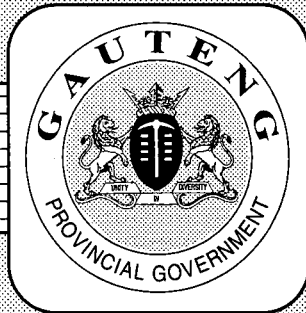


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

Selling price • Verkoopprys: **R2,50**
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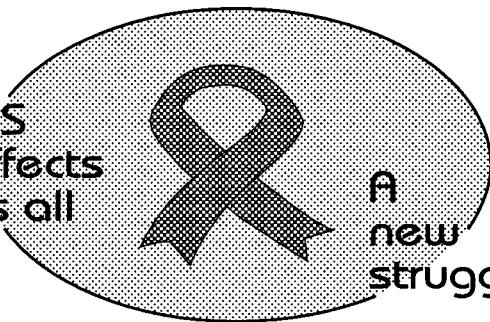
Vol. 10

PRETORIA, 6 FEBRUARY 2004
FEBRUARIE

No. 44

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

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DEPARTMENT OF HEALTH



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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 213

CITY OF TSHWANE METROPOLITAN MUNICIPALITY DECLARATION OF KOSMOSDAL EXTENSION 24 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 the township **Kosmosdal Extension 24** 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 285 (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 24**.

1.2 Design

The township shall consist of erven and streets as indicated on General Plan SG No.6551/2003.

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:

(a) 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 K155/745, registered on 28th January 1974 whereby the right was 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 has been 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 servituut 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 servituut K8139/1996 geregistreer op 20 November 1996."

(iii) "By virtue of Notarial Deed K4991/1999-S dated 20 September 1999 the undermentioned property is subject to a servitude for municipal purposes indicated by the figures **ABCDEA** which represents a servitude area of 103m² on diagram SG No. 3398/1999, in favour of the Town Council of Centurion."

(iv) "By virtue of Notarial Deed No.K4992/1999-S dated 20 September 1999 the undermentioned property is subject to a servitude for municipal services indicated by the figures **ABCD**A which represents a servitude area of 105m² on diagram SG No. 3396/1999 in favour of the Town Council of Centurion."

(v) "By virtue of Notarial Deed K4993/1999-S dated 20 September 1999 the undermentioned property is subject to a servitude for municipal services indicated by the figures **ABCDEFGH**A which represents a servitude area of 8012m² on diagram SG No. 3397/1999 in favour of the Town Council of Centurion."

(vi) "By virtue of Notarial Deed K4994/1999-S dated 20 September 1999 the undermentioned property is subject to a servitude for of Right of Way indicated by the figures **ABCDEFGHIJKLMNPQRSTUVWXYZA'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."

(b) the following servitude which only affects a street in the township:

"By virtue of Notarial Deed K4995/1999-S dated 20 September 1999 the undermentioned property is subject to a servitude for of Right of Way indicated by the figures **ABCDEFGHIJKLMNPQRSTUVWXYZA'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."

(c) the following servitude which only affects Erf 1345 and a street in the township:

"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 K2944/99S."

1.4 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.

1.5 Restriction on the disposal and development of Erf 1346

The township owner shall not dispose of or develop Erf 1346 and transfer of the erf shall not be permitted until the local authority has been satisfied that all matters pertaining to the 1:50 and 1:100 year floodlines have been addressed to the satisfaction of the local authority.

1.6 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.

2. CONDITIONS OF TITLE

2.1 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.

2.1.1 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.

2.1.2 Erven 1326, 1330, 1331, 1336, 1342, 1345, 1354, 1359 and 1360

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

2.1.3 Erf 1351

The erf is subject to a servitude, 5 m wide for municipal purposes in favour of the local authority as indicated on the General Plan.

2.1.4 Erf 1345

The erf is subject to a servitude, 4m wide for municipal purposes, as as shown on SG No.5734/2002 in favour of the local authority as indicated on the General Plan.

2.1.5 Erf 1345

The erf is subject to a servitude, 3m wide for municipal purposes, as shown on SG No.9251/2000 in favour of the local authority as indicated on the General Plan.

2.1.6 Erven 1310 to 1344 and 1347 to 1368

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.

b) 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.

c) 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).

2.2 CONDITIONS IMPOSED BY THE REGIONAL DIRECTOR : MINERAL AND ENERGY AFFAIRS FOR THE GAUTENG REGION IN TERMS OF SECTION 68(1) OF THE MINERALS ACT, 1991

2.2.1 Erven 1313 to 1364, 1366 and 1367

The erf (stand, land, etc) is situated in an area where nearby open cast mining operations and activities incidental thereto are being conducted and the owner thereof accepts that inconvenience with regard to dust pollution and noise as a result of such mining operations and activities, may be experienced and no liability shall devolve upon the State, Centurion Town Council, or its employees.

PLAASLIKE BESTUURSKENNISGEWING 213

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
VERKLARING VAN KOSMOSDAL UITBREIDING 24 TOT GOEDGEKEURDE DORP**

In terme van artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad Tshwane Metropolitaanse Munisipaliteit hierby die dorp **Kosmosdal Uitbreiding 24** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes soos in die bygaande Bylae hieronder 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 285 ('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 24**.

1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan SG No 6551/2003.

