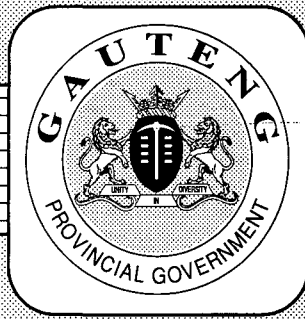


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**Provincial Gazette Extraordinary  
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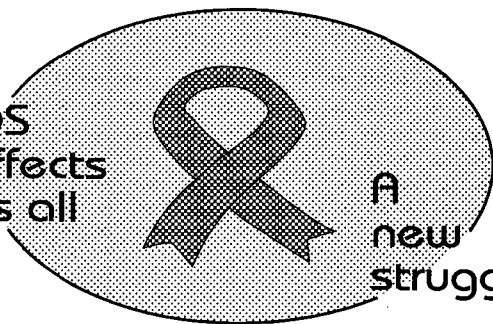
Vol. 8

PRETORIA, 21 NOVEMBER 2002

**No. 408**

**We all have the power to prevent AIDS**

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affects  
us all



A  
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struggle

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## LOCAL AUTHORITY NOTICES

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### LOCAL AUTHORITY NOTICE 1883

#### CITY OF TSHWANE METROPOLITAN MUNICIPALITY DECLARATION AS APPROVED TOWNSHIP

In terms of section 103(1) of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986), the City of Tshwane Metropolitan Municipality hereby declares **Kosmosdal Extension 29** to be an approved township, subject to conditions set out in the Schedule thereto.

#### ANNEXURE

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY SAMRAND MITRAJAYA DEVELOPMENT (PROPRIETARY) LIMITED (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT AND BEING THE REGISTERED OWNER OF THE LAND) IN TERMS OF THE PROVISIONS OF SECTION A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP SITUATED ON PORTION 274 (A PORTION OF PORTION 249) OF THE FARM OLIEVENHOUTBOSCH 389-JR HAS BEEN GRANTED.**

#### 1. CONDITIONS OF ESTABLISHMENT

##### 1.1 Name

The name of the township shall be Kosmosdal Extension 29.

##### 1.2 Design

The township shall consist of erven and streets as indicated on General Plan SG No.2858/2002.

**1.3 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 mineral, but excluding:

(1) the following servitudes which do not affect the township area:

"2. The former Remaining Extent of Portion 2 of the farm Olievenhoutbosch 389-JR., Province Gauteng, whereof the property hereby registered forms a portion, was subject to Notarial Deed K155/74S, registered on 28<sup>th</sup> January 1974 whereby the right has been granted to ESKOM to convey electricity over the property hereby conveyed together with ancillary rights and subject to conditions, as will more fully appear from the said Notarial Deed and by virtue of Notarial Deed of Amendment of Servitude K2445/1979S the route is established, as will more fully appear from the said Notarial Deed of Amendment of Servitude."

"3. Die vorige Resterende gedeelte van Gedeelte 2 van die plaas Olievenhoutbosch 389, Registrasie afdeling J.R., Provinsie van Gauteng, Groot 645,0113 hektaar (waarvan die eiendom hiermee getranspoteer deel vorm) is onderhewig aan 'n servituut gebied vir munisipale doeleindes, groot 7,1266ha, met bykomende regte t.g.v. Stadsraad van Centurion soos meer volledig sal blyk uit Notariele Akte van servituut K8139/1996 geregistreer op 20 November 1996."

"4. The property is subject to a servitude for municipal purposes together with ancillary rights and subject to conditions, as will more fully appear from the attached diagram SG No. A2623/1999 where the lines abcdefghijkl represents the centre line of a Sewer Pipe Line servitude 2,00 (TWO) metres wide and the figure xyzw represents a servitude area, registered by virtue of Notarial Deed of Servitude K2944/99-S."

(2) the following servitude which affects Erven 1765, 1766, 1767, 1768, 1770, 1788 and streets in the township:

"5. The property is subject to a servitude for municipal purposes together with ancillary rights and subject to conditions, as will more fully appear from the attached diagram SG No. A2623/1999 where the line mnpqrstuvw represents the reference line of a Sewer servitude 5,00 (FIVE) metres wide, registered by virtue of Notarial Deed of Servitude K2945/99-S."

**1.4 Access**

No ingress from Road K27 to the township and no egress to Road K27 shall be allowed.

