Conservation Act, 1989 (Act No. 73 of 1989) for the development of the township.

1.12 THE DEVELOPER'S OBLIGATIONS

1.12.1 ASSOCIATION AND MEMORANDUM OF INCORPORATION

The developer must register a Non-Profit Company (Homeowners' Association) in terms of the provisions of the Companies Act, 2008 (Act 71 of 2008). All the owners of erven and/or units in the township must become members of the Non-Profit Company. A copy of the registered Memorandum of Incorporation must be submitted to the City of Tshwane Metropolitan Municipality.

The Memorandum of Incorporation must clearly state that the main objective of the Non-Profit Company (Homeowners' Association) is the maintenance of the internal engineering services of the development (i.e. water, sewerage, electricity, and the road and storm water sewers). The developer is deemed to be a member of the Non-Profit Company, with all the rights and obligations of an ordinary member, until the last erf has been transferred.

2. CONDITIONS OF TITLE

2.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED, LAID DOWN BY THE TSHWANE METROPOLITAN MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

2.1.1 ALL ERVEN

2.1.1.1 The erf shall be subject to a servitude, 2m wide, for municipal services (water, sewer, electricity and storm water) (hereinafter referred to as "the services"), in favour of the Tshwane Metropolitan Municipality, along any two boundaries, except a street boundary, if and when required by the Tshwane Metropolitan Municipality; provided that the Tshwane Metropolitan Municipality may waive any such servitude.

2.1.1.2 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.

2.1.1.3 The Tshwane Metropolitan Municipality 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 Tshwane Metropolitan Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Tshwane Metropolitan Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

2.1.2 ERF 69

2.1.2.1 The erf shall be subject to Right of Way Servitudes as shown on the General Plan in favour of all the Erven in townships Bronberg Close, Bronberg Close Extensions 1, 2, 3 and 5 and Portion 2 of Holding 22 Olympus Agricultural Holdings, Remainder of Portion 147 and Portion 163 of the farm Tweefontein 372JR.

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