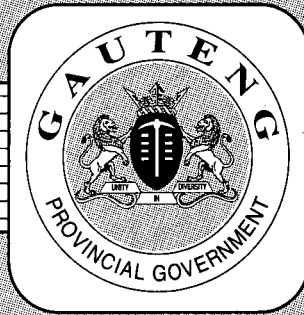


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

Selling price • Verkoopprijs: **R2,50**

Other countries • Buitelands: **R3,25**

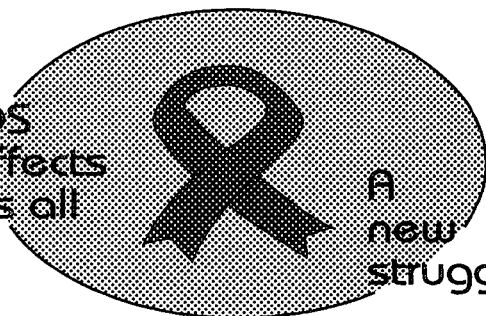
Vol. 11

PRETORIA, 11 JULY
JULIE 2005

No. 294

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
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DEPARTMENT OF HEALTH



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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 1595

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

CENTURION AMENDMENT SCHEME 1307C

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 37, being an amendment of the Centurion Town-planning Scheme, 1992.

Map 3 and the scheme clauses of this amendment scheme are filed with the General Manager: Legal Services, and are open to inspection during normal office hours.

This amendment is known as Centurion Amendment Scheme 1307C.

(16/3/1/688 V6)
 July 2005

General Manager: Legal Services
 (Notice No 717/2005)

PLAASLIKE BESTUURSKENNISGEWING 1595

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

CENTURION WYSIGINGSKEMA 1307C

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 37, synde 'n wysiging van die Centurion-dorpsbeplanningskema, 1992, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Hoofbestuurder: Regsdienste, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Centurion-wysigingskema 1307C.

(16/3/1/688 V6)
 Julie 2005

Hoofbestuurder: Regsdienste
 (Kennisgewing No 717/2005)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF KOSMOSDAL EXTENSION 37 AS APPROVED TOWNSHIP

In terms of section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), the City of Tshwane Metropolitan Municipality hereby declares the Township of Kosmosdal Extension 37 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(16/3/1/688 V6)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY SAMRAND MITRAJAYA DEVELOPMENT (PROPRIETARY) LIMITED IN TERMS OF THE PROVISIONS OF SECTION A AND C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 293 (A PORTION OF PORTION 249) OF THE FARM OLIEVENHOUTBOSCH 389JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Kosmosdal Extension 37.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No SG No 4125/2004.

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 the rights to minerals, 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 K155/74S, 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 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 getransporeer deel vorm) is onderhewig aan 'n servituutgebied vir munisipale doeleindes, groot 7,1266ha, met bykomende regte ten gunste van die Stadsraad van Centurion, soos meer volledig sal blyk uit Notariele Akte van servituut 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 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 K2944/99S."
- (iv) "By virtue of Notarial K4991/1999S 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."
- (v) "By virtue of Notarial Deed No.K4992/1999S 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."
- (vi) "By virtue of Notarial Deed K4993/1999S 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 8 012m² on diagram SG No. 3397/1999 in favour of the Town Council of Centurion."
- (vii) "By virtue of Notarial Deed K4994/1999-S dated 20 September 1999, the undermentioned property is subject to a servitude of Right of Way indicated by the figures ABCDEFGHJKLMNPQRSTUVWXYZ A'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 virtue of Notarial Deed K4995/1999-S dated 20 September 1999 the undermentioned property is subject to a servitude of Right of Way indicated by the figures ABCDEFGHJKLMNPQRSTUVWXYZ A'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."

