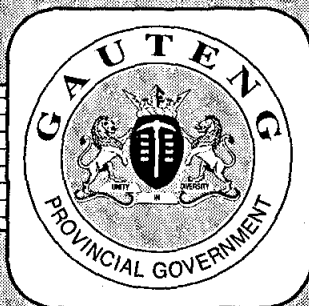


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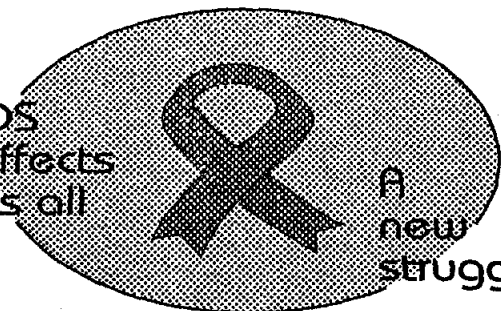
Vol. 11

PRETORIA, 27 OCTOBER 2005  
OKTOBER

No. 461

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## LOCAL AUTHORITY NOTICES

### PLAASLIKE BESTUURSKENNISGEWING 2735

### PLAASLIKE BESTUURSKENNISGEWING 1100 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 5 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 212 ('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 5.

##### 1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 3749/2005.

##### 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.

##### 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 4832, 4846, 5058 en 5333 moet in die naam van die plaaslike bestuur behou word as 'n "Munisipale" erf.

Erwe 5768 en 5769 moet in die naam van die plaaslike bestuur behou word as "Openbare Oop Ruimte" erwe.

#### **1.8 Toegang**

Ingang van Pad PWV 5 tot die dorp en uitgang tot Pad PWV 5 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 stormwaterdreinering van die dorp so reel dat dit inpas by die van Pad PWV 5 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 4976 en 5769**

Erwe 4976 en 5769 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 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 Erf 5636

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 4808

Die erwe is onderworpe aan 'n 2m serwituut vir munisipale doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

2.1.6 Erwe 4803 en 4804

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

2.1.7 Erwe 4832 en 4846

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

2.1.8 Erwe 5610 en 5635

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

2.1.9 Erwe 5500, 5518 en 5519

Die erwe is onderworpe aan 'n 2m wye serwituut vir waterlyn doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

2.1.10 Erwe 4847, 5197, 5202, 5232, 5330 5365, 5372, 5402, 5500, 5518, 5519, 5600, 5609, 5641, 5642, 5645, 5653, 5696 en 5697

Die erwe is onderworpe aan 'n 2m wye serwituut vir waterlyn doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

## LOCAL AUTHORITY NOTICE 2735

### LOCAL AUTHORITY NOTICE 1100 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 5 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 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 212 (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 5.

##### **1.2 Design**

The township shall consist of erven and streets as indicated on General Plan S.G. No. 3749/2005.

##### **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).

The local Authority and the Developer have entered into a Services Agreement on 21 November 2001 in respect of the Cosmo City Development, whereby the developer (Codevco) agreed with the Local Authority to pay a contribution towards engineering services. The said contribution shall be payable prior to the issuing of any clearances for the transfer of any erven in terms of the Town Planning and Townships Ordinance or any other applicable law. The payment of the said contributions shall not exempt the developer/owner or any other person from complying with all the conditions of establishment or land use rights on the township, nor entitle them to the granting of consent required in terms of any applicable legislation.

#### **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 and public Open Space purposes**

Erven 4832, 4846, 5058 and 5333 shall remain in the name of the local authority as "Municipal".

Erven 5768 and 5769 shall remain in the name of the local authority as "Public Open Space".

#### **1.8 Access**

Ingress from Road PWV 5 to the township and egress to Road PWV 5 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 Road PWV 5 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 4976 and 5769**

Erven 4976 and 5769 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 due to presence of graves

**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 Erf 5636**

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

**2.1.5 Erf 4804**

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

**2.1.6 Erven 4803 and 4804**



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

2.1.7 Erven 4832 and 4846

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

2.1.8 Erven 5610 and 4635

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

2.1.9 Erven 5500, 5518 and 5519

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

2.1.10 Erven 4847, 5197, 5202, 5232, 5330, 5365, 5372, 5402, 5500, 5518, 5519, 5600, 5609, 5641, 5642, 5645, 5653, 5696 en 5697

The erven are subject to a 2 m wide servitude, along the boundary of the erf abutting the street for water-line purposes in favour of the local authority, as indicated on the general plan.

