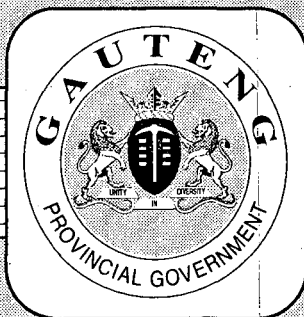


**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

**Provincial Gazette Extraordinary  
Buitengewone Provinsiale Koerant**

Selling price • Verkoopprys: **R2,50**  
Other countries • Buitelands: **R3,25**

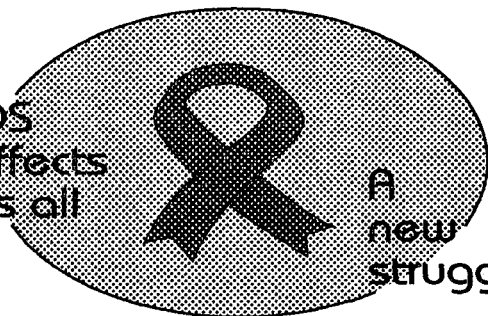
Vol. 11

PRETORIA, 18 AUGUST  
AUGUSTUS 2005

**No. 341**

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

AIDS  
affects  
us all



A  
new  
struggle

**Prevention is the cure**

**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH



9771682452005

05341

## CONTENTS • INHOUD

No.	Page No.	Gazette No.
<b>LOCAL AUTHORITY NOTICES</b>		
1946	Town-planning and Townships Ordinance (15/1986): City of Johannesburg Metropolitan Municipality: Declaration as an approved township: Cosmo City Extension 2 .....	6 341
1947	do.: do.: Peri-Urban Areas Amendment Scheme 01-4532 .....	10 341
1948	do.: do.: Declaration as an approved township: Cosmo City Extension 3 .....	14 341
1949	do.: do.: Peri-Urban Areas Amendment Scheme 01-4533 .....	17 341
1950	do.: do.: Declaration as an approved township: Cosmo City .....	20 341
1951	do.: do.: Peri-Urban Areas Amendment Scheme 01-0491 .....	24 341



### THE GOVERNMENT PRINTING WORKS

#### PUBLICATIONS DIVISION

NB: The Publications Division of the Government Printing Works will be relocating to its new premises within the:

**MASADA BUILDING at 196 PROES STREET, PRETORIA  
(i.e. CORNER OF PAUL KRUGER AND PROES STREETS)  
with effect from 3 May 2005.**

For enquiries and information:

**Mr M Z Montjane**  
**Tel: (012) 334-4653**  
**Cell: 083 640 6121**

## LOCAL AUTHORITY NOTICES

### PLAASLIKE BESTUURSKENNISGEWING 1946

### PLAASLIKE BESTUURSKENNISGEWING 387 VAN 2005

### JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT

### VERKLARING TOT 'N GOEDGEKEURDE DORP

Ingevolge Artikel 111 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar Johannesburg Stad, Cosmo City uitbreiding 2 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

#### BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT (HIERNA DIE AANSOEKDOENER GENOEM) INGEVOLGE DIE BEPALINGS VAN ARTIKEL 108(1)(a) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 210 ('N GEDEELTE VAN GEDEELTE 208) VAN DIE PLAAS ZANDSPRUIT 191, REGISTRASIE AFDELING I.Q., PROVINSIE VAN GAUTENG, TOEGESTAAN IS.

#### 1. Stigtingsvoorwaardes

##### 1.1 Naam

Die naam van die dorp is Cosmo City Uitbreiding 2.

##### 1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 12006/2004.

##### 1.3 Ingenieursdienste

Die plaaslike bestuur is verantwoordelik vir die installering en voorsiening van ingenieursdienste ingesluit strate en stormwater dreinerings in terme van artikel 122 saamgelees met artikel 116 van die Dorpsbeplanning en Dorpe Ordonnansie, 1986 (Ordonnansie 15 van 1986).

##### 1.4 Elektriesiteit

Aangesien die plaaslike bestuur nie die voorsiener van die elektriesiteit in die dorp is nie, sal die plaaslike bestuur reëlings tref in terme van artikel 122 van die Dorpsbeplanning en Dorpe Ordonnansie, 1986, (Ordonnansie 15 van 1986) met die voorsiener van die elektriesiteit, ESKOM.

Die plaaslike bestuur sal bevredigende reëlings tref met betrekking tot die voorsiening van die elektriesiteit na die dorp en die aansluitings.

##### 1.5 Beskikking oor bestaande titel voorwaardes

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

- 1.5.1 die servituut ten gunste van ESKOM wat geregistreer is in terme van Notariële Akte van Servituut K 1026/1971 wat verband hou met servituut diagram S.G. No A 5525/1970 wat slegs Erwe 2335, 2671, 2891, 2895, 2894, Zimbabwe, Malawi- en Namibiarylane en Pad K29 in die dorp raak.

- 1.5.2 Die serwituut ten gunste van ESKOM wat geregistreer is in terme van Notariële Akte van Serwituut K 1364/1977S wat verband hou met serwituut diagram S.G. No. A5531/1970 wat Erwe 1173, 2335 en Angolarylaan in die dorp raak.
- 1.5.3 Die serwituut ten gunste van ESKOM wat geregistreer is in terme van Notariële Akte van Serwituut K516/1972 wat verband hou met serwituut daigramme S.G. No. A5527/1970 en A5528/1970 wat nie die erwe in die dorp raak nie en wat nie oorgedra moet word in die titel aktes van die erwe in die dorp nie.

