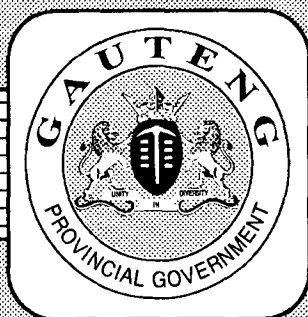


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# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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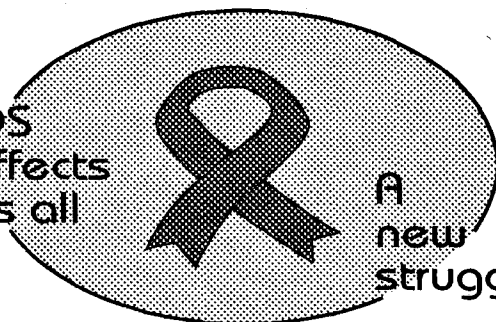
Vol. 8

PRETORIA, 10 APRIL 2002

No. 91

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## LOCAL AUTHORITY NOTICE

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### LOCAL AUTHORITY NOTICE 430

#### 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 31 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 MITRJAYA 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**

#### 1. CONDITIONS OF ESTABLISHMENT

##### 1.1 Name

The name of the township shall be Kosmosdal Extension 31.

**1.2 Design**

The township shall consist of erven and streets as indicated on General Plan SG No.2508/2001.

**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 serwituut 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 serwituut K8139/1996 geregistreer op 20 November 1996."
- 2) the following servitude which affects Erven 1868, 1879 and 1880 in the township only:
- "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."
- 3) the following servitude which affects Erf 1880 in the township only:
- "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 Precautionary measures**

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

- 1) 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

- 2) 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.

### **1.7 Restriction on the disposal and development of Erf 1868**

The township owner shall not dispose of or develop Erf 1868 and transfer of the erf shall not be permitted until the local authority has been satisfied that all matters pertaining to the 1:50 year flood line has been addressed to the satisfaction of the local authority.

## **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.**

### **2.1 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. Where the erf is actually affected by a Council sewer line it 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.

### **2.2 Erven 1827, 1840, 1841, 1843, 1846, 1848, 1856, 1859, 1861, 1864, 1869 and 1872 to 1878 and 1880**

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

### **2.3 Erven 1868 and 1879**

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

**2.4 Erven 1836, 1851, 1854 and 1866**

The erven are subject to a servitude, 4m wide, for municipal purposes in favour of the local authority as indicated on the General Plan.

**2.5 Erf 1879**

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

**2.6 Erf 1867 & 1880**

The erven are subject to a 6,75m and 13,5m wide Right of Way servitude respectively in favour of the local authority as indicated on the General Plan. This servitude may be cancelled at the cost of the applicant and such cancellation may take place immediately after the permanent access, as approved by the Department of Transport and Public Works has been build by the developer, after approval by the local authority.

General Manager, Legal Services

P.O. Box 14013, Centurion, 0140

Reference: 16/3/1/682

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# IMPORTANT NOTICE

The  
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## NEW PARTICULARS ARE AS FOLLOWS:

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Pretoria

### Postal address:

Private Bag X85  
Pretoria  
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**New contact persons:** Awie van Zyl Tel.: (012) 334-4523  
Mrs H. Wolmarans Tel.: (012) 334-4591

**Fax number:** (012) 323-8805

**E-mail address:** awvanzyl@print.pwv.gov.za

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**HENNIE MALAN**

Director: Financial Management  
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