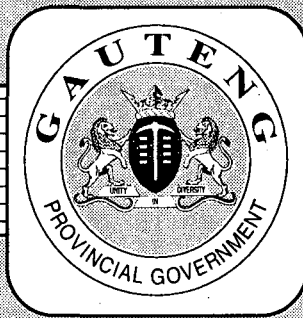


**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

**Provincial Gazette Extraordinary  
Buitengewone Provinsiale Koerant**

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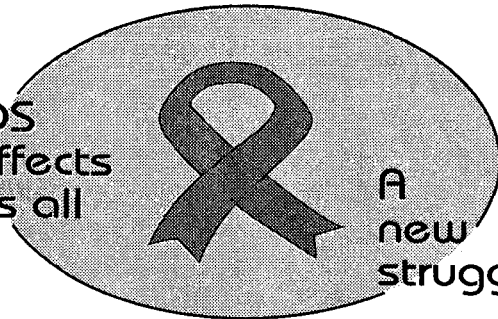
**Vol. 10**

**PRETORIA, 27 JANUARY 2004  
JANUARIE**

**No. 30**

**We all have the power to prevent AIDS**

AIDS  
affects  
us all



A  
new  
struggle

**Prevention is the cure**

**AIDS  
HELPLINE**

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## LOCAL AUTHORITY NOTICES

### PLAASLIKE BESTUURSKENNISGEWING 135

#### VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 69 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965 (Ordonnansie 25 van 1965), verklaar die Administrateur hierby die dorp **The Reeds Uitbreiding 30** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

DPLG 11/3/9/1/C/8

#### BYLAE

**VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR MIDRAND REAL ESTATE (PTY) LTD INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 110 ('N GEDEELTE VAN GEDEELTE 99) VAN DIE PLAAS BRAKFORTEIN NO. 399-J.R., PROVINSIE GAUTENG, TOEGESTAAN IS.**

#### 1. STIGTINGSVOORWAARDES

##### (1) NAAM

Die naam van die dorp is **The Reeds Uitbreiding 30**.

##### (2) ONTWERP

Die dorp bestaan uit erwe soos aangedui op Algemene Plan L.G. No. 6974/2003.

##### (3) STORMWATERDREINERING EN STRAATBOU

(a) Die dorpseienaar moet op versoek van die plaaslike bestuur aan sodanige bestuur 'n gedetailleerde skema, volledig met planne, deursnëe en spesifikasies, opgestel deur 'n siviele ingenieur wat deur die plaaslike bestuur goedgekeur is, vir die opgaar en afvoer van stormwater deur die hele dorp deur middel van behoorlike aangelegde werke en vir die aanlê, teermacadamisering, beranding en kanalisering van die strate daarin, tesame met die verskaffing van sodanige keermure as wat die plaaslike bestuur nodig ag, vir goedkeuring voorlê.

Verder moet die skema die roete en helling aandui deur middel waarvan elke erf toegang tot die aangrensende straat verkry.

(b) Die dorpseienaar moet, wanneer die plaaslike bestuur dit vereis, die goedgekeurde skema op eie koste namens en tot bevrediging van die plaaslike bestuur, onder toesig van 'n siviele ingenieur deur die plaaslike bestuur goedgekeur, uitvoer.

(c) Die dorpseienaar is verantwoordelik vir die instandhouding van die strate tot bevrediging van die plaaslike bestuur totdat die strate ooreenkomstig subklousule (b) gebou is.

(d) Die gedeeltes van die pad reserve aangrensend aan die voorgestelde dorp, en wat vereis word vir behoorlike instalering en onderhoud van die plaaslike bestuur se dienste, moet deur die dorpseienaar bekom en ontwikkel word.

(e) Indien die dorpseienaar versuim om aan die bepalings van paragrawe (a), (b), (c) en (d) hiervan te voldoen, is die plaaslike bestuur geregtig om die werk op koste van die dorpseienaar te doen.

##### (4) BESIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd die volgende serwitute wat nie die dorp raak nie:

(i) "The former Remaining Extent of the above mentioned farm BRAKFORTEIN 399-JR, measuring as such 902,1251 hectares (a portion whereof is being transferred hereby) is subject to a Servitude of Way-Leave for the passage of electrical power and ancillary rights in favour of the CITY COUNCIL OF PRETORIA, as will more fully appear from Notarial Servitude of Way-Leave 739/56-S, registered on the 6<sup>th</sup> July 1956."