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### **LOCAL AUTHORITY NOTICE 2736**

#### **LOCAL AUTHORITY NOTICE 1100 OF 2005**

#### **PERI- URBAN AREA TOWN PLANNING SCHEME, 1975: AMENDMENT SCHEME 03-4948**

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, 9<sup>th</sup> Floor, A-Block, Metropolitan Centre, Braamfontein and are open for inspection at all reasonable times.

The date this scheme will come into operation is 31 October 2005.

This amendment is known as the Peri-Urban Area Town Planning Scheme 03-4948.

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

**PLAASLIKE BESTUURSKENNISGEWING 2736****PLAASLIKE BESTUURSKENNISGEWING 1100 VAN 2005****PERI-URBAN DORPSBEPLANNINGSKEMA, 1975: WYSIGINGSKEMA 03-4948**

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 5 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 31 Oktober 2005.

Hierdie wysiging staan bekend as die Peri-Urban Wysigingskema 03-4948.

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

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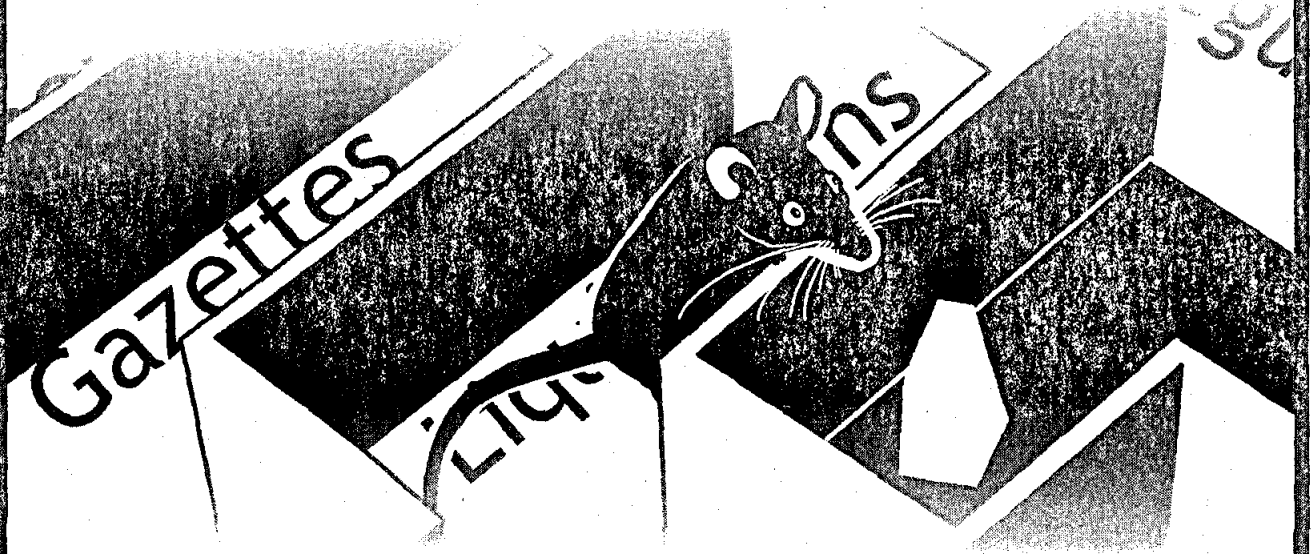
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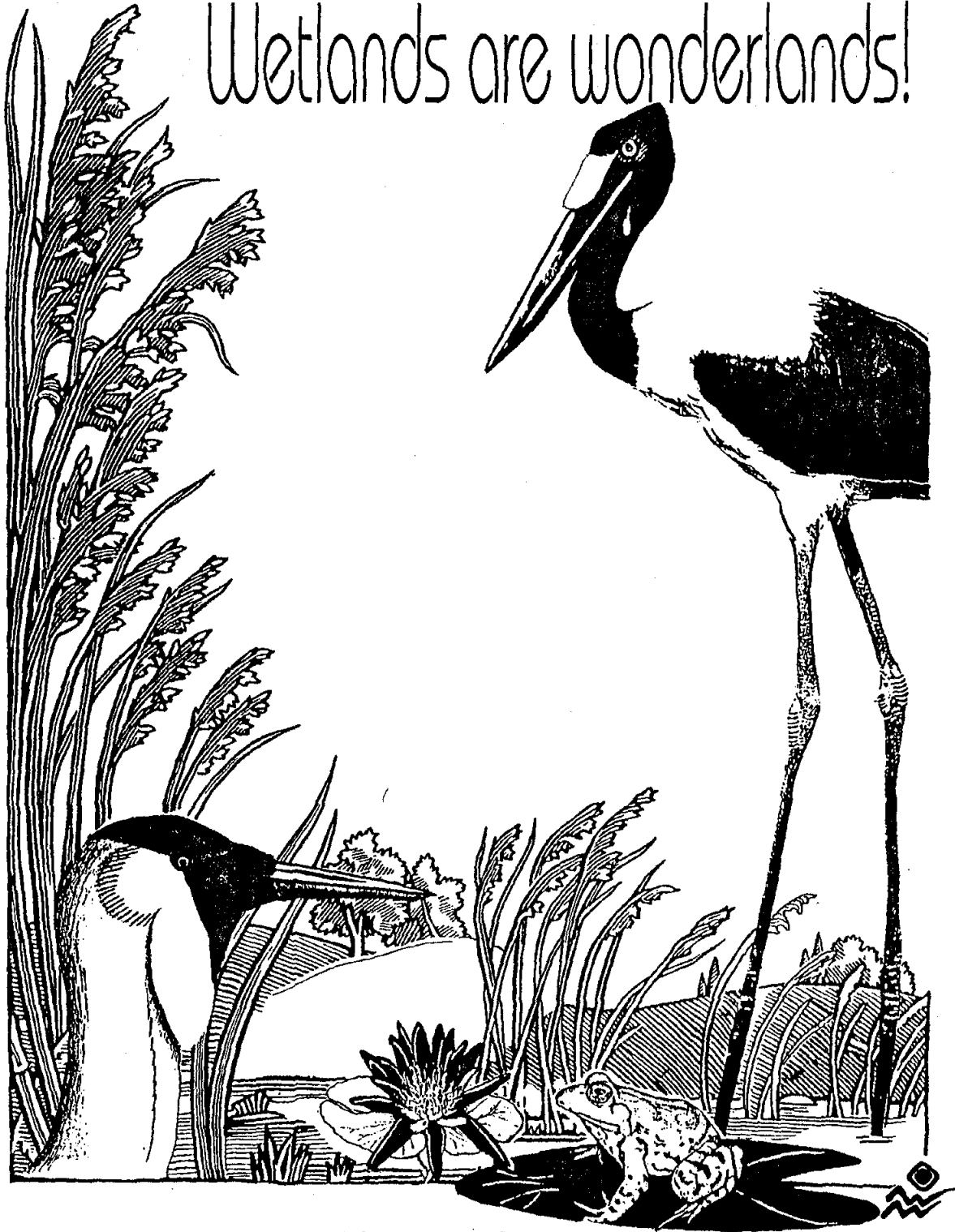
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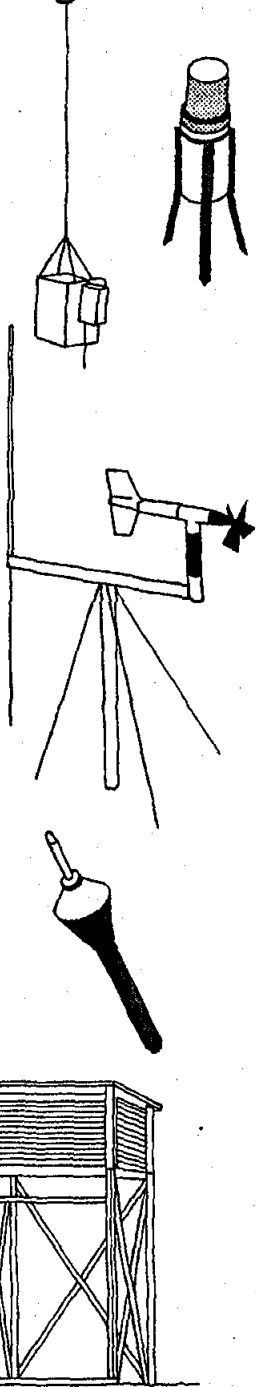
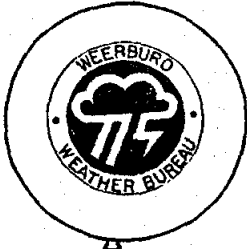