#### **1.6 Provinsiale Regering**

- (a) Die dorpseienaar moet die voorwaardes van die Departement van Vervoer en Publieke Werke (Gauteng Provinsiale Regering) nakom soos uiteengesit in hulle skrywe gedateer 10 Mei 2002.
- (b) Indien die ontwikkeling van die dorp nie binne 10 jaar vanaf 10 Mei 2002 voltooi is nie, moet die aansoek weer aan die Departement van Vervoer en Publieke Werke (Gauteng Provinsiale Regering) vir oorweging voorgelê word.
- (c) Indien die omstandighede sodanig verander dat die paaie en/of PWV roetes onder die beheer van Premier-in-Uitvoerende Raad geaffekteer word deur die voorgestelde uitleg van die dorp, moet die applikant die aansoek her indien vir die doeleindes van die nakoming van die vereistes van die beherende autoriteit in terme van die voorsiening van Gedeelte 11 van Wet 21 van 1940.

#### **1.7 Grond vir munisipale doeleindes**

Erwe 1609, 2088 en 2633 moet in die naam van die plaaslike bestuur behou word as "Munisipale" erwe.

Erwe 2889 tot 2895 moet in die naam van die plaaslike bestuur behou word as "Openbare Oop Ruimte" erwe.

Erwe 1208, 2336, 2635 en 2672 moet in die naam van die plaaslike bestuur behou word as "Openbare Oop Ruimte" erwe vir bewaring area doeleindes.

#### **1.8 Toegang**

- 1.8.1 Ingang van Pad K29 en K56 tot die dorp en uitgang tot Pad K29 en K56 uit die dorp word beperk tot sodanige punte soos bepaal deur die Departement van Vervoer en Publieke Werke
- 1.8.2 Die dorpseienaar moet op eie koste 'n meetkundige uitlegontwerp (skaal 1:500) van die ingang- en uitgangspunte genoem in 1.8.1 hierbo en spesifikasies vir die bou van die aansluitings laat opstel en aan die Adjunk Direkteur-generaal, Gauteng Paaiedepartement vir goedkeuring voorlê. Die doepseienaar moet, nadat die ontwerp en spesifikasies goedgekeur is, die toegange op eie koste bou tot bevrediging van die Gauteng Paaiedepartement.

#### **1.9 Ontvangs en versorging van stormwater**

Die plaaslike bestuur moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van Pad K29 en K56 en moet die stormwater wat van die pad afloop of afgelei word, ontvang en versorg.

#### **1.10 Oprigting van heining of ander fisiese versperring**

Die plaaslike bestuur moet op eie koste 'n heining of ander fisiese versperring oprig tot bevrediging van die Gauteng Provinsiale Regering: Departement van Vervoer en Publieke Werke soos en wanneer deur hom verlang word om dit te doen, en die 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 van die strate in die dorp oorgeneem word

**1.11 Sloping van geboue en structure**

Die plaaslike bestuur sal alle bestaande geboue en structure wat binne boulynreserwes, kant ruimtes en oor gemeenskaplike grense geleë is, laat sloop.

**1.12 Verwydering van rommel**

Die plaaslike bestuur moet op eie koste all rommel binne die dorpsgebied laat verwyder.

**1.13 Verskuiwing van kraglyne**

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande m kraglyne van Eskom of Telkom te verskuif, moet die koste daarvan deur die plaaslike bestuur gedra word.

**1.14 Beperking op die vervreemding van erwe 1291, 2322, 2335, 2631 en 2632**

Erwe 1291, 2322, 2335, 2631 en 2632 mag nie vervreem word of oorgedra word sonder die toestemming van die Gauteng Departement van Opvoeding nie.

**1.15 Beperking op die vervreemding van erwe 1887, 2540 en 2635**

Erwe 1887, 2540 en 2635 mag nie vervreem word of ontwikkel nie en oordrag van die erwe sal nie toegelaat word totdat toestemming verleen is deur die Suid Afrikaanse Erfenis Hulpbron Agentskap nie.

**2. TITELVOORWAARDES**

**2.1 Voorwaardes opgelê deur die Plaaslike Bestuur kragtens die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986)**

**Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui:**

2.1.1 Die erwe is onderworpe aan 'n serwituut 2 meter breed vir riolerings- en ander munisipale doeleindes en ten gunste van die plaaslike bestuur langs enige twee grense, uitgesonderd 'n straatgrens en in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 meter breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur : Met dien verstande dat die plaaslike bestuur van sodanige serwituut mag afsien.

2.1.2 Geen geboue of ander strukture mag binne die voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 (two) meter daarvan geplant word nie.

2.1.3 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 goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voorgenoemde 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.

2.1.4 Erwe 1252, 1272, 1383, 1431, 1561, 1619, 1620, 1674, 1865, 1866, 2286, 2744 en 2781  
Die erwe is onderworpe aan 'n 2m serwituut vir munisipale doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

## 2.1.5 Erf 1781

Die erwe is onderworpe aan 'n 3m serwituut vir munisipale doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

## 2.1.6 Erf 1683

Erf 1683 is onderworpe aan 'n 5,00m wye voetganger serwituut vir reg van weg ten gunste van die Algemene Publiek, soos op die algemene plan aangedui.

## 2.1.7 Erf 2634

Die erf is onderworpe aan 'n 4m serwituut vir munisipale doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

## 2.1.8 Erf 2634

Die erf is onderworpe aan 'n area vir stormwater opvang doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

## 2.1.9 Erwe 1887, 2540 en 2635

Die erwe is onderworpe aan 'n serwituut vir die beskerming van grafte, ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

---

**LOCAL AUTHORITY NOTICE 1946****LOCAL AUTHORITY NOTICE 387 OF 2005****CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY****DECLARATION AS APPROVED TOWNSHIP**

In terms of Section 111 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) the City of Johannesburg, hereby declares Cosmo City Extension 2 Township to be an approved township subject to the conditions set out in the schedule hereto.

