

**THE PROVINCE OF
GAUTENG**



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PROCLAMATION • PROKLAMASIE

PROCLAMATION 124 OF 2016**CITY OF TSHWANE****PERI-URBAN AMENDMENT SCHEME 79PU**

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 6, 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 SED: Group Legal Services, and are open to inspection during normal office hours.

This amendment is known as Peri-Urban Amendment Scheme 79PU.

(13/2/Bronberg Close x6 (79PU))
 ___ SEPTEMBER 2016

SED: GROUP LEGAL SERVICES
 (Notice 255/2016)

PROKLAMASIE 124 VAN 2016**STAD TSHWANE****PERI-URBAN WYSIGINGSKEMA 79PU**

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 6, synde 'n wysiging van die Peri-Urban dorpsbeplanningskema, 1975, goedgekeur het.

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

Hierdie wysiging staan bekend as Peri-Urban wysigingskema 79PU.

(13/2/Bronberg Close x6 (79PU))
 ___ SEPTEMBER 2016

SUD: GROEP REGSDIENSTE
 (Kennisgewing 255/2016)

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CITY OF TSHWANE**DECLARATION OF BRONBERG CLOSE EXTENSION 6 AS APPROVED TOWNSHIP**

In terms of Section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), the City of Tshwane Metropolitan Municipality hereby declares the township of Bronberg Close Extension 6 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Bronberg Close x6 (79PU))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY ZOTEC DEVELOPMENTS PROPRIETARY LIMITED, 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 181 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 6.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 7766/2005.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes against Portion 151 of the farm Tweefontein 372-JR in Deed of Transfer T69505/2014, if there are any;

1.3.1 including the following conditions which affect the township and will be registered against all erven in the township:

“A. Portion A of the said farm Tweefontein (a portion whereof is hereby transferred) is specially subject to the following condition:

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

1.4 ACCESS

Access to and from the township shall be to the satisfaction of the local authority.

1.5 ENDOWMENT

Payable to the Tshwane Metropolitan Municipality:

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 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, when required to do so by the Tshwane.

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, 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 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have Erven 104 and 105 in the township consolidated. The Tshwane Metropolitan Municipality hereby grants consent to the consolidation in respect of Section 92(1)(b) of Ordinance 15 of 1986.

1.13 ERVEN 104 AND 105

Erven 104 and 105, Bronberg Close Extension 6 shall be notarially tied with Erven 107 and 108, Bronberg Close Extension 7.

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

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