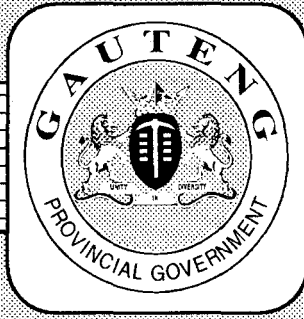


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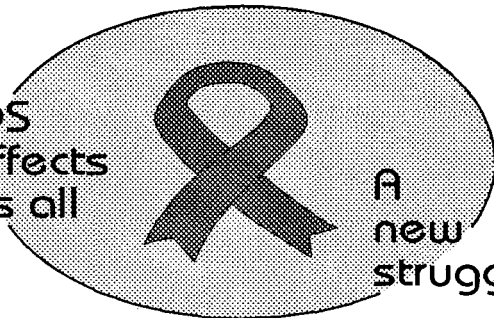
Vol. 9

PRETORIA, 18 AUGUST
AUGUSTUS 2003

No. 337

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1599

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 33** 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 273 (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 33.

1.2 Design

The township shall consist of erven and streets as indicated on General Plan SG No.2859/2002.

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:

(i) "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 28th 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."

(ii) "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 Notariële Akte van serwituut K8139/1996 geregistreer op 20 November 1996."

(iii) "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 abcdefghjkl 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."

(iv) "By Notarial Deed No. K4991/1999-S the undermentioned property is subject to a servitude for municipal purposes indicated by the figure ABCDEA which represents a servitude area of 103m² on diagram SG No. 3398/1999, in favour of the Town Council of Centurion."

(v) "By Notarial Deed No. K4992/1999-S the undermentioned property is subject to a servitude for municipal services indicated by the figure ABCDA which represents a servitude area of 105m² on diagram SG No. 3396/1999 in favour of the Centurion Town Council."

(vi) "By Notarial Deed No. K4993/1999-S the undermentioned property is subject to a servitude for municipal services indicated by the figure ABCDEFGHA which represents a servitude area of 8012m² on diagram SG No. 3397/1999 in favour of the Town Council of Centurion."

(vii) "By Notarial Deed No. K4994/1999-S the undermentioned property is subject to a servitude for Right of Way indicated by the figure ABCDEFGHJKLMNPQRSTUVWXYZA'B'C'D'E'F'G'H'J'K'L'M'N'P'Q'A which represents a servitude area of 4,0095ha on diagram SG No. 3394/1999 in favour of the Town Council of Centurion."

(viii) "By Notarial Deed No. K4995/1999-S the undermentioned property is subject to a servitude for Right of Way indicated by the figure ABCDEFGHJKLMNPQRSTUVWXYZA'B'C'D'E'F'G'H'J'K'L'M'N'P'Q'R'S'T'U'V'W'X'A which represents a servitude area of 8,9268ha on diagram SG No. 3395/1999 in favour of the Town Council of Centurion."

1.4 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.

1.5 Removal or replacement of municipal and Telkom services

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal or Telkom services, the cost thereof shall be borne by the township owner.

1.6 Transfer of Erven

Erf 1825 must be transferred by and at the cost of the applicant to a Section 21 Company, registered in terms of the Companies Act, 1973.

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 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) Erven 1800, 1824 and 1825

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

(3) Erven 1789 to 1825

a) Any owner of an erf, or any subdivision thereof, or any interest therein, or any unit as defined in terms of the Sectional titles Act 95 of 1986, shall become and shall remain a member of the HOME OWNERS ASSOCIATION and be subject to its MEMORANDUM AND ARTICLES OF ASSOCIATION until it ceases to be an owner of the aforesaid. No erf or any subdivision thereof, or interest therein, or any unit thereon, shall be transferred to any person who has not committed itself to the satisfaction of the HOME OWNERS ASSOCIATION to become a member of the HOME OWNERS ASSOCIATION.

a) The owner of the erf or any subdivision thereof, or any interest therein, or any unit as defined in terms of the Sectional Titles Act 95 of 1986, shall not be entitled to transfer the erf or any subdivision or any interest therein, or any unit thereon, without a clearance certificate from the HOME OWNERS ASSOCIATION that all monies have been paid.

b) The term HOME OWNERS ASSOCIATION in the above context shall refer to the BLUE VALLEY GOLF AND COUNTRY ESTATE HOME OWNERS ASSOCIATION No. 1999/018250/08 (Owners Association incorporated under Section 21 of the Companies Act).