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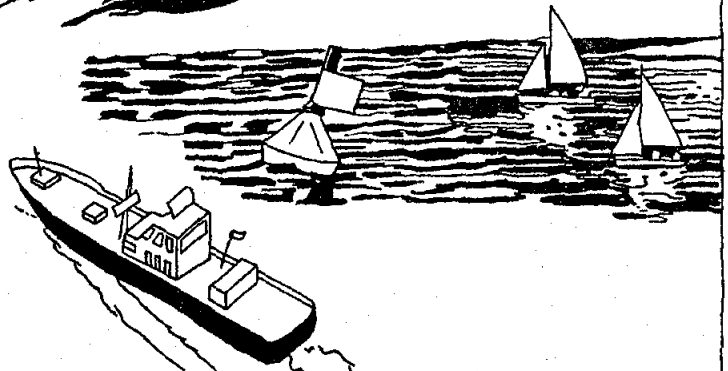
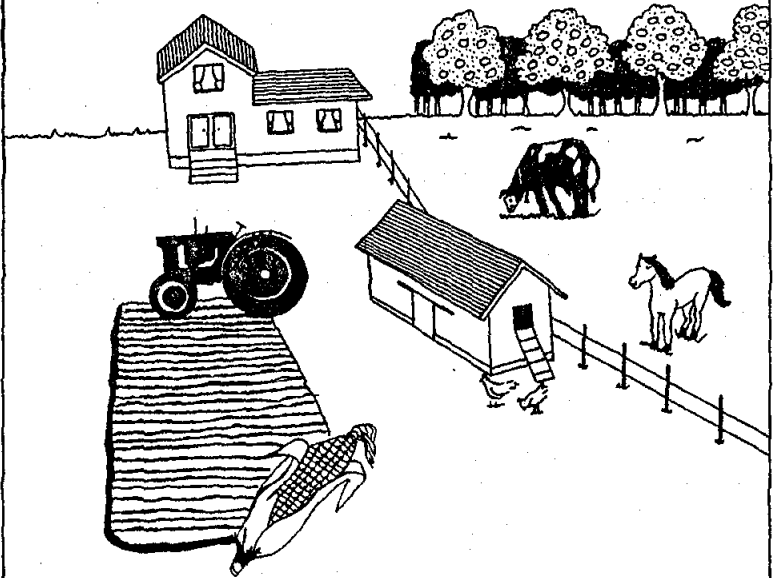
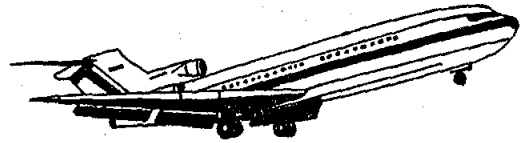
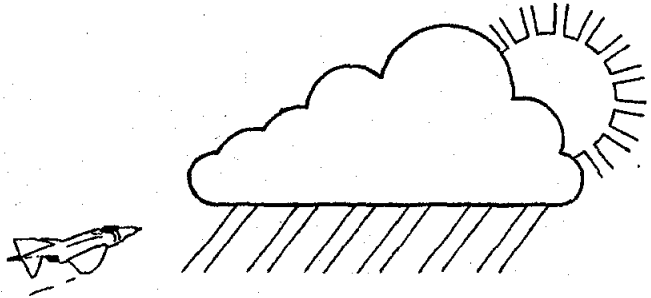


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