**1.5 Acceptance and disposal of stormwater**

The township owner shall arrange for the drainage of the township to fit in with that of Road K27 and for all stormwater running off or being diverted from the road to be received and disposed of.

**1.6 Erection of fence or other physical barrier**

The township owner shall at its own expense, erect a fence or other physical barrier to the satisfaction of the Director: Gauteng Roads Department, as and when required by him to do so and the township owner shall maintain such fence or physical barrier in good order and repair until such time as this responsibility is taken over by the local authority. Provided that the township owner's responsibility for the maintenance shall cease when the local authority takes over the responsibility for the maintenance of streets in the township.

**1.7 Precautionary measures**

The township owner shall at own expense make arrangements with the local authority in order to ensure that -

- (i) water will not dam up, that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen; and
- (ii) trenches and excavations for foundations, pipes cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150mm, and compacted until the same grade of compaction as that of the surrounding material is obtained.

**2. CONDITIONS OF TITLE**

THE UNDERMENTIONED ERVEN SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED, IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986.

**(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. Where the erf is affected by an actual Municipal Service, the service must be protected by a 3 metre wide 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 1778 and 1788**

The erven are subject to a servitude, 3m wide, for municipal purposes in favour of the local authority as indicated on the General Plan.

General Manager, Legal Services

PO Box 14013, Centurion, 0140

(Reference: 16/3/1/680)

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**PLAASLIKE BESTUURSKENNISGEWING 1883****STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****VERKLARING TOT 'N GOEDGEKEURDE DORP**

In terme van Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad Tshwane Metropolitaanse Munisipaliteit hierby die dorp **Kosmosdal Uitbreiding 29** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes soos in die bylae uiteengesit:

**BYLAE**

**STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR SAMRAND MITRAJAYA DEVELOPMENT (PROPRIETY) LIMITED (HIERNA DIE AANSOEKDOENER/ DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS GEDEELTE A EN C VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 274 ( 'N GEDEELTE VAN GEDEELTE 249) VAN DIE PLAAS OLIEVENHOUTBOSCH 389 JR, TOEGESTAAN IS.**

**1. STIGTINGSVOORWAARDES****1.1 Naam**

Die naam van die dorp is Kosmosdal Uitbreiding 29.

**1.2 Ontwerp**

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan SG No 2858/2002.

### 1.3 Beskikking oor bestaande titelvoorwaardes

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

- (1) die volgende servitute wat nie die dorp raak nie:
- "2. The former Remaining Extent of Portion 2 of the farm Olievenhoutbosch 389-JR., Province Gauteng, whereof the property hereby registered forms a portion, was subject to Notarial Deed K155/74S, registered on 28<sup>th</sup> January 1974 whereby the right has been granted to ESKOM to convey electricity over the property hereby conveyed together with ancillary rights and subject to conditions, as will more fully appear from the said Notarial Deed and by virtue of Notarial Deed of Amendment of Servitude K2445/1979S the route is established, as will more fully appear from the said Notarial Deed of Amendment of Servitude."
- "3. Die vorige Resterende gedeelte van Gedeelte 2 van die plaas Olievenhoutbosch 389, Registrasie afdeling J.R., Provinsie van Gauteng, Groot 645,0113 hektaar (waarvan die eiendom hiermee getranspoteer deel vorm) is onderhewig aan 'n servituut gebied vir munisipale doeleindes, groot 7,1266ha, met bykomende regte t.g.v. Stadsraad van Centurion soos meer volledig sal blyk uit Notariele Akte van servituut K8139/1996 geregistreer op 20 November 1996."
- "4. The property is subject to a servitude for municipal purposes together with ancillary rights and subject to conditions, as will more fully appear from the attached diagram SG No. A2623/1999 where the lines abcdefghijkl represents the centre line of a Sewer Pipe Line servitude 2,00 (TWO) metres wide and the figure xyzw represents a servitude area, registered by virtue of Notarial Deed of Servitude K2944/99-S."
- (2) die volgende servituut wat Erwe 1765, 1766, 1767, 1768, 1770, 1788 en strate in die dorp raak:
- "5. The property is subject to a servitude for municipal purposes together with ancillary rights and subject to conditions, as will more fully appear from the attached diagram SG No. A2623/1999 where the line mnpqrstuvwx represents the reference line of a Sewer servitude 5,00 (FIVE) metres wide, registered by virtue of Notarial Deed of Servitude K2945/99-S."