(ii) "Die vorige rasterende gedeelte van die plaas BRAKFORTEIN 399-JR, Registrasie Afdeling, J.R., Groot 544,0793 hektaar (waarvan die eiendom hieronder gehou deel uitmaak) is kragtens Notariële Akte No.K779/88S gedateer 26 Februarie 1988 onderhewig aan die ewigdurende reg om elektrisiteit te voorsien, welke serwituut aangedui word deur die lyn xyz op die hieraangehegte Kaart L.G. No 710/2002 soos meer volledig sal blyk uit die gemelde Notariële Akte."

(iii) "The former Remaining Extent of the abovementioned farm BRAKFORTEIN 399-JR, measuring as such 449,7611 hectares (a portion whereof is being transferred hereby) is subject to a pipeline servitude for municipal purposes 20,50 metres wide, the northern boundary of which is indicated by the lines A'B, B C, C D, D E, E F, and F G on the annexed Diagram S.G. No 710/2002 in favour of the City of Tshwane Metropolitan Municipality as will more fully appear from Notarial Deed No K 2703/2003S dated 1<sup>st</sup> April 2003."

(iv) "The former Remaining Extent of the abovementioned farm BRAKFORTEIN 399-JR, measuring as such 449,7611 hectares (a portion whereof is being transferred hereby) is subject to a servitude of Right of Way 25,00 metres wide in favour of the CITY OF TSHWANE METROPOLITAN MUNICIPALITY which servitude is indicated by the figure LabcdefghijklmnopqrstuvwKL on the annexed Diagram S.G. 710/2002 as will more fully appear from Notarial Deed No K 2704/2003S dated 1<sup>st</sup> April 2003."

(v) "The former Remaining Extent of the abovementioned farm BRAKFORTEIN 399-JR, measuring as such 449,7611 hectares (a portion whereof is being transferred hereby) is subject to a pipeline servitude for sewerage purposes 6,00 (SIX) metres wide the centre line of which servitude is indicated by the line a'b'c'd'e'f'g' and a pipeline servitude for sewerage purposes 3,00 (THREE) metres wide the centre line of which servitude is indicated by the line h'j'k'l' in favour of the CITY OF TSHWANE METROPOLITAN MUNICIPALITY on the annexed Diagram S.G. No.710/2002 as will more fully appear from Notarial Deed No K 2705/2003S dated 1<sup>st</sup> April 2003."

#### (5) VERPLIGTINGE TEN OPSIGTE VAN NOODSAAKLIKE DIENSTE

Die dorpsreienaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water, elektrisiteit en sanitêre dienste en die installering van stelsels daarvoor, soos vooraf ooreengekom tussen die dorpsreienaar en die plaaslike bestuur, nakom.

#### 2. TITELVOORWAARDES

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui, opgelê deur die Administrateur kragtens die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 25 van 1965

##### (1) ALLE ERWE

(a) Die erf is onderworpe aan 'n serwituut 2 m breed, vir riolerings- en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur. Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.

(b) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 m daarvan geplant word nie.

(c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke wat hy volgens goëddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpyleidings en ander werke veroorsaak word.

##### (2) ERWE 4166 EN 4167

Die erf is onderworpe aan 'n 3m serwituut vir munisipale doeleindes, ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

**LOCAL AUTHORITY NOTICE 135**

**DECLARATION AS APPROVED TOWNSHIP**

In terms of section 69 of the Town-planning and Townships Ordinance, 1965 (Ordinance 25 of 1965), the Administrator hereby declares the township **The Reeds Extension 30** to be an approved township, subject to the conditions set out in the Schedule hereto.

**DPLG 11/3/9/1/C/8**

**SCHEDULE**

**CONDITIONS UNDER WHICH THE APPLICATION MADE BY MIDRAND REAL ESTATE (PTY) LTD UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 110 (A PORTION OF PORTION 99) OF THE FARM BRAKFORTEIN NO. 399-J.R., PROVINCE OF GAUTENG, HAS BEEN GRANTED**

**1. CONDITIONS OF ESTABLISHMENT**

**(1) NAME**

The name of the township shall be **The Reeds Extension 30**.

**(2) DESIGN**

The township shall consist of erven as indicated on General Plan S.G. No. 6974/2003.

**(3) STORMWATER DRAINAGE AND STREET CONSTRUCTION**

(a) The township owner shall on request by the local authority submit to such authority for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer approved by the local authority, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, tarmacadamising, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the local authority.

Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

(b) The township owner shall, when required by the local authority to do so, carry out the approved scheme at its own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.

(c) The township owner shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the streets have been constructed as set out in subclause (b).

(d) The portions of the road reserve adjacent to the proposed township and as required for proper installation and maintenance of the services of the local authority, must be obtained and developed by the township owner.

