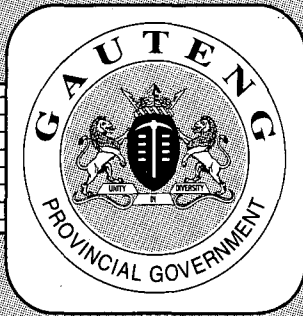


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

Selling price • Verkoopprys: **R2,50**
Other countries • Buitelands: **R3,25**

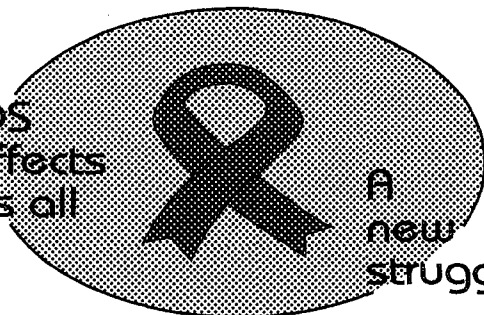
Vol. 11

PRETORIA, 4 AUGUST
AUGUSTUS 2005

No. 327

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

Prevention is the cure



CONTENTS • INHOUD

No.

Page
No. Gazette
No.

LOCAL AUTHORITY NOTICES

1823	Town-planning and Townships Ordinance (15/1986): City of Tshwane Metropolitan Municipality: Declaration as an approved township: The Reeds Extension 31	5	327
1824	do.: do.: Centurion Amendment Scheme 1316C	8	327

LOCAL AUTHORITY NOTICES

PLAASLIKE BESTUURSKENNISGEWING 1823

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT 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 31** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes soos in die bylae uiteengesit:

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR MIDRAND REAL /ESTATE (PROPRIETARY) LIMITED INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 114 ('N GEDEELTE VAN GEDEELTE 100) VAN DIE PLAAS BRAKFONTein NO. 399-J.R. PROVINSIE GAUTENG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 Naam

Die naam van die dorp is The Reeds Uitbreiding 31.

1.2 Ontwerp

Die dorp bestaan uit erwe soos aangedui op Algemene Plan L.G. No. 3317/2004.

1.3 Stormwaterdreinerings en straatbou

- (a) Die dorpseienaar moet op versoek van die plaaslike bestuur aan sodanige bestuur 'n gedetailleerde skema, volledig met planne, deursnee 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 reserwe 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) en (c) hiervan te voldoen, is die plaaslike bestuur geregtig om die werk op koste van die dorpseienaar te doen.

1.4 Beskikking 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 uitgesonder:

- (a) die volgende voorwaardes/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 6th July 1956."
- (ii) "The former Remaining Extent of the above mentioned 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 AB, BC, CD, DE, EF and FG, on the annexed Diagram S.G. No 711/2002 in favour of the City of Tshwane Metropolitan Municipality as will more fully appear from Notarial Deed No K 2703/2003S dated 1st April 2003."
- (iii) "The former Remaining Extent of the above mentioned farm BRAKFORTEIN 399-JR, measuring 362,4959 hectares (a portion whereof is being transferred hereby) is subject to a pipeline servitude for sewerage purposes 3,00 (THREE) metres wide in favour of the CITY OF TSHWANE METROPOLITAN MUNICIPALITY which servitude is indicated by the line abcdefghjkl on the annexed diagram S.G. No. 711/2002 as will more fully appear from Notarial Deed no. K5950/2004 dated 27 November 2003."
- (b) die volgende servitute wat slegs 'n straat in die dorp raak:
- (i) "The former Remaining Extent of the above mentioned 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 mn in favour of the CITY OF TSHWANE METROPOLITAN MUNICIPALITY on the annexed diagram S.G. No 711/2002 as will more fully appear from Notarial Deed No K2705/2003S dated 1st April 2003."
- (ii) "A 1,00 meter wide servitude indicated by figure AB on Diagram S.G. No. 3307/2004 in favour of the CITY OF TSWANE METROPOLITAN MUNICIPALITY as will more fully appear from Notarial Deed K4843/2005S."
- (iii) "A power line servitude area indicated by figure ABCDA on diagram S.G. No. 3308/2004 in favour of the CITY OF TSWANE METROPOLITAN MUNICIPALITY as will more fully appear from Notarial Deed K4843/2005S."
- (iv) "Subject to a Servitude of Right of Way and for General Municipal Purposes, 5 505 square metres in extent, in favour of the CITY OF TSHWANE METROPOLITAN MUNICIPALITY which Servitude is indicated by the figures A B C D E F G H J K A on the Diagram S.G. No. 3304/2004 and as will more fully appear from Notarial Deed of Servitude K2383/2005S."