### 1.4 Toegang

Geen ingang van Pad K27 tot die dorp en geen uitgang tot Pad K27 uit die dorp word toegelaat nie.

### 1.5 Ontvangs en versorging van stormwater

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by dié van Pad K27 en moet die stormwater wat van die pad afloop of afgelei word, ontvang en versorg.

### 1.6 Oprigting van heining of ander fisiese versperring

Die dorpseienaar moet op eie koste 'n heining of ander fisiese versperring oprig tot bevrediging van die Direkteur, Gauteng Paaiedepartement, soos en wanneer deur hom verlang om dit te doen, en die dorpseienaar moet sodanige heining of fisiese versperring in 'n goeie toestand hou tot tyd en wyl hierdie verantwoordelikheid deur die plaaslike bestuur oorgeneem word. Met dien verstande dat die dorpseienaar se verantwoordelikheid vir die instandhouding daarvan verval sodra die plaaslike bestuur die verantwoordelikheid vir die instandhouding van die strate in die dorp oorneem.

**1.7 Voorkomende maatreëls**

Die dorpsreënier moet op eie koste reëlings met die plaaslike bestuur tref om te verseker dat -

- (i) water nie opdam nie, dat die hele oppervlakte van die dorp behoorlik gedreineer word en dat die strate doeltreffend met teer, beton of bitumen geseël word; en
- (ii) slote en uitgrawings vir fondamente, pype kables of vir enige ander doeleindes behoorlik met klam grond in lae wat nie dikker as 150mm is nie, opgevolg word en gekompakteer word totdat dieselfde verdigtingsgraad as wat die omliggende materiaal is, verkry is.

**2. TITELVOORWAARDES**

ALLE ERWE HIERONDER GENOEM IS ONDERWORPE AAN DIE VOORWAARDES SOOS AANGEDUI, OPGELÊ DEUR DIE PLAASLIKE BESTUUR INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986:

**(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. Waar 'n erf werklik deur 'n Munisipale Diens geaffekteer word, moet dit beskerm word deur 'n 3m wye serwituut.

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 rioolhoofpyleidings en ander werke wat hy volgens goeie doedunke 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 rioolhoofpyleidings en ander werke veroorsaak word.

**(2) Erwe 1778 en 1788**

Die erwe is onderworpe aan 'n serwituut, 3m wyd, vir munisipale doeleindes ten gunste van die plaaslike owerheid soos aangedui op die Algemene Plan.

Algemene Bestuurder, Regsdienste

Posbus 14013, Centurion, 0140

(Verwysing no : 16/3/1/680)

**LOCAL AUTHORITY NOTICE 1884**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

**CENTURION AMENDMENT SCHEME 918**

The **City of Tshwane Metropolitan Municipality** in terms of the provisions of section 125 of the Town-planning and Townships Ordinance, 1986 (Ordinance No.15 of 1986), declares that it has approved an amendment scheme, being an amendment of the Centurion Town Planning Scheme, 1992, comprising the same land as included in the Township of **Kosmosdal Extension 29** Map 3 and the schedules of the amendment scheme are filed with the Director-General: Development Planning, Gauteng Provincial Government, and the City Manager, Centurion, and are open for inspection at all reasonable times. This amendment is known as the **Centurion Amendment Scheme 918** and will be effective as from the date of publication.

General Manager, Legal Services.  
P O Box 14013, Centurion, 0140  
(Reference No. 16/3/1/680)

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**PLAASLIKE BESTUURSKENNISGEWING 1884**  
**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**

**CENTURION WYSIGINGSKEMA 918**

Die **Stad Tshwane Metropolitaanse Munisipaliteit** verklaar hierby ingevolge die bepalings van artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No.15 van 1986), dat dit 'n wysigingskema synde 'n wysiging van die Centurion Dorpsbeplanningskema, 1992, wat uit dieselfde grond as die dorp **Kosmosdal Uitbreiding 29** bestaan, goedgekeur het. Kaart 3 en die skedules van die wysigingskema word in bewaring gehou deur die Direkteur-Generaal: Ontwikkelingsbeplanning, Gauteng Provinsiale regering, en die Stadsbestuurder, Centurion, en is beskikbaar vir inspeksie op alle redelike tye. Hierdie wysiging staan bekend as **Centurion Wysigingskema 918** en sal van krag wees vanaf datum van hierdie kennisgewing.

Algemene Bestuurder, Regsdienste.  
Posbus 14013, Centurion, 0140  
(Verwysing no. 16/3/1/680)

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