

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE VAN
GAUTENG**

Provincial Gazette Provinsiale Koerant

EXTRAORDINARY • BUITENGEWOON

Selling Price • Verkoopsprys: **R2.50**

Other Countries • Buiteland: **R3.25**

Vol. 21

PRETORIA,

1 OCTOBER
OKTOBER

2015

No. 431

We all have the power to prevent AIDS



**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

Prevention is the cure

N.B. The Government Printing Works will not be held responsible for the quality of "Hard Copies" or "Electronic Files" submitted for publication purposes

ISSN 1682-4525



9 771682 452005

00431



IMPORTANT

Information

from Government Printing Works

Dear Valued Customers,

Government Printing Works has implemented rules for completing and submitting the electronic Adobe Forms when you, the customer, submits your notice request.

Please take note of these guidelines when completing your form.



GPW Business Rules

1. No hand written notices will be accepted for processing, this includes Adobe forms which have been completed by hand.
2. Notices can only be submitted in Adobe electronic form format to the email submission address submit.egazette@gpw.gov.za. This means that any notice submissions not on an Adobe electronic form that are submitted to this mailbox will be **rejected**. National or Provincial gazette notices, where the Z95 or Z95Prov must be an Adobe form but the notice content (body) will be an attachment.
3. Notices brought into GPW by "walk-in" customers on electronic media can only be submitted in Adobe electronic form format. This means that any notice submissions not on an Adobe electronic form that are submitted by the customer on electronic media will be **rejected**. National or Provincial gazette notices, where the Z95 or Z95Prov must be an Adobe form but the notice content (body) will be an attachment.
4. All customers who walk in to GPW that wish to submit a notice that is not on an electronic Adobe form will be routed to the Contact Centre where the customer will be taken through the completion of the form by a GPW representative. Where a customer walks into GPW with a stack of hard copy notices delivered by a messenger on behalf of a newspaper the messenger must be referred back to the sender as the submission does not adhere to the submission rules.
5. All notice submissions that do not comply with point 2 will be charged full price for the notice submission.
6. The current cut-off of all Gazette's remains unchanged for all channels. (Refer to the GPW website for submission deadlines – www.gpwonline.co.za)
7. Incorrectly completed forms and notices submitted in the wrong format will be rejected to the customer to be corrected and resubmitted. Assistance will be available through the Contact Centre should help be required when completing the forms. (012-748 6200 or email info.egazette@gpw.gov.za)
8. All re-submissions by customers will be subject to the above cut-off times.
9. All submissions and re-submissions that miss the cut-off will be rejected to the customer to be submitted with a new publication date.
10. Information on forms will be taken as the primary source of the notice to be published. Any instructions that are on the email body or covering letter that contradicts the notice form content will be ignored.

You are therefore advised that effective from **Monday, 18 May 2015** should you not comply with our new rules of engagement, all notice requests will be rejected by our new system.

Furthermore, the fax number **012- 748 6030** will also be **discontinued** from this date and customers will only be able to submit notice requests through the email address submit.egazette@gpw.gov.za.

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

ADVERTISEMENT

		<i>Gazette</i>	<i>Page</i>
		<i>No.</i>	<i>No.</i>
PROCLAMATION • PROKLAMASIE			
47	Town-planning And Townships Ordinance (15/1986): Tshwane Amendment Scheme 452T	431	4
47	Ordonnansie Op Dorpsbeplanning En Dorpe (15/1986): Tshwane-wysigingskema 452T	431	4

PROCLAMATION • PROKLAMASIE

PROCLAMATION 47 OF 2015**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
TSHWANE AMENDMENT SCHEME 452T**

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 48.

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 452T
(GO 15/3/2/93/60)

PROKLAMASIE 47 VAN 2015**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
TSHWANE WYSIGINGSKEMA 452T**

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 48 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 Tshwane Wysigingskema 452T
(GO 15/3/2/93/60)

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

(GO 15/3/2/93/60)

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 419 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 48.

1.2 Design

The township shall consist of erven as indicated on General Plan S.G. No. 4793/2014.

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 it's 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) Erven 5319 - 5321 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) Servitudes in favour of the Municipality and all the residential erven within the township as well as residential erven in The Reeds Extension 46 Township, The Reeds Extension 47 Township and The Reeds Extension 51 Township shall be registered over erven 5319 and 5320 for purposes of access and engineering services.
- (c) 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 5321 The Reeds Extension 48 Township
 - Erf 5326 The Reeds Extension 46 Township
 - Erf 5330 The Reeds Extension 47 Township
 - Erf 5334 The Reeds Extension 51 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.

1.10 Notarially tie of Erven

- (a) The township owner shall at his own expense have the proposed Erf 5321 The Reeds Extension 48 Township, Erf 5326 The Reeds Extension 46 Township, Erf 5330, The Reeds Extension 47 Township and Erf 5334 The Reeds Extension 51 Township notarially tied, to form a functional open space area, for the exclusive use of members of the Non Profit company (home owner's association) incorporated in terms of the provisions of the Companies Act, 2008 (Act 71 of 2008). The Township owner shall comply with this condition as and when the various townships are established.
- (b) The township owner shall at his own expense have the proposed Erven 5319 and 5320 The Reeds Extension 48 Township, Erf 5325 The Reeds Extension 46 Township, Erf 5329, The Reeds Extension 47 Township and Erf 5333 The Reeds Extension 51 Township notarially tied for the exclusive use of members of the Non Profit company (home owner's association) incorporated in terms of the provisions of the Companies Act, 2008 (Act 71 of 2008). The Township owner shall comply with this condition as and when the various townships are established.