**ANNEXURE**

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF SECTION 108(1)(a) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 210 (A PORTION OF PORTION 208) OF THE FARM ZANDSPRUIT 191, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG HAS BEEN GRANTED.**

**1 Conditions of establishment****1.1 Name**

The name of the township shall be Cosmo City Extension 2.

**1.2 Design**

The township shall consist of erven and streets as indicated on General Plan S.G. No.12006/2004.

**1.3 Engineering services**

The local authority shall install and provide all engineering services, including streets and storm-water drainage in terms of Section 122, read with section 116 of the Town Planning and Townships Ordinance, 1986.(Ordinance 15 of 1986).

**1.4 Electricity**

Since the local authority is not the bulk supplier of electricity in the township, The local authority shall in terms of Section 122 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) make arrangements in this regard with ESCOM, the licensed supplier of electricity in the township.

The local authority shall make satisfactory arrangements in respect of the supply of electricity to the township and its connection.

**1.5 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 minerals, but excluding:

1.5.1 the servitude in favour of ESKOM registered in terms of Notarial Deed of Servitude K 1026/1971 relating to servitude diagram.S.G. No A 5525/1970 which affects Erven 2335, 2671, 2891, 2895, 2894, Zimbabwe, Malawi- and Namibia Avenues and Road K29 in the township only.

1.5.2 the servitude in favour of ESKOM registered in terms of Notarial Deed of Servitude K1364/1977 S relating to servitude diagram S.G. No A 5531/1970 which affects Erven 1173, 2335 and Angola Avenue in the township only.

1.5.3 The servitude in favour of ESKOM registered in terms of Notarial Deed of Servitude K516/1972 relating to servitude diagrams S.G. No. A 5527/1970 and A5528/1970 which servitude does not affect the erven in the township and shall not be carried forward to the title deeds of the erven in the township.

**1.6 Provincial Government**

- (a) The local authority shall comply with the conditions of the Department of Transport and Public Works (Gauteng Provincial Government) as set out in their letter dated 10 May 2002.
- (b) Should the development of the township not be completed within 10 years from 10 May 2002, the application shall be resubmitted to the Department of Transport and Public Works (Gauteng Provincial Government) for reconsideration.
- (c) If however, before the expiry date of the mentioned period, circumstances change in such a way that roads and/or PWV routes under the control of the Premier-in-Executive Council are affected by the proposed layout of the township, the local authority shall resubmit the application for the purpose of fulfilment of the requirements of the controlling authority in terms of the provisions of Section 11 of Act 21 of 1940, as amended.

**1.7 Land for municipal purposes**

Erven 1609, 2088 and 2633 shall remain in the name of the local authority as "Municipal".

Erven 2889 to 2895 shall remain in the name of the local authority as "Public Open Space".

Erven 1208, 2336, 2635 and 2672 shall remain in the name of the local authority as "Public Open Space" for the purpose of conservation areas.

#### **1.8 Access**

1.8.1 Ingress from Road K29 and K56 to the township and egress to Road K29 and K56 from the township shall be restricted to such points as determined by the Department of Public Transport, Roads and Works.

1.8.2 The local authority shall at his own expense submit a geometric design layout (scale 1: 500) of the ingress and egress points referred to in 2.8.1 above and specifications for the construction of the excesses to the Gauteng Provincial Government: Department of Transport and Public Works for approval. The township owner shall after approval of the layout and specifications construct the ingress and egress points at his own expense to the satisfaction of the Gauteng Provincial Government: Department of Transport and Public Works.

#### **1.9 Acceptance and disposal of storm water**

The local authority shall arrange for the drainage of the township to fit in with that of Road K29 and K56 and for all storm water running off or being diverted from the road to be received or disposed of.

#### **1.10 Erection of fence or other physical barrier**

The Local Authority shall at his own expense erect a fence or other physical barrier to the satisfaction of the Gauteng Provincial Government: Department of Transport and Public Works 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 responsibility for the maintenance thereof shall cease when the local authority takes over responsibility for the maintenance of the street in the township.

#### **1.11 Demolition of buildings and structures**

The local authority shall cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished.

#### **1.12 Removal of litter**

The local authority shall at his own expense cause all litter within the township area to be removed.

#### **1.13 Repositioning of circuits**

If, by any reason of the establishment of the township, it should become necessary to reposition any existing circuits of ESKOM or Telkom, the cost thereof shall be borne by the local authority.

#### **1.14 Restriction on the disposal of Erven 1291, 2322, 2335, 2631 and 2632**

Erven 1291, 2322, 2335, 2631 and 2632 cannot be sold or transferred without the consent of the Gauteng Department of Education.

#### **1.15 Restriction on the disposal of Erven 1887, 2540 and 2635**



Erven 1887, 2540 and 2635 shall not be disposed of or developed and transfer of the erven shall not be permitted until permission has been granted by the South African Heritage Resource Agency.

## 2 Conditions of title

### 2.1 Conditions imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)

The erven mentioned hereunder shall be subject to the conditions as indicated:

2.1.1 The erven are subject to a servitude, 2 metres 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 metres 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.

2.1.2 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 2 (two) metres thereof.

2.1.3 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 work 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.

2.1.4 Erven 1252, 1272, 1383, 1431, 1561, 1619, 1620, 1674, 1865, 1866, 2286, 2744 and 2781

The erven are subject to a 2m servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

2.1.5 Erf 1781

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

2.1.6 Erf 1683

Erf 1683 is subject to a 5.00m wide pedestrian right of way servitude in favour of the General Public, as indicated on the general plan.

2.1.7 Erf 2634

The erf is subject to a 4m servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

2.1.8 Erf 2634

The erf is subject to an area for storm water attenuation purposes in favour of the local authority, as indicated on the general plan.

2.1.9 Erven 1887, 2540 and 2635

The erven are subject to a servitude for the protection of graves, in favour of the local authority, as indicated on the general plan.