1.5 Verpligtinge ten opsigte van noodsaaklike dienste

Die dorpseienaar 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 dorpseienaar en die plaaslike bestuur, nakom.

2. TITELVOORWAARDES

A. DIE ERWE HIERONDER GENOEM IS ONDERWORPE AAN DIE VOORWAARDES SOOS AANGEDUI, OP GELÊ DEUR DIE ADMINISTRATEUR INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965.

(1) Alle erwe

- a) Die erwe is onderworpe aan >n serwituu, 2m 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 pypsteel-erf, >n addisionele serwituu vir munisipale doeleindes 2m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur:

- b) Geen geboue of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortel-bome mag binne die gebied van sodanige serwituut of binne >n afstand van 2m daarvandaan 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 goeiddunke 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 4664, 4665, 4672, 4673, 4680 en 4681

Die erwe is onderworpe aan 'n 3m serwituut vir munisipale doeleindes ten gunste van die plaaslike owerheid soos aangedui op die Algemene Plan.

LOCAL AUTHORITY NOTICE 1823

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
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 31** to be an approved township, subject to the conditions set out in the Schedule hereto.

ANNEXURE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY MIDRAND REAL ESTATE (PROPRIETARY) LIMITED UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 114 (A PORTION OF PORTION 100) OF THE FARM BRAKFORTEIN NO. 399-J.R., PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 Name

The name of the township shall be The Reeds Extension 31.

1.2 Design

The township shall consist of erven as indicated on General Plan S.G. No. 3317/2004.

1.3 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 which are required for proper installation and maintenance of the local authority's services, 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.

1.4 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:

- (a) the following conditions/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 6th July 1956.
 - (ii) The former Remaining Extent of the above mentioned 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 AB, BC, CD, DE, EF and FG, on the annexed Diagram S.G. No 711/2002 in favour of the City of Tshwane Metropolitan Municipality as will more fully appear from Notarial Deed No K2703/2003S dated 1st April 2003.
 - (iii) The former Remaining Extent of the above mentioned farm BRAKFORTEIN 399-JR, measuring as such 362,4959 hectares (a portion whereof is being transferred hereby) is subject to a pipeline servitude for sewerage purposes 3,00 (THREE) metres wide in favour of the CITY OF TSHWANE METROPOLITAN MUNICIPALITY which servitude is indicated by the line abcdefghjkl on the annexed diagram S G No. 711/2002 as will more fully appear from Notarial Deed no. K5950/2004 dated 27 November 2003.
- (b) the following servitudes which affect a street in the township only:
 - (i) The former Remaining Extent of the above mentioned 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 mn in favour of the CITY OF TSHWANE METROPOLITAN MUNICIPALITY on the annexed diagram S.G. No 711/2002 as will more fully appear from Notarial Deed No K2705/2003S dated 1st April 2003.
 - (ii) A 1,00 meter wide servitude indicated by figure AB on Diagram S.G. No. 3307/2004 in favour of the CITY OF TSWANE METROPOLITAN MUNICIPALITY as will more fully appear from Notarial Deed K4843/2005S.
 - (iii) A power line servitude area indicated by figure ABCDA on diagram S.G. No. 3308/2004 in favour of the CITY OF TSWANE METROPOLITAN MUNICIPALITY as will more fully appear from Notarial Deed K4843/2005S.
 - (iv) Subject to a Servitude of Right of Way and for General Municipal Purposes, 5 505 square metres in extent, in favour of the CITY OF TSHWANE METROPOLITAN MUNICIPALITY which Servitude is indicated by the figures A B C D E F G H J K A on the Diagram S.G. No. 3304/2004 and as will more fully appear from Notarial Deed of Servitude K2383/2005S.

1.5 Obligations in regard to essential services

The township owner shall within such period as the local authority may determine, fulfil its 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

A. THE ERVEN MENTIONED HEREUNDER SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED IMPOSED BY THE ADMINISTRATOR IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965.

(1) All erven

- a) 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 a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 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.
- b) 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.
- c) The local authority 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 local authority.

(2) Erven 4664, 4665, 4672, 4673, 4680 and 4681

The erven are subject to a 3m municipal servitude in favour of the local authority, as indicated on the general plan.

PLAASLIKE BESTUURSKENNISGEWING 1824

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
CENTURION WYSIGINGSKEMA 1316C**

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 31 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules 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 1316C

LOCAL AUTHORITY NOTICE 1824**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
CENTURION AMENDMENT SCHEME 1316C**

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 31.

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 1316C