

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

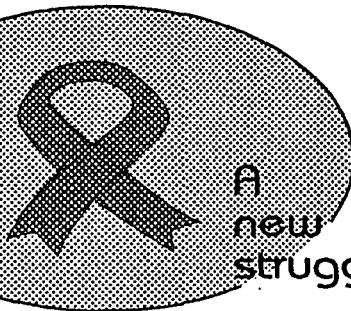
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No. 355

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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**ACCEPTABLE PAYMENT FOR
SERVICES AND GOODS IN
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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 2702

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

CENTURION AMENDMENT SCHEME 1394C

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

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

This amendment is known as Centurion Amendment Scheme 1394C.

(13/2/Kosmosdal x23 (1394C))
 ___ September 2006

Acting Head: Legal and Secretarial Services
 (Notice No 1028/2006)

PLAASLIKE BESTUURSKENNISGEWING 2702

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

CENTURION WYSIGINGSKEMA 1394C

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

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Waarnemende Hoof: Regs- en Sekretariële Dienste, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Centurion-wysigingskema 1394C.

(13/2/Kosmosdal x23 (1394C))
 ___ September 2006

Waarnemende Hoof: Regs- en Sekretariële Dienste
 (Kennisgewing No 1028/2006)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF KOSMOSDAL EXTENSION 23 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 23 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Kosmosdal x23 (1394C))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY SAMRAND MITRAJAYA DEVELOPMENT UNDER THE PROVISIONS OF CHAPTER III: SECTION A AND C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON A PART 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 23.

1.2 **DESIGN**

The township shall consist of erven and streets as indicated on General Plan SG No 1013/2004.

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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 –

1.3.1 the following servitudes which do not affect the township area;

- (i) The former Remaining Extent of Portion 2 of the farm Olievenhoutbosch 389-JR., Province Gauteng, whereof the property hereby registered forms a portion, was subject to Notarial Deed K155/74S, registered on 28th January 1974 whereby the right has been granted to ESKOM to convey electricity over the property hereby conveyed together with ancillary rights and subject to conditions, as will more fully appear from the said Notarial Deed and by virtue of Notarial Deed of Amendment of Servitude K2445/1979/S the route is established, as will more fully appear from the said Notarial Deed of Amendment of Servitude."
- (ii) "Die vorige Resterende gedeelte van Gedeelte 2 van die plaas Olievenhoutbosch 389, Registrasie Afdeling J.R., Provinsie van Gauteng, Groot 645,0113 hektaar (waarvan die eiendom hiermee getranspoteer deel vorm) is onderhewig aan 'n serwitutgebied vir munisipale doeleindes, groot 7,1266ha, met bykomende regte t.g.v. Stadsraad van Centurion soos meer volledig sal blyk uit Notariele Akte van serwitut K8139/1996 geregistreer op 20 November 1996."
- (iii) By virtue of Notarial K4991/1999-S dated 20 September 1999 the under-mentioned property is subject to a servitude for municipal purposes indicated by the figures ABCDEG which represents a servitude area of 103m² on diagram SG No. 3398/1999, in favour of the Town Council of Centurion.
- (vi) By virtue of Notarial Deed No.K4992/1999-S dated 20 September 1999 the under-mentioned property is subject to a servitude for municipal services indicated by the figures ABCDA which represents a servitude area of 105m² on diagram SG No. 3396/1999 in favour of the Centurion Town Council.
- (v) By virtue of Notarial Deed K4993/1999S dated 20 September 1999 the under-mentioned property is subject to a servitude for municipal services indicated by the figures ABCDEFGHA which represents a servitude area of 8012m² on diagram SG No. 3397/1999, in favour of the Town Council of Centurion.
- (vi) By virtue of Notarial Deed K4994/1999-S dated 20 September 1999 the under-mentioned property is subject to a servitude for 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.
- (vii) By virtue of Notarial Deed K4995/1999-S dated 20 September 1999 the under-mentioned property is subject to a servitude for 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.
- (viii) By virtue of Notarial Deed K8104/03-S, dated 18th November 2003, the under-mentioned property is subject to a servitude for municipal purposes 3,00 (Three) metres wide, where the lines ABCDEF and GHJKL represent the centre lines of such servitude, as will more fully appear from attached Servitude Diagram S.G. No. 5493/2000.
- (ix) "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 Tshware Metropolitan Municipality."

- (x) "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."
- (xi) "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."
- (xii) "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."
- (xiii) "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."
- (xiv) "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."
- (xv) "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."
- (xvi) "Kragtens Notariële Akte van Serwituut K1982/04-S dateer 31/3/04 is die binnegemelde eiendom onderhewig aan 'n serwituut area 117 m² groot aangetoon deur figuur ABCA of diagram S.G. 5736/02, soos meer volledig sal blyk uit die gesegde Notariële Akte."

1.3.2 the following servitude which affects a street in the township only:

- i) "The property is subject to a servitude for municipal purposes together with ancillary rights and subject to conditions, as will more fully appear from the attached diagram SG No A2623/1999 where the lines abcdefghjkl represents the centre line of a Sewer Pipe Line servitude 2,00 (TWO) metres wide and the figure xyzw' represents a servitude area, registered by virtue of Notarial Deed of Servitude K2944/99S."
- ii) "By Notarial Deed No K6079/03S dated the 18th December 2002 the within mentioned property is subject to a perpetual right of way indicated by figures ABCDEFGHJKLMA which represent a servitude of 3,392m² on Diagram SG No 2213/2002 in favour of the City of Tshwane Metropolitan Municipality together with the ancillary rights, as will more fully appear from reference to the said Notarial Deed."
- iii) "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."

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1.4 RESTRICTION ON THE DISPOSAL AND DEVELOPMENT OF ERF 2018, 2019 AND 2020

The township owner shall not dispose of or develop Erf 2018, 2019 and 2020 and transfer of the erf shall not be permitted until the local authority has been satisfied that all matters pertaining to the 1:50 and 1:100 year flood lines have been addressed to the satisfaction of the local authority.

1.5 ACCESS

No ingress from Road K27 to the township and no egress to Road K27 shall be allowed.

1.6 ACCEPTANCE AND DISPOSAL OF STORM WATER

The township owner shall arrange for the drainage of the township to fit in with that of Road K27 and for all stormwater running off or being diverted from the road to be received and disposed of.

1.7 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at its own expense, erect a fence or other physical barrier to the satisfaction of the Director: Gauteng Roads Department, 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's responsibility for the maintenance shall cease when the local authority takes over the responsibility for the maintenance of the streets in the township.

1.8 PRECAUTIONARY MEASURES

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

1.8.1 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

1.8.2 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.

1.9 SECTION 21 COMPANY (HOME OWNERS ASSOCIATION)

Erven 1967 to 2017 will be made subject to the following conditions:

1.9.1 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.

1.9.2 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.

1.9.3 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

A. THE UNDERMENTIONED ERVEN SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED, IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986.

2.1 ALL ERVEN

2.1.1 The erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude. Where the erf is actually affected by a Council sewer line it must be protected by a 3 metre wide servitude.

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 2m 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 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.

2.2 ERVEN 1978, 1991 AND 2018

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

2.3 ERF 2020

Erf 2020 shall be Notarially tied with Erf 1258, Kosmosdal Extension 22 for access purposes and shall be subject to conditions applicable to Erf 1258, Kosmosdal Extension 22.

The erf may not be disposed of or transferred without the written consent of the Local Authority.

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