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:

(a) 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 was 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 has been 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) "By virtue of Notarial Deed K4991/1999-S dated 20 September 1999 the undermentioned property is subject to a servitude for municipal purposes indicated by the figures ABCDEA which represents a servitude area of 103m² on diagram SG No. 3398/1999, in favour of the Town Council of Centurion."

(iv) "By virtue of Notarial Deed No.K4992/1999-S dated 20 September 1999 the undermentioned property is subject to a servitude for municipal services indicated by the figures ABCDA which represents a servitude area of 105m² on diagram SG No. 3396/1999 in favour of the Centurion Town Council."

(v) "By virtue of Notarial Deed K4993/1999-S dated 20 September 1999 the undermentioned property is subject to a servitude for municipal services indicated by the figures ABCDEFGHA which represents a servitude area of 8012m² on diagram SG No. 3397/1999 in favour of the Town Council of Centurion."

(vi) "By virtue of Notarial Deed K4994/1999-S dated 20 September 1999 the undermentioned property is subject to a servitude for of Right of Way indicated by the figures 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."

(b) die volgende serwituut wat slegs 'n straat in die dorp affekteer:

"By virtue of Notarial Deed K4995/1999-S dated 20 September 1999 the undermentioned property is subject to a servitude for of Right of Way indicated by the figures 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."

(c) die volgende serwituut wat slegs Erf 1345 en 'n straat in die dorp affekteer:

"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 K2944/99S."

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 Bepanking op die verkoop en ontwikkeling van Erf 1346

Die dorpseienaar sal nie Erf 1346 verkoop of ontwikkel nie en oordrag van die erf sal nie toegelaat word totdat die plaaslike owerheid tervrede is dat alle aspekte wat die 1:50 en 1:100 jaar vloedyne raak behoorlik aangespreek word tot bevrediging van die plaaslike owerheid.

1.6 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.

2. TITELVOORWAARDES

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

2.1.1 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 rioolhoofpypleidings en ander werke wat hy volgens goeie goeie 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.

2.1.2 Erwe 1326, 1330, 1331, 1336, 1342, 1345, 1354, 1369 en 1360

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

2.1.3 Erf 1351

Die erf is onderworpe aan 'n serwituut, 5m wyd, vir munisipale doeleindes ten gunste van die plaaslike owerheid soos aangedui op die Algemene Plan.

2.1.4 Erf 1345

Die erf is onderworpe aan 'n serwituut, 4m wyd, vir munisipale doeleindes, soos aangedui op SG No. 5734/2002 ten gunste van die plaaslike owerheid soos aangedui op die Algemene Plan.

2.1.5 Erf 1345

Die erf is onderworpe aan 'n serwituut, 3m wyd, vir munisipale doeleindes, soos aangedui op SG No. 9251/2000 ten gunste van die plaaslike owerheid soos aangedui op die Algemene Plan.

2.1.6 Erwe 1310 tot 1344 en 1347 tot 1368

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 Maatskappye Wet).

2.2 DIE ONDERVERMELDE ERWE IS ONDERWORPE AAN DIE VOORWAARDES OPGELEË DEUR DIE STREEKS DIREKTEUR: MINERAAL EN ENERGIE SAKE VIR DIE GAUTENG GEBIED IN TERME VAN ARTIKEL 68(1) VAN DIE WET OP MINERALE, 1991

2.2.1 Erwe 1313 tot 1364, 1366 en 1367

Aangesien hierdie erf geleë is in 'n area waar nabygeleë oop mynwerkzaamhede en -aktiwiteite en aanverwante aktiwiteite plaasvind en aanvaar die eienaar dat ongerief met verwysing na stofbesoedeling en geraas as gevolg van sulke mynwerkzaamhede en -aktiwiteite, kan ondervind word en die Staat, Centurion Stadsraad, of hulle werknemers aanvaar geen aanspreeklikheid daarvoor nie.

LOCAL AUTHORITY NOTICE 214
CITY OF TSHWANE METROPOLITAN MUNICIPALITY

CENTURION AMENDMENT SCHEME 1127

It is hereby notified in terms of the provisions of section 125(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the **City of Tshwane Metropolitan Municipality** has approved an amendment scheme with regard to the land in the township of **Kosmosdal Extension 24**, being an amendment of the Centurion Town Planning Scheme, 1992. Map 3 and the scheme clauses of this amendment scheme are filed with the Acting General Manager: Legal Services, and are open for inspection during normal office hours. This amendment is known as the **Centurion Amendment Scheme 1127**.

Acting General Manager, Legal Services.
PO Box 14013, Centurion, 0140
(Reference No. 16/3/1/675)

PLAASLIKE BESTUURSKENNISGEWING 214
STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

CENTURION WYSIGINGSKEMA 1127

Hierby word ingevolge die bepalings van artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), bekend gemaak dat die **Stad Tshwane Metropolitaanse Munisipaliteit** 'n wysigingskema met betrekking tot die grond in die dorp **Kosmosdal Uitbreiding 24**, synde 'n wysiging van die Centurion Dorpsbeplanningskema, 1992, goedgekeur het. Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Waarnemende Hoofbestuurder: Regsdienste, in bewaring gehou en lê gedurende gewone kantoorure ter insae. Hierdie wysiging staan bekend as die **Centurion Wysigingskema 1127**.

Waarnemende Hoofbestuurder: Regsdienste.
Posbus 14013, Centurion, 0140
(Verwysing no. 16/3/1/675)