

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE VAN  
GAUTENG**

# Provincial Gazette Provinsiale Koerant

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Vol. 21

**PRETORIA**  
6 NOVEMBER 2015  
6 NOVEMBER 2015

**No. 488**

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DEPARTMENT OF HEALTH

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# Government Printing Works

## Notice submission deadlines

Government Printing Works has over the last few months implemented rules for completing and submitting the electronic Adobe Forms when you, the customer, submit your notice request.

In line with these business rules, GPW has revised the notice submission deadlines for all gazettes. Please refer to the GPW website [www.gpwonline.co.za](http://www.gpwonline.co.za) to familiarise yourself with the new deadlines.

### CANCELLATIONS

Don't forget!

Cancellation of notice submissions are accepted by GPW according to the deadlines stated in the table above. Non-compliance to these deadlines will result in your request being failed. **Please pay special attention to the different deadlines for each gazette.**

**Please note that any notices cancelled after the cancellation deadline will be published and charged at full cost.**

Requests for cancellation must be sent by the original sender of the notice and must accompanied by the relevant notice reference number (N-) in the email body.

### AMENDMENTS TO NOTICES

take note!

With effect **from 01 October**, GPW will not longer accept amendments to notices. The cancellation process will need to be followed and a new notice submitted thereafter for the next available publication date.

### CUSTOMER INQUIRIES



Many of our customers request immediate feedback/confirmation of notice placement in the gazette from our Contact Centre once they have submitted their notice – While GPW deems it one of their highest priorities and responsibilities to provide customers with this requested feedback and the best service at all times, we are only able to do so once we have started processing your notice submission.

GPW has a **2-working day turnaround time for processing notices** received according to the business rules and deadline submissions.

Please keep this in mind when making inquiries about your notice submission at the Contact Centre.

### PROOF OF PAYMENTS

REMINDER

GPW reminds you that all notice submissions **MUST** be submitted with an accompanying proof of payment (PoP) or purchase order (PO). If any PoP's or PO's are received without a notice submission, it will be failed and your notice will not be processed.

When submitting your notice request to [submit.egazette@gpw.gov.za](mailto:submit.egazette@gpw.gov.za), please ensure that a purchase order (GPW Account customer) or proof of payment (non-GPW Account customer) is included with your notice submission. All documentation relating to the notice submission must be in a single email.

A reminder that documents must be attached separately in your email to GPW. (In other words, your email should have an Adobe Form plus proof of payment/purchase order – 2 separate attachments – where notice content is applicable, it should also be a 3rd separate attachment).

### REMINDER OF THE GPW BUSINESS RULES

- Single notice, single email – with proof of payment or purchase order.
- All documents must be attached separately in your email to GPW.
- 1 notice = 1 form, i.e. each notice must be on a separate form
- Please submit your notice **ONLY ONCE**.
- Requests for information, quotations and inquiries must be sent to the Contact Centre **ONLY**.
- The notice information that you send us on the form is what we publish. Please do not put any instructions in the email body.

**DISCLAIMER:**

Government Printing Works reserves the right to apply the 25% discount to all Legal and Liquor notices that comply with the business rules for notice submissions for publication in gazettes.

National, Provincial, Road Carrier Permits and Tender notices will pay the price as published in the Government Gazettes.

For any information, please contact the eGazette Contact Centre on 012-748 6200 or email [info.egazette@gpw.gov.za](mailto:info.egazette@gpw.gov.za)

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**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**

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**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**

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**LOCAL AUTHORITY NOTICE 1926 OF 2015****CITY OF TSHWANE****TSHWANE AMENDMENT SCHEME 443T**

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 has approved an amendment scheme with regard to the land in the township of Kosmosdal Extension 86, being an amendment of the Tshwane Town-planning Scheme, 2008.

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

This amendment is known as Tshwane Amendment Scheme 443T.

(13/2/Kosmosdal x86 (443T))  
\_\_ November 2015

**SED: GROUP LEGAL SERVICES**  
(Notice 714/2015)

**PLAASLIKE OWERHEID KENNISGEWING 1926 VAN 2015****STAD TSHWANE****TSHWANE WYSIGINGSKEMA 443T**

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 'n wysigingskema met betrekking tot die grond in die dorp Kosmosdal Uitbreiding 86, synde 'n wysiging van die Tshwane dorpsbeplanningskema, 2008, goedgekeur het.

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

Hierdie wysiging staan bekend as Tshwane wysigingskema 443T.

(13/2/Kosmosdal x86 (443T))  
\_\_ November 2015

**HOOFREGSADVISEUR**  
(Kennisgewing 714/2015)

**CITY OF TSHWANE****DECLARATION OF KOSMOSDAL EXTENSION 86 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 hereby declares the township of Kosmosdal Extension 86 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Kosmosdal x86 (443T))

**SCHEDULE**

CONDITIONS UNDER WHICH THE APPLICATION MADE BY COGNITUS CC, UNDER THE PROVISIONS OF CHAPTER III: PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 416 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 86.