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) The company shall be committed to be extended to include the owners of erven in proposed townships The Reeds Extensions 46, 47, 48 and 51.
- (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 5321 in the proposed township of The Reeds Ext. 48, 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 Non Profit Company 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 (roads and stormwater), 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.
- (b) 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) 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 418 (a portion of Portion 130) of the farm Olievenhoutbosch 389 as indicated by the figure A B C D a b H J K L M N P Q R S T U V W X Y Z A on diagram SG No. 4792/2014 is subject to the following condition:

The within mentioned property is entitled to a right of way servitude over Portion 131 (a portion of Portion 10) of the farm Olievenhoutbosch 389, Registration Division JR, Province of Gauteng, measuring 375 (three hundred and seventy five) square metres as depicted by the figure A B C D E F A on Servitude Diagram SG No. 3755/2014 for road purposes. As will more fully appear from Notarial Deed No. K5303/2015S."

- 3.2 Excluding the following conditions which do not affect the township and shall not be made applicable to the individual erven in the township due to the location of the rights:

The former Portion 417 (a portion of Portion 10) of the farm Olievenhoutbosch 389 as indicated by the figure E F G b a E on diagram SG No. 4792/2014 is subject to the following condition:

A Servitude in favour of ESKOM in accordance with a route designated by a line aBCb on diagram S.G. Number A 958/1979 to convey electricity with ancillary rights as will more fully appear in Notarial Deed of Servitude Number K3/1988S dated 8th October 1987.

4. CONDITIONS OF TITLE

4.1 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.

4.1.1 All Erven, with the exception of erven 5319 and 5320

- (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.

4.1.2 Erven 5315 - 5318

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

4.1.3 Erven 5319 and 5320

- (a) The entire erf as indicated on the General Plan, is subject to a servitude for municipal purposes and right of way in favour of the local authority and all the Erven within the township, as well as erven in The Reeds Extension 46, The Reeds Extension 47 and The Reeds Extension 51.
- (b) The erf shall not be alienated or transferred into the name of any purchaser other than the NPO without the written permission of the Municipality.

5.2 CONDITIONS OF TITLE IMPOSED IN FAVOUR OF THIRD PARTIES TO BE REGISTERED/ CREATED ON THE FIRST REGISTRATION OF THE ERVEN CONCERNED.**5.2.1 Erven 5315 - 5321**

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 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.

IMPORTANT

Information

from Government Printing Works

Dear Valued Customers,

Government Printing Works has implemented rules for completing and submitting the electronic Adobe Forms when you, the customer, submits your notice request.

Please take note of these guidelines when completing your form.

GPW Business Rules

1. No hand written notices will be accepted for processing, this includes Adobe forms which have been completed by hand.
2. Notices can only be submitted in Adobe electronic form format to the email submission address submit.egazette@gpw.gov.za. This means that any notice submissions not on an Adobe electronic form that are submitted to this mailbox will be **rejected**. National or Provincial gazette notices, where the Z95 or Z95Prov must be an Adobe form but the notice content (body) will be an attachment.
3. Notices brought into GPW by "walk-in" customers on electronic media can only be submitted in Adobe electronic form format. This means that any notice submissions not on an Adobe electronic form that are submitted by the customer on electronic media will be **rejected**. National or Provincial gazette notices, where the Z95 or Z95Prov must be an Adobe form but the notice content (body) will be an attachment.
4. All customers who walk in to GPW that wish to submit a notice that is not on an electronic Adobe form will be routed to the Contact Centre where the customer will be taken through the completion of the form by a GPW representative. Where a customer walks into GPW with a stack of hard copy notices delivered by a messenger on behalf of a newspaper the messenger must be referred back to the sender as the submission does not adhere to the submission rules.
5. All notice submissions that do not comply with point 2 will be charged full price for the notice submission.
6. The current cut-off of all Gazette's remains unchanged for all channels. (Refer to the GPW website for submission deadlines – www.gpwonline.co.za)
7. Incorrectly completed forms and notices submitted in the wrong format will be rejected to the customer to be corrected and resubmitted. Assistance will be available through the Contact Centre should help be required when completing the forms. (012-748 6200 or email info.egazette@gpw.gov.za)
8. All re-submissions by customers will be subject to the above cut-off times.
9. All submissions and re-submissions that miss the cut-off will be rejected to the customer to be submitted with a new publication date.
10. Information on forms will be taken as the primary source of the notice to be published. Any instructions that are on the email body or covering letter that contradicts the notice form content will be ignored.

You are therefore advised that effective from **Monday, 18 May 2015** should you not comply with our new rules of engagement, all notice requests will be rejected by our new system.

Furthermore, the fax number **012- 748 6030** will also be **discontinued** from this date and customers will only be able to submit notice requests through the email address submit.egazette@gpw.gov.za.



eGazette



Printed by the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001,
for the **Gauteng Provincial Administration**, Johannesburg.
Contact Centre Tel: 012-748 6200. eMail: info.egazette@gpw.gov.za