**LOCAL AUTHORITY NOTICE 1947****LOCAL AUTHORITY NOTICE 387 OF 2005****PERI- URBAN AREA TOWN PLANNING SCHEME, 1975: AMENDMENT SCHEME 01-4532**

The City of Johannesburg, hereby declares that it has approved an amendment scheme, being an amendment of the Peri-Urban Area Town Planning Scheme, 1975, comprising the same land as included in the township of Cosmo City Extension 2, in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

Map 3 and scheme clauses of the amendment scheme are filed with the Deputy Director-General, Gauteng Provincial Government: Department Housing and Local Government, Marshalltown and the Assistant Director: Development Planning, Transportation and Environment, Johannesburg, 9 th Floor, A-Block, Metropolitan Centre, Braamfontein and are open for inspection at all reasonable times.

The date this scheme will come into operation is 18 August 2005.

This amendment is known as the Peri-Urban Area Town Planning Scheme 01-4532.

**A NAIR: EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING TRANSPORTATION AND ENVIRONMENT, CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY**

**PLAASLIKE BESTUURSKENNISGEWING 1947****PLAASLIKE BESTUURSKENNISGEWING 387 VAN 2005****PERI-URBAN DORPSBEPLANNINGSKEMA, 1975: WYSIGINGSKEMA 01-4532**

Johannesburg Stad, verklaar hierby ingevolge die bepalings van Artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) dat hy 'n wysigingskema synde 'n wysiging van die Peri-Urban Dorpsbeplanningskema, 1975, wat uit die selfde grond as die dorp Cosmo City uitbreiding 2 bestaan, goedgekeur het.

Kaart 3 en skemaklousules van die wysigingskema word in bewaring gehou deur die Adjunk-Direkteur Generaal, Departement Behuising en Plaaslike Regering, Marshalltown en is by die Assistent Direkteur : Ontwikkelingsbeplanning, Vervoer en Omgewing, Johannesburg, 9 de Verdieping, A-Blok, Metropolitaanse Sentrum, Braamfontein beskikbaar vir inspeksie te alle redelike tye.

Die datum van die inwerkingtreding van die skema is 18 Augustus 2005.

Hierdie wysiging staan bekend as die Peri-Urban Wysigingskema 01-4532.

**A NAIR: UITVOERENDE DIREKTEUR: ONTWIKKELINGS BEPLANNING VERVOER EN OMGEWING, JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT**

**PLAASLIKE BESTUURSKENNISGEWING 1948**

**PLAASLIKE BESTUURSKENNISGEWING 388 VAN 2005**

**JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT**

**VERKLARING TOT 'N GOEDGEKEURDE DORP**

Ingevolge Artikel 111 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar Johannesburg Stad, Cosmo City Uitbreiding 3 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

**BYLAE**

**STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT (HIERNA DIE AANSOEKDOENER GENOEM) INGEVOLGE DIE BEPALINGS VAN ARTIKEL 108(1)(a) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 211 ('N GEDEELTE VAN GEDEELTE208) VAN DIE PLAAS ZANDSPRUIT 191, REGISTRASIE AFDELING I.Q., PROVINSIE VAN GAUTENG, TOEGESTAAN IS.**

**1. Stigtingsvoorwaardes**

**1.1 Naam**

Die naam van die dorp is Cosmo City Uitbreiding 3.

**1.2 Ontwerp**

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 12007/2004.

**1.3 Ingenieursdienste**

Die plaaslike bestuur is verantwoordelik vir die installering en voorsiening van ingenieursdienste ingesluit strate en stormwater dreinerings in terme van artikel 122 saamgelees met artikel 116 van die Dorpsbeplanning en Dorpe Ordonnansie, 1986.

**1.4 Elektriesiteit**

Aangesien die plaaslike bestuur nie die voorsiener van die elektriesiteit in die dorp is nie, sal die plaaslike bestuur reëlings tref in terme van artikel 122 van die Dorpsbeplanning en Dorpe Ordonnansie, 1986, (Ordonnansie 15 van 1986) met die voorsiener van die elektriesiteit, ESKOM.

Die plaaslike bestuur sal bevredigende reëlings tref met betrekking tot die voorsiening van die elektriesiteit na die dorp en die aansluitings.

**1.5 Beskikking oor bestaande titel voorwaardes**

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

- 1.5.1 die serwituut ten gunste van Eskom wat geregistreer is in terme van Notariële Akte van Serwituut S.G. No A480/70 wat slegs Erwe 3463, 3466, 2971, Slovina-, Lisbon- en Portugalstraat in die dorp raak.

**1.6 Provinsiale Regering**

- (a) Die dorpseienaar moet die voorwaardes van die Departement van Vervoer en Publieke Werke (Gauteng Provinsiale Regering) nakom soos uiteengesit in hulle skrywe gedateer 10 Mei 2002.
- (b) Indien die ontwikkeling van die dorp nie binne 10 jaar vanaf 10 Mei 2002 voltooi is nie, moet die aansoek weer aan die Departement van Vervoer en Publieke Werke (Gauteng Provinsiale Regering) vir oorweging voorgelê word.
- (c) Indien die omstandighede sodanig verander dat die paaie en/of PWV roetes onder die beheer van Premier-in-Uitvoerende Raad geaffekteer word deur die voorgestelde uitleg van die dorp, moet die applikant die aansoek her indien vir die doeleindes van die nakoming van die vereistes van die beherende autoriteit in terme van die voorsiening van Gedeelte 11 van Wet 21 van 1940.

**1.7 Grond vir munisipale doeleindes**

Erf 3357 moet in die naam van die plaaslike bestuur behou word as 'n "Munisipale" erf.

