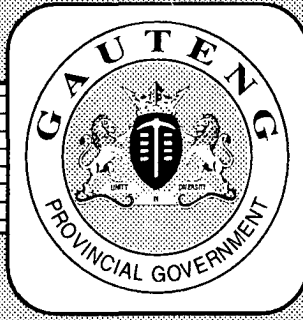


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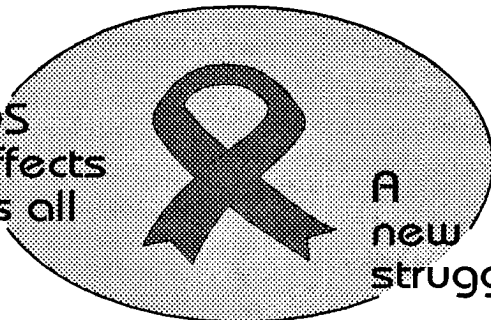
Vol. 9

**PRETORIA, 1 JULY 2003
JULIE**

No. 255

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GENERAL NOTICES

KENNISGEWING 1249 VAN 2003

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 3** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

GO 15/3/2/93/6

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 103 ('N GEDEELTE VAN GEDEELTE 99) VAN DIE PLAAS BRAKFontein NO. 399-J.R., PROVINSIE GAUTENG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is The Reeds Uitbreiding 3.

(2) ONTWERP

Die dorp bestaan uit erwe soos aangedui op Algemene Plan L.G. No. 7213/2002.

(3) STORMWATERDREINERING EN STRAATBOU

(a) Die dorpseienaar moet op versoek van die plaaslike bestuur aan sodanige bestuur 'n gedetailleerde skema, volledig met planne, deursneeë 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) 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.

(4) BESIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd -

(a) die volgende servituut wat nie die dorp raak nie:

"Notarial Servitude of Way-leave 739/56-S."

(b) die volgende servituut wat slegs 'n pad in die dorp raak:

"'n Servituut van Reg van Weg, 25,00m wyd, ten gunste van die plaaslike owerheid, soos aangedui deur die figuur LabcdefghjklmnpqrstuvwK op Diagram No. 713/2002"

(c) die volgende servituut wat slegs Erwe 4033 tot 4052 in die dorp raak:

"'n Waterpyplyn servituut, 20,5m wyd, ten gunste van die plaaslike bestuur, vide LG Diagram No. 712/2002."

(5) TOEGANG

(a) Geen ingang van Provinsiale Pad P158/2 tot die dorp en geen uitgang tot Provinsiale Pad P158/2 uit die dorp word toegelaat nie.

(b) Ingang van Provinsiale Pad K73 tot die dorp en uitgang tot Provinsiale Pad K73 uit die dorp word beperk

tot die aansluiting van Brakfonteinweg met sodanige pad.

(6) ONTVANGS EN VERSORGING VAN STORMWATER

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by dié van Pad 158/2 en moet die stormwater wat van die pad afloop of afgelei word, ontvang en versorg.

(7) 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

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 rioolhoofpypleidings en ander werke wat hy volgens goeë dunnke 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 rioolhoofpypleidings en ander werke veroorsaak word.

(2) ERWE 4021, 4023, 4024, 4027, 4028, 4040, 4047, 4077, 4078, 4081, 4082, 4085, 4086, 4089 en 4100

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

(3) ERF 4033

Die erf is onderworpe aan 'n 10m serwituut vir munisipale doeleindes, ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

NOTICE 1249 OF 2003

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

GO 15/3/2/93/6

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 103 (A PORTION OF PORTION 99) OF THE FARM BRAKFONTein 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 3.

(2) DESIGN

The township shall consist of erven as indicated on General Plan S.G. No. 7213/2002.

(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.

(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 servitude which does not affect the township area:
"Notarial Servitude of Way-leave 739/56-S."

(b) the following servitude which only affects a road in the township:
"n Serwituut van Reg van Weg, 25,00m wyd, ten gunste van die plaaslike owerheid, soos aangedui deur die figuur LabcdefghijklmnopqrstuvwK op Diagram No. 713/2002"

(c) the following servitude which only affects Erven 4033 to 4052 in the township:
"n Waterpyplyn serwituut, 20,5m wyd, ten gunste van die plaaslike bestuur, vide LG Diagram No. 712/2002."

(5) ACCESS

(a) No ingress from Provincial Road P158/2 to the township and no egress to Provincial Road P158/2 from the township shall be allowed.

(b) Access to Provincial Road K73 from the township and egress from Provincial Road K73 out of the township will be restricted to the connection of Brakfontein Road with this road.

(6) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of Road P158/2 and for all stormwater running off or being diverted from the road to be received and disposed of.

(7) 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

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 25 of 1965

(1) ALL ERVEN

(a) The erf is subject to a servitude, 2 m 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 2 m 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 2 m 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 4021, 4023, 4024, 4027, 4028, 4040, 4047, 4077, 4078, 4081, 4082, 4085, 4086, 4089 and 4100**
The erf is subject to a 3m servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

(3) **ERF 4033**

The erf is subject to a 10m servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

KENNISGEWING 1250 VAN 2003

CENTURION WYSIGINGSKEMA 1016

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 3 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 1016

NOTICE 1250 OF 2003

CENTURION AMENDMENT SCHEME 1016

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 3.

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 1016.

IMPORTANT NOTICE

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*In future, adverts have to be paid in advance
 before being published in the Gazette.*

HENNIE MALAN

Director: Financial Management
 Office of the Premier (Gauteng)