- (ix) "By virtue of Notarial Deed K6079/2003S dated 18 December 2002, the property is subject to a perpetual right of way indicated by the figure ABCDEGHJKLMA, which represents a servitude area of 3 392m² on Diagram SG No. 2213/2002 in favour of the City of Tshwane Metropolitan Municipality, together with ancillary rights."
 - (x) "By virtue of Notarial Deed K8104/2003S dated 18 November 2003, the property is subject to servitudes for municipal purposes, 3,00 (THREE) meters wide, where the lines ABCDEF and GHJKL represents the centre lines of such servitudes, as will more fully appear from SG Diagram No. 5493/2000."
 - (xi) "By virtue of Notarial Deed K8304/2002S dated 18 November 2003, the property is subject to a servitude of right of way for municipal purposes, 275 (TWO HUNDRED AND SEVENTY FIVE) square metres in extent, indicated by the figure ABCA on Diagram SG No. 3580/2000, in favour of the City of Tshwane Metropolitan Municipality."
 - (xii) "By virtue of Notarial Deed K8243/2003S dated 18 November 2003, the property is subject to servitudes for municipal purposes 3,00 (THREE) metres wide, where the lines AB and CD respectively represent the western and eastern boundaries of such servitudes, as will more fully appear from servitude diagram SG No. 664/2000, in favour of the City of Tshwane Metropolitan Municipality."
 - (xiii) "By virtue of Notarial Deed K207/2004S dated 11 November 2003, the property is subject to a servitude of Right of Way, 987 (NINE HUNDRED AND EIGHTY SEVEN) square metres in extent, indicated by the figure ABCDEA on Diagram SG No. 5367/2003, in favour of the City of Tshwane Metropolitan Municipality."
 - (xiv) "By virtue of Notarial Deed K208/2004S dated 11 November 2003, the property is subject to a servitude for municipal purposes 4,00 (FOUR) metres wide, where the line ABCD represents the western boundary of such servitude, as will more fully appear from servitude diagram SG No. 5734/2002, in favour of the City of Tshwane Metropolitan Municipality."
 - (xv) "By virtue of Notarial Deed K209/2004S dated 18 November 2003, the property is subject to a servitude for municipal purposes 3,00 (THREE) metres wide, where the lines ABCDEFGHJK and EL represent the centre line of such servitude, as will more fully appear from servitude diagram SG No. 9251/2000, in favour of the City of Tshwane Metropolitan Municipality."
 - (xvi) "By virtue of Notarial Deed K1485/2004S dated 24 February 2004, the property is subject to a servitude for municipal purposes 4,00 (FOUR) metres wide, where the lines AB, BC and CD represent the western boundary of such servitude, as will more fully appear from servitude diagram SG No. 5735/2002, in favour of the City of Tshwane Metropolitan Municipality."
 - (xvii) "By virtue of Notarial Deed K1486/2004S dated 24 February 2004, the property is subject to a servitude for municipal purposes 4,00 (FOUR) metres wide, the centre line of which servitude is indicated by the line ABCDEFG on servitude diagram SG No. 5733/2002, in favour of the City of Tshwane Metropolitan Municipality."
 - (xviii) "By virtue of Notarial Deed K1982/2004S dated 31 March 2004, the property is subject to a servitude for municipal purposes, 117 (ONE HUNDRED AND SEVENTEEN) square metres in extent, indicated by ABCA on servitude diagram SG No. 5736/2002, in favour the City of Tshwane Metropolitan Municipality."
- b) the following servitude which only affects Erven 2328, 2329, 2331, 2334, 2335 and a street in the township:

"By virtue of Notarial Deed K8166/2003S dated 18 November 2003, the property is subject to a perpetual servitude for municipal purposes 3,00 (THREE) meters wide, where the line ABCD represents the southern boundary of such servitude as indicated on Diagram SG No. 6208/2002, in favour of the City of Tshwane Metropolitan Municipality."

1.4 PRECAUTIONARY MEASURES

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

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

1.5 REMOVAL AND/OR REPLACEMENT OF TELKOM AND/OR MUNICIPAL SERVICES

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

1.6 SECTION 21 COMPANY (HOME OWNERS ASSOCIATION)

Erven 2297-2356 will be made subject to the following conditions:

- 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 as 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. CONDITIONS OF TITLE**2.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED, LAID DOWN BY THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986):****2.1.1 ALL ERVEN**

2.1.1.1 The erven are subject to a servitude, 2 metre 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 2 metre 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.

2.1.1.2 No building or other structures shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 meter thereof.

2.1.1.3 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 ERF 2315

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

2.1.3 ERVEN 2335 AND 2344

The erven is subject to a servitude, 4 metre wide, for municipal purposes and Right of Way in favour of the local authority, as indicated on the general plan.