Erwe 3462 tot 3467 moet in die naam van die plaaslike bestuur behou word as "Openbare Oop Ruimte" erwe.

Erf 2971 moet in die naam van die plaaslike bestuur behou word as "Openbare Oop Ruimte" vir bewarings doeleindes.

**1.8 Toegang**

Ingang van Paaie PWV 5 en PWV 3 tot die dorp en uitgang tot Paaie PWV 5 en PWV 3 uit die dorp word beperk tot sodanige punte soos bepaal deur die Departement van Vervoer en Publieke Werke

**1.9 Ontvangs en versorging van stormwater**

Die plaaslike bestuur moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van Paaie PWV 5 en PWV 3 en moet die stormwater wat van die pad afloop of afgelei word, ontvang en versorg.

**1.10 Oprigting van heining of ander fisiese versperring**

Die plaaslike bestuur moet op eie koste 'n heining of ander fisiese versperring oprig tot bevrediging van die Gauteng Provinsiale Regering: Departement van Vervoer en Publieke Werke soos en wanneer deur hom verlang word om dit te doen, en die 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 van die strate in die dorp oorgeneem word

**1.11 Sloping van geboue en structure**

Die plaaslike bestuur sal alle bestaande geboue en structure wat binne boulynreserwes, kant ruimtes en oor gemeenskaplike grense geleë is, laat sloop.

**1.12 Verwydering van rommel**

Die plaaslike bestuur moet op eie koste all rommel binne die dorpsgebied laat verwyder.

**1.13 Verskuiwing van kraglyne**

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande m kraglyne van Eskom of Telkom te verskuif, moet die koste daarvan deur die plaaslike bestuur gedra word.

**1.14 Beperking op die vervreemding van erwe 3357, 3358 en 3467**

Erwe 3357, 3358 en 3467 mag nie oorgedra word alvorens die reg van weg serwituut, soos aangedui op die algemene plan, geregistreer is nie.

**2. TITELVOORWAARDES**

**2.1 Voorwaardes opgelê deur die Plaaslike Bestuur kragtens die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986)**

**Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui:**

- 2.1.1 Die erwe is onderworpe aan 'n serwituut 2 meter breed vir riolerings- en ander munisipale doeleindes en ten gunste van die plaaslike bestuur langs enige twee grense, uitgesonderd 'n straatgrens en in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 meter breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur : Met dien verstande dat die plaaslike bestuur van sodanige serwituut mag afsien.
- 2.1.2 Geen geboue of ander strukture mag binne die voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 (two) meter daarvan geplant word nie.
- 2.1.3 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 goeë dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voorgenoemde 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.
- 2.1.4 Erwe 2912, 2913, 2915, 2929, 2941, 2983, 2990, 3248, 3368, 3075, 3076 en 3465
- Die erwe is onderworpe aan 'n 2m serwituut vir munisipale doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.
- 2.1.5 Erwe 2925 en 2926
- Die erwe is onderworpe aan 'n 3m serwituut vir munisipale doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.
- 2.1.6 Erwe 3357, 3358 en 3467
- Die erwe is onderworpe aan 'n 10m Reg van Weg serwituut ten gunste van die Algemene Publiek, soos op die algemene plan aangedui.

**LOCAL AUTHORITY NOTICE 1948**  
**CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY**  
**DECLARATION AS APPROVED TOWNSHIP**

In terms of Section 111 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) the City of Johannesburg, hereby declares Cosmo City Extension 3 Township to be an approved township subject to the conditions set out in the schedule hereto.

**ANNEXURE**

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE CITY JOHANNESBURG, METROPOLITAN MUNICIPALITY (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF SECTION 108(1)(a) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 211 (A PORTION OF PORTION 208) OF THE FARM ZANDSPRUIT 191, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG HAS BEEN GRANTED.**

**1 Conditions of establishment**

**1.1 Name**

The name of the township shall be Cosmo City Extension 3.

**1.2 Design**

The township shall consist of erven and streets as indicated on General Plan S.G. No. 12007/2004.

**1.3 Engineering services**

The local authority shall install and provide all engineering services, including streets and storm-water drainage in terms of Section 122, read with section 116 of the Town Planning and Townships Ordinance, 1986.(Ordinance 15 of 1986).

**1.4 Electricity**

Since the local authority is not the bulk supplier of electricity in the township, The local authority shall in terms of Section 122 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) make arrangements in this regard with ESCOM, the licensed supplier of electricity in the township.

The local authority shall make satisfactory arrangements in respect of the supply of electricity to the township and its connection.

**1.5 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 minerals, but excluding:

- 1.5.1 the servitude in favour of Eskom, registered in terms of Notarial Deed of Servitude K516/1972S, relating to servitude diagram S.G. No. A480/1970 which affects Erven 3463, 3466, 2971, Slovinia, Lisbon and Portugal Street in the township only.

**1.6 Provincial Government**

- (a) The local authority shall comply with the conditions of the Department of Transport and Public Works (Gauteng Provincial Government) as set out in their letter dated 10 May 2002.
- (b) Should the development of the township not be completed within 10 years from 10 May 2002, the application shall be resubmitted to the Department of Transport and Public Works (Gauteng Provincial Government) for reconsideration.

- (c) If however, before the expiry date of the mentioned period, circumstances change in such a way that roads and/or PWV routes under the control of the Premier-in-Executive Council are affected by the proposed layout of the township, the local authority shall resubmit the application for the purpose of fulfilment of the requirements of the controlling authority in terms of the provisions of Section 11 of Act 21 of 1940, as amended.

#### **1.7 Land for municipal and Public Open Space purposes**

Erf 3357 shall remain in the name of the local authority as "Municipal".

Erven 3462 to 3467 shall remain in the name of the local authority as "Public Open Space".

Erf 2971 shall remain in the name of the local authority as "Public Open Space" for the purpose of conservation areas.