General Manager, Legal Services
PO Box 14013, Centurion, 0140
(Reference: 16/3/1/684)

PLAASLIKE BESTUURSKENNISGEWING 1599**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 33 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 273 ('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 33.

1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan SG No 2859/2002.

1.3 Beskikking oor bestaande titelvoorwaardes

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

(1) die volgende serwitute wat nie die dorp raak nie:

(i) "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 28th 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."

(ii) "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 Notariële Akte van serwituut K8139/1996 geregistreer op 20 November 1996."

(iii) "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 abcdefghjkl 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."

(iv) "By Notarial Deed No. K4991/1999-S the undermentioned property is subject to a servitude for municipal purposes indicated by the figure ABCDEA which represents a servitude area of 103m² on diagram SG No. 3398/1999, in favour of the Town Council of Centurion."

(v) "By Notarial Deed No. K4992/1999-S the undermentioned property is subject to a servitude for municipal services indicated by the figure ABCDA which represents a servitude area of 105m² on diagram SG No. 3396/1999 in favour of the Centurion Town Council."

(vi) "By Notarial Deed No. K4993/1999-S the undermentioned property is subject to a servitude for municipal services indicated by the figure ABCDEFGHA which represents a servitude area of 8012m² on diagram SG No. 3397/1999 in favour of the Town Council of Centurion."

(vii) "By Notarial Deed No. K4994/1999-S the undermentioned property is subject to a servitude for Right of Way indicated by the figure ABCDEFGHJKLMNPQRSTUVWXYZA'B'C'D'E'F'G'H'J'K'L'M'N'P'Q'A which represents a servitude area of 4,0095ha on diagram SG No. 3394/1999 in favour of the Town Council of Centurion."

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1.4 Voorkomende maatreëls

Die dorpseienaar 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 butimen 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.

1.5 Verwydering of vervanging van munisipale en Telkom dienste

Indien, as gevolg van die stigting van die dorp, dit mag nodig word om enige bestaande munisipale of Telkom dienste te verwyder of te vervang, sal die koste daarvan deur die dorpseienaar gedra word.

1.6 Oordrag van Erwe

Erf 1825 moet oorgedra word deur en op koste van die dorpseienaar na 'n Artikel 21 Maatskappy, geregistreer in terme van die Maatskappy Wet, 1973.

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 Stadsraad rioollyn 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 1800, 1824 and 1825

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

(3) Erwe 1789 tot 1824

a) Enige eienaar van 'n erf, of enige onderverdeling daarvan, of enige belang daarin, of enige eenheid soos gedefinieer in terme van die Deeltitel Wet 95 van 1986, sal a lid word en bly van die HUISEIENAARS VERENIGING en sal onderworpe wees aan sy MEMORANDUM EN ARTIKELS VAN DIE VERENIGING totdat dit ophou om 'n eienaar te wees van die voorgenoemde. Geen erf of enige onderverdeling daarvan, of enige belang daarin, of enige eenheid daarop, sal oorgedra word na enige persoon wie nie homself gebind het tot die satisfaksie van die HUISEIENAARSVERENIGING om 'n lid te word van die HUISEIENAARS VERENIGING.

b) Die eienaar van die erf of enige onderverdeling daarvan, of enige belang daarin, of enige eenheid soos gedefinieer in terme van die Deeltitel Wet 95 van 1986, sal nie geregtig wees daartoe om 'n erf oor te dra of te onderverdeel of enige belang daarin, of enige eenheid daarop, sonder die uitklaringsertifikaat van die HUISEIENAARS VERENIGING dat alle gelde betaal is.

c) Die term HUISEIENAARSVERENIGING in die bogenoemde konteks, sal verwys na die BLUE VALLEY GOLF AND COUNTRY ESTATE HUISEIENAARSVERENIGING No. 1999/018250/08 (Eienaars Vereniging ingelyf onder Arikel 21 van die Maatskappy Wet).

Algemene Bestuurder, Regsdienste

Posbus 14013, Centurion, 0140

(Verwysing no : 16/3/1/684)

LOCAL AUTHORITY NOTICE 1600**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****CENTURION AMENDMENT SCHEME 919**

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 33 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 919** and will be effective as from the date of publication.

General Manager, Legal Services.
P O Box 14013, Centurion, 0140
(Reference No. 16/3/1/684)

PLAASLIKE BESTUURSKENNISGEWING 1600**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT****CENTURION WYSIGINGSKEMA 919**

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 33** 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 919** en sal van krag wees vanaf datum van hierdie kennisgewing.

Algemene Bestuurder, Regsdienste.
Posbus 14013, Centurion, 0140
(Verwysing no. 16/3/1/684)