(e) If the township owner fails to comply with the provisions of paragraphs (a), (b), (c) and (d) hereof the local authority shall be entitled to do the work at the cost of the township owner.

**(4) 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, but excluding the following servitudes which do not affect the township area:

(i) "The former Remaining Extent of the above mentioned farm BRAKFORTEIN 399-JR, measuring as such 902,1251 hectares (a portion whereof is being transferred hereby) is subject to a Servitude of Way-Leave for the passage of electrical power and ancillary rights in favour of the CITY COUNCIL OF PRETORIA, as will more fully appear from Notarial Servitude of Way-Leave 739/56-S, registered on the 6<sup>th</sup> July 1956."

(ii) "Die vorige resterende gedeelte van die plaas BRAKFORTEIN 399-JR, Registrasie Afdeling, J.R., Groot 544,0793 hektaar (waarvan die eiendom hieronder gehou deel uitmaak) is kragtens Notariële Akte No.K779/88S gedateer 26 Februarie 1988 onderhewig aan die ewigdurende reg om elektrisiteit te voorsien, welke serwituuat aangedui word deur die lyn xyz op die hieraangehegte Kaart L.G. No 710/2002 soos meer volledig sal blyk uit die gemelde Notariële Akte."

(iii) "The former Remaining Extent of the abovementioned farm BRAKFORTEIN 399-JR, measuring as such 449,7611 hectares (a portion whereof is being transferred hereby) is subject to a pipeline servitude for municipal purposes 20,50 metres wide, the northern boundary of which is indicated by the lines A'B, B C, C D, D E, E F, and F G on the annexed Diagram S.G. No 710/2002 in favour of the City of Tshwane Metropolitan Municipality as will more fully appear from Notarial Deed No K 2703/2003S dated 1<sup>st</sup> April 2003."

(iv) "The former Remaining Extent of the abovementioned farm BRAKFORTEIN 399-JR, measuring as such 449,7611 hectares (a portion whereof is being transferred hereby) is subject to a servitude of Right of Way 25,00 metres wide in favour of the CITY OF TSHWANE METROPOLITAN MUNICIPALITY which servitude is indicated by the figure LabcdefghijklmnopqrstuvwKL on the annexed Diagram S.G. 710/2002 as will more fully appear from Notarial Deed No K 2704/2003S dated 1<sup>st</sup> April 2003."

(v) "The former Remaining Extent of the abovementioned farm BRAKFORTEIN 399-JR, measuring as such 449,7611 hectares (a portion whereof is being transferred hereby) is subject to a pipeline servitude for sewerage purposes 6,00 (SIX) metres wide the centre line of which servitude is indicated by the line a'b'c'd'e'f'g' and a pipeline servitude for sewerage purposes 3,00 (THREE) metres wide the centre line of which servitude is indicated by the line h'j'k'l' in favour of the CITY OF TSHWANE METROPOLITAN MUNICIPALITY on the annexed Diagram S.G. No.710/2002 as will more fully appear from Notarial Deed No K 2705/2003S dated 1<sup>st</sup> April 2003."

**(5) OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES**

The township owner shall within such period as the local authority may determine, fulfil it's obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefor, as previously agreed upon between the township owner and the local authority.

**2. CONDITIONS OF TITLE**

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**PLAASLIKE BESTUURSKENNISGEWING 136**

**CENTURION WYSIGINGSKEMA 1133**

Die Administrateur verklaar hierby, Ingevolge die bepalinge van Artikel 89 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, dat hy 'n wysigingskema, synde 'n wysiging van Centurion Dorpsbeplanningskema 1992, wat uit dieselfde grond as die dorp The Reeds Uitbreiding 30 bestaan, goedgekeur het.

Kaart 3 en die skemaklausules van die wysigingskema word in bewaring gehou deur die Gauteng Provinsiale Regering, (Departement van Ontwikkelingsbeplanning en Plaaslike Regering), Johannesburg, en die Stadsklerk Centurion, en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Centurion Wysigingskema 1133

**LOCAL AUTHORITY NOTICE 136**

**CENTURION AMENDMENT SCHEME 1133**

The Administrator hereby, in terms of the provisions of Section 89 of the Town-planning and Townships Ordinance, 1965, declares that he approved an amendment scheme, being an amendment of Centurion Town-planning Scheme 1992, comprising the same land as included in the township of The Reeds Extension 30.

Map 3 and the scheme clauses of the amendment scheme are filed with the Gauteng Provincial Government, (Department of Development Planning and Local Government), Johannesburg, and the Town Clerk Centurion, and are open for inspection at all reasonable times

The amendment is known as Centurion Amendment Scheme 1133.