#### **1.8 Access**

Ingress from Roads PWV 5 and PWV 3 to the township and egress to Roads PWV 5 and PWV 3 from the township shall be restricted to such points as determined by the Department of Public Transport, Roads and Works.

#### **1.9 Acceptance and disposal of storm water**

The local authority shall arrange for the drainage of the township to fit in with that of Roads PWV 5 and PWV 3 and for all storm water running off or being diverted from the road to be received or disposed of.

#### **1.10 Erection of fence or other physical barrier**

The Local Authority shall at his own expense erect a fence or other physical barrier to the satisfaction of the National: Department of Transport and Public Works 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 responsibility for the maintenance thereof shall cease when the local authority takes over responsibility for the maintenance of the street in the township.

#### **1.11 Demolition of buildings and structures**

The local authority shall cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished.

#### **1.12 Removal of litter**

The local authority shall at his own expense cause all litter within the township area to be removed.

#### **1.13 Repositioning of circuits**

If, by any reason of the establishment of the township, it should become necessary to reposition any existing circuits of ESKOM or Telkom, the cost thereof shall be borne by the local authority.

#### **1.14 Restriction on the disposal of Erven 3357, 3358 and 3467**

Erven 3357, 3358 and 3467 cannot be transferred without the registration of a Right of Way as indicated on the General Plan.

**2 Conditions of title****2.1 Conditions imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)**

The erven mentioned hereunder shall be subject to the conditions as indicated:

2.1.1 The erven are subject to a servitude, 2 metres 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 metres 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.

2.1.2 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 2 (two) metres thereof.

2.1.3 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 work 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.

2.1.4 Erven 2912, 2913, 2915, 2929, 2941, 2983, 2990, 3248, 3368, 3075, 3076 and 3465

The erven are subject to a 2m wide servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

2.1.5 Erven 2925 and 2926

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

2.1.6 Erven 3357, 3358 and 3467

The erven are subject to a 10m Right of way servitude in favour of the General Public, as indicated on the general plan.



**LOCAL AUTHORITY NOTICE 1949**  
**LOCAL AUTHORITY NOTICE 388 OF 2005**

**PERI- URBAN AREA TOWN PLANNING SCHEME, 1975: AMENDMENT SCHEME 01-4533**

The City of Johannesburg, hereby declares that it has approved an amendment scheme, being an amendment of the Peri-Urban Area Town Planning Scheme, 1975, comprising the same land as included in the township of Cosmo City Extension 3, in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

Map 3 and scheme clauses of the amendment scheme are filed with the Deputy Director-General, Gauteng Provincial Government: Department Housing and Local Government, Marshalltown and the Assistant Director: Development Planning, Transportation and Environment, Johannesburg, 9th Floor, A-Block, Metropolitan Centre, Braamfontein and are open for inspection at all reasonable times.

The date this scheme will come into operation is .. 2005.

This amendment is known as the Peri-Urban Area Town Planning Scheme 01-4533.

**A NAIR: EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING TRANSPORTATION AND ENVIRONMENT, CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY**

---

**PLAASLIKE BESTUURSKENNISGEWING 1949**  
**PLAASLIKE BESTUURSKENNISGEWING 388 VAN 2005**

**PERI-URBAN DORPSBEPLANNINGSKEMA, 1975: WYSIGINGSKEMA 01-4533**

Johannesburg Stad, verklaar hierby ingevolge die bepalings van Artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) dat hy 'n wysigingskema synde 'n wysiging van die Peri-Urban Dorpsbeplanningskema, 1975, wat uit die selfde grond as die dorp Cosmo City Extension 3 bestaan, goedgekeur het.

Kaart 3 en skemaklousules van die wysigingskema word in bewaring gehou deur die Adjunk-Direkteur Generaal, Departement Behuising en Plaaslike Regering, Marshalltown en is by die Assistent Direkteur : Ontwikkelingsbeplanning, Vervoer en Omgewing, Johannesburg, 9de Verdieping, A-Blok, Metropolitaanse Sentrum, Braamfontein beskikbaar vir inspeksie te alle redelike tye.

Die datum van die inwerkingtreding van die skema is .. 2005.

Hierdie wysiging staan bekend as die Peri-Urban Wysigingskema 01-4533.

**A NAIR: UITVOERENDE DIREKTEUR: ONTWIKKELINGS BEPLANNING VERVOER EN OMGEWING, JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT**

**PLAASLIKE BESTUURSKENNISGEWING 1950****PLAASLIKE BESTUURSKENNISGEWING 386 VAN 2005****JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT****VERKLARING TOT 'N GOEDGEKEURDE DORP**

Ingevolge Artikel 111 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar Johannesburg Stad, Cosmo City tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

**BYLAE**

**STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT (HIERNA DIE AANSOEKDOENER GENOEM) INGEVOLGE DIE BEPALINGS VAN ARTIKEL 108(1)(a) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 209 ('N GEDEELTE VAN GEDEELTE 208) VAN DIE PLAAS ZANDSPRUIT 191, REGISTRASIE AFDELING I.Q., PROVINSIE VAN GAUTENG, TOEGESTAAN IS.**

**1. Stigtingsvoorwaardes****1.1 Naam**

Die naam van die dorp is Cosmo City.

**1.2 Ontwerp**

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 12005/2004.

**1.3 Ingenieursdienste**

Die plaaslike bestuur is verantwoordelik vir die installering en voorsiening van ingenieursdienste ingesluit strate en stormwater dreinerings in terme van artikel 122 saamgelees met artikel 116 van die Dorpsbeplanning en Dorpe Ordonnansie, 1986.

