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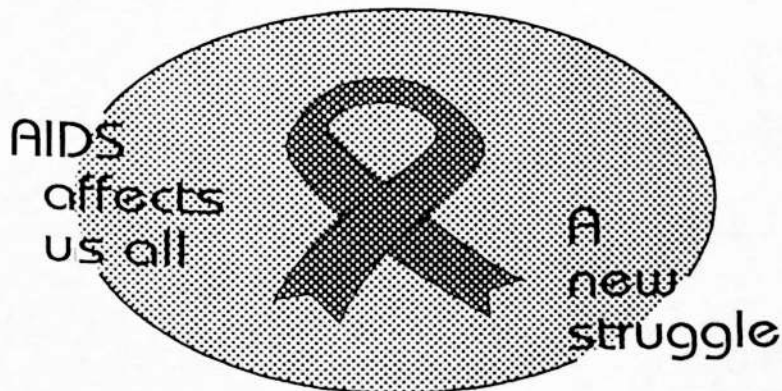
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GENERAL NOTICE

NOTICE 528 OF 2012

DECLARATION AS APPROVED TOWNSHIP

Terms of Section 69 of the Town-planning and Townships Ordinance, 1965 (Ordinance 25 of 1965), the Administrator hereby declares The Reeds Extension 28 township to be an approved township, subject to the conditions set out in the Schedule hereto.

DPLG 11/3/9/1/C/5

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY DWELLING DEVELOPMENTS (PROPRIETARY) LIMITED UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON THE REMAINDER OF PORTION 39 OF THE FARM BRAKFontein NO. 419-J.R., PROVINCE OF NORTHERN CAUTENG, HAS BEEN GRANTED

CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be The Reeds Extension 28.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 8036/2005.

(3) 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 servitudes which does not affect the township:

- (i) "The within mentioned property is subject to a pipeline servitude indicated by the figure pqrstKuv on Diagram S.G. No. 9502/2004 in favour of the Rand Water Board as will more fully appear from Notarial Deed K2972/1977S"
- (ii) "the within mentioned property is subject to a servitude of right-of-way indicated by figure MabcdefghCDEFGHJKL on Diagram S.G. No. 9502/2004 attached hereto in favour of the City Council of Verwoerdburg as will more fully appear from Deed of Cession No. K1546/1985S."

(b) the following servitude as set out on page 2 of Deed of Transfer No. T174662/2004, which affects a street in the township:

"ONDERHEWIG aan 'n Serwituut van Reg van Oorpad 15,74 meter wyd, soos voorgestel deur die figuur klmnBCD op Kaart L.G 9502/2004 hierby aangeheg, ten gunste van die Algemene Publiek, soos meer volledig sal blyk uit Notariële Akte van Serwituut Nr. 1513/1964S, geregistreer op 8 Desember 1964 met Kaart L.G.Nr. A.341/62 daarby aangeheg."

-5-

(c) The following servitude endorsement set out on page 5 of the Deed of Transfer T174662/2004, which does not affect the township:

"A servitude of right of way in favour of the City of Tshwane Metropolitan Municipality as shown on Diagram S.G. No. 8026/2005 and Notarial Deed K117/2006S".

(4) LAND FOR MUNICIPAL PURPOSES

Erf 3926 shall be transferred to the local authority by and at the expense of the township owner as a park.

(5) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, when required by the local authority to do so.

(6) REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owner.

2. CONDITIONS OF TITLE

(1) ALL ERVEN

The erven shall be subject to the following conditions imposed by the Administrator in terms of the provisions of the Town planning and Townships Ordinance, 1965.

- (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 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) Erf 3925

The erf is subject to a servitude (4m wide) for municipal purposes, in favour of the local authority, as shown on the General Plan."

KENNISGEWING 528 VAN 2012

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

DPLG 11/3/9/1/C/5

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR DWELLING DEVELOPMENTS (PROPRIETARY) LIMITED INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965, OM TOESTEMMING OM 'N DORP TE STIG OP DIE RESTANT VAN GEDEELTE 39 VAN DIE PLAAS BRAKFontein NO. 419-J.R., PROVINSIE GAUTENG, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is The Reeds Uitbreiding 28.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 8036/2005.

(3) 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 uitgesonderd -

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

(i) "The within mentioned property is subject to a pipeline servitude indicated by the figure pqrstKuv on Diagram S.G. No. 9502/2004 in favour of the Rand Water Board as will more fully appear from Notarial Deed K2972/1977S"

(ii) "the within mentioned property is subject to a servitude of right-of-way indicated by figure MabcdefghCDEFGHJKL on Diagram S.G. No. 9502/2004 attached hereto in favour of the City Council of Verwoerdburg as will more fully appear from Deed of Cession No. K1546/1985S."

(b) die volgende serwituut soos uiteengesit op Bladsy 2 van Akte van Transport No. T174662/2004, wat slegs 'n straat in die dorp raak:

"ONDERHEWIG aan 'n Serwituut van Reg van Oorpad 15,74 meter wyd, soos voorgestel deur die figuur klmnBCD op Kaart L.G 9502/2004 hierby aangeheg, ten gunste van die Algemene Publiek, soos meer volledig sal blyk uit Notariële Akte van Serwituut Nr. 1513/1964S, geregistreer op 8 Desember 1964 met Kaart L.G.Nr. A.341/62 daarby aangeheg."

(c) die volgende serwituut endossement soos uiteengesit op bladsy 5 van die Akte van Transport No. T174662/25004, wat nie die dorp raak nie:

"A servitude of right of way in favour of the City of Tshwane Metropolitan Municipality as shown on Diagram S.G. No. 8026/2005 and Notarial Deed K117/2006S".

(4) GROND VIR MUNISIPALE DOELEINDES

Erf 3926 moet deur en op koste van die dorpseienaar aan die plaaslike bestuur as 'n park oorgedra word.

(5) SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

(6) VERSKUIWING OF DIE VERVANGING VAN MUNISIPALE DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale dienste te verskuif of te vervang moet die koste daarvan deur die dorpseienaar gedra word.

2. TITELVOORWAARDES

(1) ALLE ERWE

Die erwe is onderworpe aan die volgende voorwaardes opgelê deur die Administrateur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965.

- (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 goeddunke 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) ERF 3925

Die erf is onderworpe aan 'n serwituut (4m wyd) vir munisipale doeleindes, ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

NOTICE 529 OF 2012

CENTURION AMENDMENT SCHEME 1547C

The Administrator hereby declares, in terms of the provisions of Section 89 of the Town-planning and Townships Ordinance, 1965, that he has approved an amendment scheme, being an amendment of Centurion Town-planning Scheme 1992, comprising the same land as The Reeds Heights Extension 28 Township.

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

The amendment is known as Centurion Amendment Scheme 1547C.

DPLG 11/3/9/1/C/5

KENNISGEWING 529 VAN 2012

CENTURION WYSIGINGSKEMA 1547C

Die Administrateur verklaar hiermee, 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 grense as die dorp The Reeds Uitbreiding 28 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Gauteng Provinsiale Regering, (Departement van Ekonomiese Beplanning), Johannesburg, en die Stads Ingenieur, Centurion, en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Centurion Wysigingskema 1547C

DPLG 11/3/9/1/C/5
