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GAUTENG**



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GAUTENG**

# Provincial Gazette Provinsiale Koerant

**EXTRAORDINARY • BUITENGEWOON**

Selling price • Verkoopprijs: **R2.50**  
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Vol. 22

**PRETORIA**  
21 JANUARY 2016  
21 JANUARIE 2016

**No. 16**

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ISSN 1682-4525



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# Government Printing Works

## Notice submission deadlines

Government Printing Works has over the last few months implemented rules for completing and submitting the electronic Adobe Forms when you, the customer, submit your notice request.

In line with these business rules, GPW has revised the notice submission deadlines for all gazettes. Please refer to the GPW website [www.gpwonline.co.za](http://www.gpwonline.co.za) to familiarise yourself with the new deadlines.

### CANCELLATIONS

Don't forget!

Cancellation of notice submissions are accepted by GPW according to the deadlines stated in the table above. Non-compliance to these deadlines will result in your request being failed. **Please pay special attention to the different deadlines for each gazette.**

**Please note that any notices cancelled after the cancellation deadline will be published and charged at full cost.**

Requests for cancellation must be sent by the original sender of the notice and must accompanied by the relevant notice reference number (N-) in the email body.

### AMENDMENTS TO NOTICES

take note!

With effect **from 01 October**, GPW will not longer accept amendments to notices. The cancellation process will need to be followed and a new notice submitted thereafter for the next available publication date.

### CUSTOMER INQUIRIES



Many of our customers request immediate feedback/confirmation of notice placement in the gazette from our Contact Centre once they have submitted their notice – While GPW deems it one of their highest priorities and responsibilities to provide customers with this requested feedback and the best service at all times, we are only able to do so once we have started processing your notice submission.

GPW has a **2-working day turnaround time for processing notices** received according to the business rules and deadline submissions.

Please keep this in mind when making inquiries about your notice submission at the Contact Centre.

### PROOF OF PAYMENTS

REMINDER

GPW reminds you that all notice submissions **MUST** be submitted with an accompanying proof of payment (PoP) or purchase order (PO). If any PoP's or PO's are received without a notice submission, it will be failed and your notice will not be processed.

When submitting your notice request to [submit.egazette@gpw.gov.za](mailto:submit.egazette@gpw.gov.za), please ensure that a purchase order (GPW Account customer) or proof of payment (non-GPW Account customer) is included with your notice submission. All documentation relating to the notice submission must be in a single email.

A reminder that documents must be attached separately in your email to GPW. (In other words, your email should have an Adobe Form plus proof of payment/purchase order – 2 separate attachments – where notice content is applicable, it should also be a 3rd separate attachment).

### REMINDER OF THE GPW BUSINESS RULES

- Single notice, single email – with proof of payment or purchase order.
- All documents must be attached separately in your email to GPW.
- 1 notice = 1 form, i.e. each notice must be on a separate form
- Please submit your notice **ONLY ONCE**.
- Requests for information, quotations and inquiries must be sent to the Contact Centre **ONLY**.
- The notice information that you send us on the form is what we publish. Please do not put any instructions in the email body.

**DISCLAIMER:**

Government Printing Works reserves the right to apply the 25% discount to all Legal and Liquor notices that comply with the business rules for notice submissions for publication in gazettes.

National, Provincial, Road Carrier Permits and Tender notices will pay the price as published in the Government Gazettes.

For any information, please contact the eGazette Contact Centre on 012-748 6200 or email [info.egazette@gpw.gov.za](mailto:info.egazette@gpw.gov.za)

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**PROCLAMATION • PROKLAMASIE**

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**PROCLAMATION 6 OF 2016****CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
TSHWANE AMENDMENT SCHEME 453T**

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 49.

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 Tshwane Amendment Scheme 453T  
**(GO 15/3/2/93/63)**

**PROKLAMASIE 6 VAN 2016****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT  
TSHWANE WYSIGINGSKEMA 453T**

Die Administrateur verklaar hierby, ingevolge die bepalings 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 49 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 Stadsmerk Centurion, en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Tshwane Wysigingskema 453T  
(GO 15/3/2/93/63)

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**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 49** to be an approved township, subject to the conditions set out in the Schedule hereto.

(GO 15/3/2/93/63)

**ANNEXURE**

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY RAUDEV PROPRIETARY LIMITED REGISTRATION NUMBER 2007/024392/07 (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965 (ORDINANCE NO. 25 OF 1965), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 425 (A PORTION OF PORTION 130) OF THE FARM OLIEVENHOUTBOSCH 389-JR., HAS BEEN GRANTED**

**1. CONDITIONS OF ESTABLISHMENT****1.1 Name**

The name of the township shall be The Reeds Extension 49.

**1.2 Design**

The township shall consist of erven as indicated on General Plan S.G. No. 4795/2014.

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

**1.4 Compliance with conditions imposed by the Department of Roads and Transport**

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Roads and Transport has granted consent for the development.

**1.5 Access**

Ingress from Provincial Road K54 to the township and egress to Provincial Road K54 from the township are restricted to the intersections with Waterberg Road and Rietspruit Road.

**1.6 Receiving and disposal of stormwater**

The township owner shall arrange the stormwater drainage of the township in such a way as to fit in with that of Road K54 and he shall receive and dispose of the storm water running off or being diverted from the road.

The Service report containing the stormwater design proposals has been approved by the Gauteng Department: Roads and Transport;

**1.7 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 therefore, as previously agreed upon between the township owner and the local authority.