**1.4 Elektrisiteit**

Aangesien die plaaslike bestuur nie die voorsiener van die elektrisiteit in die dorp is nie, sal die plaaslike bestuur reëlings tref in terme van artikel 122 van die Dorpsbeplanning en Dorpe Ordonnansie, 1986, (Ordonnansie 15 van 1986) met die voorsiener van elektrisiteit, ESKOM.

Die plaaslike bestuur sal bevredigende reëlings tref met betrekking tot die voorsiening van die elektriesiteit na die dorp en die aansluitings.

**1.5 Beskikking oor bestaande titel voorwaardes**

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

**1.6 Provinsiale Regering**

- (a) Die dorpseienaar moet die voorwaardes van die Departement van Vervoer en Publieke Werke (Gauteng Provinsiale Regering) nakom soos uiteengesit in hulle skrywe gedateer 10 Mei 2002.
- (b) Indien die ontwikkeling van die dorp nie binne 10 jaar vanaf 10 Mei 2002 voltooi is

nie, moet die aansoek weer aan die Departement van Vervoer en Publieke Werke (Gauteng Provinsiale Regering) vir oorweging voorgelê word.

- (c) Indien die omstandighede sodanig verander dat die paaie en/of PWV roetes onder die beheer van Premier-in-Uitvoerende Raad geaffekteer word deur die voorgestelde uitleg van die dorp, moet die applikant die aansoek her indien vir die doeleindes van die nakoming van die vereistes van die beherende autoriteit in terme van die voorsiening van Gedeelte 11 van Wet 21 van 1940.

### **1.7 Grond vir munisipale doeleindes**

Erwe 1170 – 1172 moet in die naam van die plaaslike bestuur behou word as "Openbare Oop Ruimte" erwe. Erwe 208, 671 en 813 moet in die naam van die plaaslike bestuur behou word as "Munisipale" erwe.

### **1.8 Toegang**

- 1.8.1 Ingang van Pad K29 tot die dorp en uitgang tot Pad K29 uit die dorp word beperk tot sodanige punte soos bepaal deur die Departement van Vervoer en Publieke Werke
- 1.8.2 Die dorpseienaar moet op eie koste 'n meetkundige uitlegontwerp (skaal 1:500) van die ingang- en uitgangspunte genoem in 1.8.1 hierbo en spesifikasies vir die bou van die aansluitings laat opstel en aan die Adjunk Direkteur-generaal, Gauteng Paaiedepartement vir goedkeuring voorlê. Die doepseienaar moet, nadat die ontwerp en spesifikasies goedgekeur is, die toegange op eie koste bou tot bevrediging van die Gauteng Paaiedepartement.

### **1.9 Ontvangs en versorging van stormwater**

Die plaaslike bestuur moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van Pad K29 en moet die stormwater wat van die pad afloop of afgelei word, ontvang en versorg.

### **1.10 Oprigting van heining of ander fisiese versperring**

Die plaaslike bestuur moet op eie koste 'n heining of ander fisiese versperring oprig tot bevrediging van die Gauteng Provinsiale Regering: Departement van Vervoer en Publieke Werke soos en wanneer deur hom verlang word om dit te doen, en die 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 van die strate in die dorp oorgeneem word.

### **1.11 Sloping van geboue en structure**

Die plaaslike bestuur sal alle bestaande geboue en structure wat binne boulynreserwes, kant ruimtes en oor gemeenskaplike grense geleë is, laat sloop.

### **1.12 Verwydering van rommel**

Die plaaslike bestuur moet op eie koste all rommel binne die dorpsgebied laat verwyder.

### **1.13 Verskuiwing van kraglyne**

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande m kraglyne van ESKOM of Telkom te verskuif, moet die koste daarvan deur die plaaslike bestuur gedra word.

### **1.14 Beperking op die vervreemding van erwe 212 en 814**

Erwe 212 en 814 mag nie vervreem word of ontwikkeling en oordrag van die erwe sal nie toegelaat word totdat toestemming verleen is deur die Suid Afrikaanse Erfenis Hulpbron Agentskap nie.

**2. TITELVOORWAARDES****2.1 Voorwaardes opgelê deur die Plaaslike Bestuur kragtens die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986)**

**Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui:**

- 2.1.1 Die erwe is onderworpe aan 'n serwituut 2 meter breed vir riolerings- en ander munisipale doeleindes en ten gunste van die plaaslike bestuur langs enige twee grense, uitgesonderd 'n straatgrens en in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 meter breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur : Met dien verstande dat die plaaslike bestuur van sodanige serwituut mag afsien.
- 2.1.2 Geen geboue of ander strukture mag binne die voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 (two) meter daarvan geplant word nie.
- 2.1.3 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 goeë dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voorgenoemde 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.
- 2.1.4 Erwe 182, 433, 438, 441, 442, 675, 815 en 823
- Die erwe is onderworpe aan 'n 2m serwituut vir munisipale doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.
- 2.1.5 Erwe 815 en 212
- Erwe 815 en 211 is onderworpe aan 'n serwituut vir voetganger doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

---

**LOCAL AUTHORITY NOTICE 1950****LOCAL AUTHORITY NOTICE 386 OF 2005****CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY****DECLARATION AS APPROVED TOWNSHIP**

In terms of Section 111 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) the City of Johannesburg, hereby declares Cosmo City Township to be an approved township subject to the conditions set out in the schedule hereto.

**ANNEXURE**

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF SECTION 108(1)(a) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 209 (A PORTION OF PORTION 208) OF THE FARM ZANDSPRUIT 191, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG HAS BEEN GRANTED.

**1 Conditions of establishment****1.1 Name**

The name of the township shall be Cosmo City.

**1.2 Design**

The township shall consist of erven and streets as indicated on General Plan S.G. Nr. 12005/2004.

**1.3 Engineering services**

The local authority shall install and provide all engineering services, including streets and storm-water drainage in terms of section 122 read with section 116 of the Town Planning and Townships Ordinance, 1986.

