THE PROVINCE OF GAUTENG

DIE PROVINSIE GAUTENG

Provincial Gazette Extraordinary
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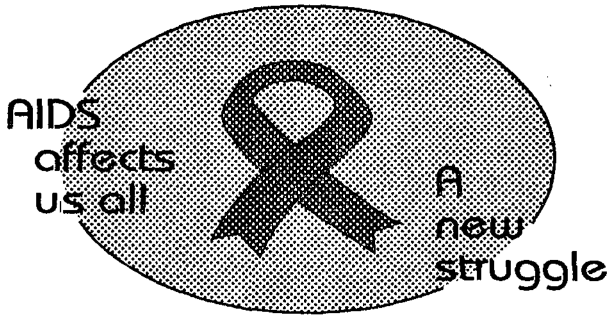

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2464

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

DPLG 11/3/9/1/C/12

SCHEDULE

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 111 (A PORTION OF PORTION 100) 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 34.

(2) DESIGN

The township shall consist of erven as indicated on General Plan S.G. No. 9786/2003.

(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 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.

(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 BRAKFONTEIN 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) Die vorige resterende gedeelte van die plaas BRAKFONTEIN 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 pqr op die aangehegte kaart L.G. No 711/2002 soos meer volledig sal blyk uit die gemelde Notariële Akte.

(iii) The former Remaining Extent of the above mentioned farm BRAKFONTEIN 399, measuring as such 449,7611 hectares (a portion whereof is being transferred hereby) is subject to a pipeline servitude 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 diagram S.G. No. 711/2002 as will more fully appear from Notarial Deed No. K2705/2003S, dated 1 April 2003.

(b) the following servitude which affects Erven 4840 to 4849 in the township only:

The former Remaining Extent of the above mentioned farm BRAKFONTEIN 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, FG, GG' 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.

(c) The former Remaining Extent of the above mentioned farm BRAKFONTEIN 399-JR, measuring as such 362,4959 hectares (a portion whereof is being transferred hereby) is subject to a 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.

(5) ACCESS

No ingress from Provincial Road P158/1 and Brakfontein Road to the township and no egress to Provincial Road P158/1 and Brakfontein Road from the township shall be allowed.

(6) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of Road P158/1 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.

3. CONDITIONS OF TITLE

All 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 4841, 4853, 4860, 4861, 4868, 4869, 4894, 4896 AND 4897

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

PLAASLIKE BESTUURSKENNISGEWING 2464

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

DPLG 11/3/9/1/C/12

BYLAE

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 111 ('N GEDEELTE VAN GEDEELTE 100) 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 34.

(2) ONTWERP

Die dorp bestaan uit erwe soos aangedui op Algemene Plan L.G. No. 9786/2003.

(3) STORMWATERDREINERING EN STRAATBOU

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

en (d) hiervan te voldoen, is die plaaslike bestuur geregtig om die werk op koste van die dorpseienaar te doen.

(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 BRAKFONTEIN 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) Die vorige resterende gedeelte van die plaas BRAKFONTEIN 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 pqr op die aanghegte kaart L.G. No 711/2002 soos meer volledig sal blyk uit die gemelde Notariële Akte.

(iii) The former Remaining Extent of the above mentioned farm BRAKFONTEIN 399,measuring as such 449,7611 hectares (a portion whereof is being transferred hereby) is subject to a pipeline servitude 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 diagram S.G. No. 711/2002 as will more fully appear from Notarial Deed No. K2705/2003S, dated 1 April 2003.

(b) die volgende serwitute wat slegs Erf 4840 tot 4849 in die dorp raak:

(i) The former Remaining Extent of the above mentioned farm BRAKFONTEIN 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, FG, GG' 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.

(ii) The former Remaining Extent of the above mentioned farm BRAKFONTEIN 399-JR, measuring as such 362,4959 hectares (a portion whereof is being transferred hereby) is subject to a 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.

(5) TOEGANG

Ingang van Provinsiale Pad P158/1 en Brakfonteinweg tot die dorp en uitgang tot Provinsiale Pad P158/1en Brakfonteinweg word nie toegelaat nie.

(6) ONTVANGS EN VERSORGING VAN STORMWATER

Die dorpseienaar moet die stormwaterdreinering van die dorp so reël dat dit inpas by dié van Pad 158/1 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 ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965.

(1) ALLE ERWE

a) Die erwe is onderworpe aan >n serwituut, 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 serwituut 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 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 4841, 4853, 4860, 4861, 4868, 4869, 4894, 4896 AND 4897

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 2465

CENTURION AMENDMENT SCHEME 1319C

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 34.

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 1319C

PLAASLIKE BESTUURSKENNISGEWING 2465

CENTURION WYSIGINGSKEMA 1319C

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 34 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 1319C

ATTENTION

Please take note that the Publications Division of the Government Printing Works will be closed on the 22nd and 23rd November 2004 for stocktaking purposes

Thank you

LODGEMENT OF NEW APPLICATIONS

In terms of the Gauteng Liquor Act (Act No. 2 of 2003) all new applications will no longer be lodged at Magistrate Offices, but will be lodged at the following Regional Liquor Licensing Offices as from Friday 3 December 2004:

JOHANNESBURG

NRB Building c/o Delvers & Prichardt Streets, Johannesburg
1st Floor, Tel: (011) 225 2301/6/7

TSHWANE

GPG Building c/o Bosman & Pretorius Streets, Pretoria
Block A, Ground Floor. Tel: (012) 401 0680

EKURHULENI

Golden Heights Building, 2nd Floor, Victoria & Park Streets
Germiston, Tel: (011) 842 7450

SEDIBENG

36 Merrimen Avenue, 3rd Floor, Vereeniging
Tel: (016) 455 2652

WEST RAND

C/o Park & 6th Streets, West Rand District Municipality
Randfontein, Tel: (011) 693 2766

METSWEDING

55 Mark Street, Bronkhorstspruit
Tel: (013) 932 1599

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