**1.8 Land to be transferred to the Non Profit Company (Homeowner's association) and restriction on the Transfer of Erven**

- (a) Erf 5337 shall, prior to or simultaneously with the registration of the first transfer of an erf /unit in the township and at the costs of the township owner, be transferred only to the NPC, which Association shall have full responsibility for the functioning and proper maintenance of the said erven and the engineering services within the said erven.

- (b) The erven may not be transferred thereafter by the Non Profit Company before the consent of the City of Tshwane Metropolitan Municipality has been obtained.

## **1.9 Endowment**

- (a) The applicant has agreed to the provision of the following erven to be developed as and kept free of structures for private open space purposes:

Erf 5337 The Reeds Extension 49 Township

- (b) If at any time, these areas are no longer available for private open space purposes for the use of members of the NPO, the developer or the successor in title will pay an endowment to the City of Tshwane Metropolitan Municipality as prescribed in the Regulation of the relevant Ordinance.
- (c) These erven shall not be transferred thereafter by the Non Profit Company before the consent of the City of Tshwane Metropolitan Municipality has first been obtained.

## **1. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTERABLE**

### **2.1 The Developers Obligations**

#### **2.1.1 Association and Statutes**

- (a) The developer must at his own cost establish a Non Profit Company (home-owner's association) in terms of the provisions of the Companies Act, 2008 (Act 71 of 2008):
- (b) All the owners of the erven or of any subdivision thereof, or of any sectional title unit thereon or of any interest therein 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.
- (c) The Memorandum of Incorporation must clearly state that the main objective of the homeowners' association is the maintenance of the Non Profit Company's property and the internal engineering services of the development (i.e. water, sewerage, electricity, roads and stormwater). 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.

#### **2.1.2 Provision of Engineering Drawings**

- (a) The developer must submit to the CTMM complete detail design drawings in respect of roads and stormwater, water and sewer infrastructure for approval prior to the commencement of the construction of the said services.
- (b) The detail design drawings will only be evaluated after the required Services Report with regard to roads and stormwater has been approved.
- (c) The developer must obtain a way leave from the Council prior to commencement of construction work, if such work will be done on Council property.
- (d) The developer shall at his own expense make arrangements to the satisfaction of the Council for the development of a private open space recreational area to be situated on Erf 5337 in the proposed township of The Reeds Ext. 49, which the members of the Non Profit Company, shall be entitled to utilize.

### 2.1.3 Maintenance Period and Guarantee

A maintenance period of 12 (twelve) months commences when the last of the internal engineering services (i.e. water, sewerage, electricity, and the road and stormwater services) have been completed. The developer must:

- (a) furnish the municipality with a maintenance guarantee, issued by a recognized financial institution, in respect of poor workmanship and / or materials with regard to the civil engineering services (water and sewer), road and stormwater and the electricity services, which guarantee must be for an amount that is equal to 10% of the contract cost of these services, and proof of this must be submitted to the Municipality.

## 3. DISPOSAL OF EXISTING CONDITIONS OF TITLE

- 3.1 All erven shall be made subject to existing conditions and servitudes including the following entitlement servitude which will be passed on to all the erven in the township:

The former Portion 130 (a portion of Portion 10) of the farm Olievenhoutbosch 389 JR, measuring 23,5609 (twenty three comma five six zero nine) hectares is subject to the following condition:

The withinmentioned property is entitled to a perpetual right of way servitude over Portion 131 (a portion of Portion 10) of the farm Olievenhoutbosch 389 JR, measuring 375 square metres for road purposes depicted by the figure A B C D E F A on Diagram SG No. 3755/2014. As will more fully appear from Notarial Deed No. K5303/2015S.

## 4. RESTRICTIONS

- 4.1 Erf 5337

The erf shall not be alienated or transferred into the name of any purchaser other than the NPC, without the written consent of the local authority first having been obtained.

## 5. CONDITIONS OF TITLE

- 5.1 **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.**

### 5.1.1 All Erven

- (a) The erf is subject to a servitude, 3m 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 3m 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.
- (a) 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.



**5.1.2 Erven 5335 to 5337**

The erf is subject to a 3m servitude for municipal purposes in favour of the local authority, as indicated on the layout plan.

**6.2 CONDITIONS OF TITLE IMPOSED IN FAVOUR OF THIRD PARTIES TO BE REGISTERED/ CREATED ON THE FIRST REGISTRATION OF THE ERVEN CONCERNED.<sup>1</sup>****6.2.1 Erven 5335 and 5336**

The entire erven shall be subject to a general right of way servitude in favour of Erf 5337.

**6.2.2 Erf 5337**

The erf is entitled to a general right of way servitude over the entire Erven 5335 and 5336.

**6.2.3 Erven 5335 - 5337**

Each and every owner of the erf or owner of any sub-divided portion of the erf or owner of any unit thereon, shall on transfer become and remain a member of the NPC incorporated for the purpose of the community scheme ("the Association") and shall be subject to its Memorandum of Incorporation until he/she ceases to be an owner and such owner shall not be entitled to transfer the erf or any sub-divided portion thereof or any interest therein or any unit thereon, without a clearance certificate from such Association certifying that the provisions of the Memorandum of Incorporation have been complied with and the purchaser has bound himself/herself to the satisfaction of the Association to become and remain a member of the Association.





Printed by the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001,  
for the **Gauteng Provincial Administration**, Johannesburg.

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Publications: Tel: (012) 748 6053, 748 6061, 748 6065