**1.4 Electricity**

Since the local authority is not the bulk supplier of electricity in the township, The local authority shall in terms of Section 122 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) make arrangements in this regard with ESCOM, the licensed supplier of electricity in the township.

The local authority shall make satisfactory arrangements in respect of the supply of electricity to the township and its connection.

**1.5 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 minerals

**1.6 Provincial Government**

- (a) The local authority shall comply with the conditions of the Department of Transport and Public Works (Gauteng Provincial Government) as set out in their letter dated 10 May 2002.
- (b) Should the development of the township not be completed within 10 years from 10 May 2002, the application shall be resubmitted to the Department of Transport and Public Works (Gauteng Provincial Government) for reconsideration.
- (c) If however, before the expiry date of the mentioned period, circumstances change in such a way that roads and/or PWV routes under the control of the Premier-in-Executive Council are affected by the proposed layout of the township, the local authority shall resubmit the application for the purpose of fulfilment of the requirements of the controlling authority in terms of the provisions of Section 11 of Act 21 of 1940, as amended.

**1.7 Land for municipal purposes**

Erven 1170 - 1172 shall remain in the name of the local authority as "Public Open Space".

Erven 208, 671 and 813 shall remain in the name of the local authority as "Municipal"

**1.8 Access**

1.8.1 Ingress from Road K29 to the township and egress to Road K29 from the township shall be restricted to such points as determined by the Department of Public Transport, Roads and Works.

1.8.2 The local authority shall at his own expense submit a geometric design layout (scale 1: 500) of the ingress and egress points referred to in 2.8.1 above and specifications for the construction of the excesses to the Gauteng Provincial Government: Department of Transport and Public Works for approval. The township owner shall after approval of the layout and specifications construct the ingress and egress points at his own expense to the satisfaction of the Gauteng Provincial Government : Department of Transport and Public Works.

**1.9 Acceptance and disposal of storm water**

The local authority shall arrange for the drainage of the township to fit in with that of Road K29 and for all storm water running off or being diverted from the road to be received or disposed of.

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

The Local Authority shall at his own expense erect a fence or other physical barrier to the satisfaction of the Gauteng Provincial Government : Department of Transport and Public Works 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 responsibility for the maintenance thereof shall cease when the local authority takes over responsibility for the maintenance of the street in the township.

**1.11 Demolition of buildings and structures**

The local authority shall cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished.

**1.12 Removal of litter**

The local authority shall at his own expense cause all litter within the township area to be removed.

**1.13 Repositioning of circuits**

If, by any reason of the establishment of the township, it should become necessary to reposition any existing circuits of Eskom or Telkom, the cost thereof shall be borne by the local authority.

**1.14 Restriction on the disposal of Erven 212 and 814**

Erven 212 and 814 shall not be disposed of or develop the erf and transfer of the erf shall not be permitted until permission has been granted by the South African Heritage Resource Agency.

**2 Conditions of title****2.2 Conditions imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)**

The erven mentioned hereunder shall be subject to the conditions as indicated:

2.2.1 The erven are subject to a servitude, 2 metres 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 metres 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.

2.2.2 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 2 (two) metres thereof.

2.2.3 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 work 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.

2.2.4 Erven 182, 433, 438, 441, 442, 675, 815 and 823

The erven are subject to a 2m servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

2.2.5 Erven 815 and 212

Erven 815 and 211 are subject to a servitude for pedestrian purposes in favour of the local authority, as indicated on the general plan

**LOCAL AUTHORITY NOTICE 1951****LOCAL AUTHORITY NOTICE 386 OF 2005****PERI- URBAN AREA TOWN PLANNING SCHEME, 1975: AMENDMENT SCHEME 01-0491**

The City of Johannesburg, hereby declares that it has approved an amendment scheme, being an amendment of the Peri-Urban Area Town Planning Scheme, 1975, comprising the same land as included in the township of Cosmo City, in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

Map 3 and scheme clauses of the amendment scheme are filed with the Deputy Director-General, Gauteng Provincial Government: Department Housing and Local Government, Marshalltown and the Assistant Director: Development Planning, Transportation and Environment, Johannesburg, 9th Floor, A-Block, Metropolitan Centre, Braamfontein and are open for inspection at all reasonable times.

The date this scheme will come into operation is 18 August 2005.

This amendment is known as the Peri-Urban Area Town Planning Scheme 01-0491.

**A NAIR: EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING TRANSPORTATION AND ENVIRONMENT, CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY**

**PLAASLIKE BESTUURSKENNISGEWING 1951****PERI-URBAN DORPSBEPLANNINGSKEMA, 1975: WYSIGINGSKEMA 01-0491**

Johannesburg Stad, verklaar hierby ingevolge die bepalings van Artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) dat hy 'n wysigingskema synde 'n wysiging van die Peri-Urban Dorpsbeplanningskema, 1975, wat uit die selfde grond as die dorp Cosmo City bestaan, goedgekeur het.

Kaart 3 en skemaklousules van die wysigingskema word in bewaring gehou deur die Adjunk-Direkteur Generaal, Departement Behuising en Plaaslike Regering, Marshalltown en is by die Assistent Direkteur: Ontwikkelingsbeplanning, Vervoer en Omgewing, Johannesburg, 9de Verdieping, A-Blok, Metropolitaanse Sentrum, Braamfontein beskikbaar vir inspeksie te alle redelike tye.

Die datum van die inwerkingtreding van die skema is 18 Augustus 2005.

Hierdie wysiging staan bekend as die Peri-Urban Wysigingskema 01-0491.

**A NAIR: UITVOERENDE DIREKTEUR: ONTWIKKELINGS BEPLANNING VERVOER EN OMGEWING, JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT**