THE PROVINCE OF GAUTENG

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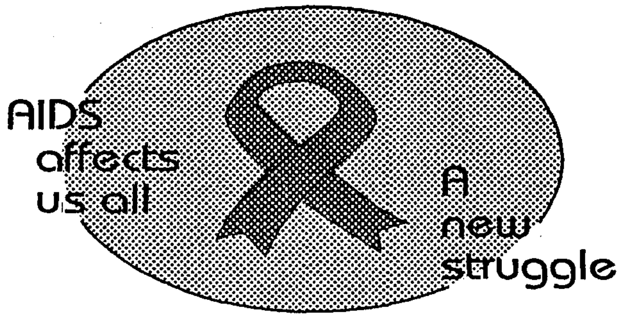
We all have the power to prevent AIDS



Prevention is the cure

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LOCAL AUTHORITY NOTICES

PLAASLIKE BESTUURSKENNISGEWING 2451

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 41** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes soos in die bylae uiteengesit:

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR HEANOR INVESTMENTS (PROPRIETARY) LIMITED (HIERNA DIE AANSOEKDOENER GENOEM) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965 (ORDONNANSIE NR. 25 VAN 1965), OM TOESTEMMING OM 'N DORP TE STIG OP 'N DEEL VAN GEDEELTE 38 VAN DIE PLAAS BRAKFONTEIN NO. 419-J.R, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 Naam
Die naam van die dorp is The Reeds Uitbreiding 41.

1.2 Ontwerp
Die dorp bestaan uit erwe soos aangedui op Algemene Plan L.G. No. 4197/2004.

1.3 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) 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 serwitute wat slegs 'n straat in die dorp raak:

(i) "Onderhewig aan a Serwituut van Reg van Oorpad 50 Kaapse Voet wyd, soos voorgestel deur die figuur D E F G H B C D op Kaart L.G. Nr. A. 324/62, geheg aan gemelde sertifikaat van geregistreerde Titel Nr. 22275/1966, ten gunste van die Algemende Publiek, soos meer volledig sal blyk uit Notariële Akte van Serwituut Nr. 1513/1964S, geregistreer of 8 Desember 1964 met Kaart L.G. Nr. A 341/62 daarby aangeheg."

(b) die volgende serwitute wat nie oorgedra sal word aan die erwe in die dorp nie:

(i) "By virtue of Notarial Deed of servitude K2972/1977S dated 11th August 1977 the within mentioned property is subject to a pipline servitude indicated by the figure ABCDEFGHJKA on Diagram S.G. A1383/1977 in favour of the RAND WATER BOARD as will more fully appear from the mentioned Notarial Deed."

(ii) "By virtue of Notarial Deed of Cession k 1546/1985S the within mentioned property is subject to a servitude of Right of Way indicated by figures ABCDEFGHJKLMNPQRSA on Diagram S.G. 10459/1984 in favour of the CITY COUNCIL OF VERWOERDBURG."

(iii) "A 3,00 metre sewer pipeline servitude, indicated by the midline AB, vide SG Diagram No. A204/1981."

1.5 Afbreek van geboue en strukture

Die dorpseienaar sal op eie koste sorg dat alle bestaande geboue en strukture geleë binne die boulyn reserwe, kant spasies of oor algemene grense, afgebreek word tot die satisfaksie van die plaaslike bestuur, wanneer dit verlang word deur die plaaslike bestuur om dit te doen.

1.6 Verwydering of vervanging van munisipale dienste

Indien, volgens die rede vir die stigting van die dorp, dit nodig sal wees vir die verwydering of vervanging van munisaple dienste, sal die eienaar van die dorp verantwoordelik wees vir die doste.

1.7 Konsolidasie van erwe

Die dorpseienaar sal op eie koste, erwe 5068 en 5069 in die dorp konsolideer. Toestemming word heermee gegee met betrekking tot konsolidasie.

2. TITELVOORWAARDES

A. 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: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.

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.

LOCAL AUTHORITY NOTICE 2451

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 41** 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 A PART OF PORTION 38 OF THE FARM BRAKFONTEIN NO. 419-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 41.

1.2 Design

The township shall consist of erven as indicated on General Plan S.G. No. 4197/2004.

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) 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 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 affects a street in the township only:

(i) "By virtue of Notarial Deed of servitude K2972/1977S dated 11th August 1977 the within mentioned property is subject to a pipeline servitude indicated by the figure ABCDEFGHJKA on Diagram S.G. A1383/1977 in favour of the RAND WATER BOARD as will more fully appear from the mentioned Notarial Deed."

(ii) "By virtue of Notarial Deed of Cession k 1546/1985S the within mentioned property is subject to a servitude of Right of Way indicated by figures ABCDEFGHJKLMNPQRSA on Diagram S.G. 10459/1984 in favour of the CITY COUNCIL OF VERWOERDBURG."

(iii) "A 3,00 metre sewer pipeline servitude, indicated by the midline AB, vide SG Diagram No. A204/1981."

1.5 Demolition of buildings and structures

The township owner shall at it's 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.

1.6 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.

1.7 Consolidation of erven

The township owner shall at his own expense have Erven 5068 and 5069 in the township consolidated. Consent is hereby granted in respect of the consolidation.

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.

PLAASLIKE BESTUURSKENNISGEWING 2452

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
CENTURION WYSIGINGSKEMA 1341C

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 41 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 1341C

LOCAL AUTHORITY NOTICE 2452

CITY OF TSHWANE METROPOLITAN MUNICIPALITY
CENTURION AMENDMENT SCHEME 1341C

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 41.

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 1341C

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