**1.2 DESIGN**

The township shall consist of erven and streets as indicated on General Plan SG No 2872/2014.

**1.3 PRECAUTIONARY MEASURES**

The township owner shall at its own expense, make arrangements with the Municipality, in order to ensure that-

1.3.1 water will not accumulate to the effect that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen to the satisfaction of the Municipality; and

1.3.2 trenches and excavations for foundations, pipes, cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150mm, and compacted until the same grade of compaction as that of the surrounding material is obtained, to the satisfaction of the Municipality.

**1.4 ACCESS**

No ingress from Provincial Road K54 to the township and no egress to Provincial Road K54 from the township shall be allowed.

**1.5 ACCEPTANCE AND DISPOSAL OF STORMWATER**

The township owner shall arrange the stormwater drainage of the township in such a way as to fit in with that of Road K54 and he shall receive and dispose of the storm water running off or being diverted from the road.

The Service Report containing the stormwater design proposal must be submitted to this Department for approval at the time of the application, i.e. before Township Proclamation.

1.6 ACOUSTIC SCREENING/ NOISE BARRIER

The applicant/developer shall be responsible for any costs involved in the erection of Acoustic Screening, if and when the need arises to erect such screening.

1.7 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at his own expense erect a fence or other physical barrier to the satisfaction of the Head of the Department: Gauteng Provincial Government: Department of Roads and Transport, as and when required by him to do so, and the township owner shall maintain such fence or physical barrier in a good state of repair until such time as the erven in the township are transferred to ensuing landowners, after which the responsibility for the maintenance of such fence or physical barrier rests with the latter.

1.8 REMOVAL OR REPLACEMENT OF MUNICIPAL AND/OR TELKOM SERVICES

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

1.9 MINING ACTIVITIES

The developer shall notify prospective buyers of erven, in writing, of opencast mining activities in the vicinity, which may cause inconvenience with regard to noise, dust pollution and/or shock vibrations.

1.10 LAND TO BE TRANSFERRED TO THE NON PROFIT (HOMEOWNERS' ASSOCIATION)

Erven 5470, 5806 - 5816 and 5819 - 5847 shall be transferred to the Non Profit Company (homeowners' association) within a period of 6 months after proclamation of the township or when the first erven in the township becomes transferable whichever the sooner, by and at the expense of the township owner.

A servitude for access and municipal services shall be registered over Erf 5470 in favour of all the erven in the township.

The erf may not be transferred thereafter by the non profit Company before the consent of the City of Tshwane Metropolitan Municipality first been obtained.

1.11 LAND FOR MUNICIPAL PURPOSES

The following erf/erven shall be transferred to the City of Tshwane Metropolitan Municipality by and at the expense of the township owner:

Parks (public open space): Erven 5817 and 5818

2. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTERABLE

2.1 RESTRICTIONS ON THE ALIENATION OF LAND:

Regardless the issuing of a certificate as contemplated in section 82(1)(b)(ii)(cc) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), no erf in the township may be transferred or be dealt with otherwise until the City of Tshwane Metropolitan Municipality certifies that the developer has complied with the provisions of condition 2.2.

## 2.2 THE DEVELOPER'S OBLIGATIONS

### 2.2.1 ASSOCIATION AND STATUTES

The developer must at his own cost establish a non profit company (home-owner's association) in terms of the provisions of the Companies Act, 2008 (Act 71 of 2008) for the township. All the owners of the erven must become members of the non profit company. A copy of the registered Memorandum of Incorporation must be submitted to the City of Tshwane Metropolitan Municipality.

The Memorandum of Incorporation must clearly state what the main objective of the homeowners' association is the maintenance of the non profit company's property and the internal engineering services of the development (i.e. water, sewerage, electricity, roads and stormwater). The developer is deemed to be a member of the non profit company, with all the rights and obligations of an ordinary member, until the last erf has been transferred.

### 2.2.2 PROVISION OF ENGINEERING DRAWINGS

The developer must submit to the City of Tshwane Metropolitan Municipality complete engineering drawings in respect of internal sewers and sewer connection points and complete engineering drawings in respect of the internal road and storm water as well as water and electricity services, prior to the commencement of the construction of the said services.

The detail design drawings will only be evaluated after the required Services Reports has been approved.

The Developer must obtain a way-leave from the Municipality prior to commencement of construction work, if such work will be done on Municipal property.

### 2.2.3 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

Before any erf is transferred, the City of Tshwane Metropolitan Municipality must be provided with a certificate by a Professional Engineer for water, sewerage, electricity, and the internal road and storm water sewers, in which it is certified that the internal engineering services have been completed and that the engineers accept liability for the services. The City of Tshwane Metropolitan Municipality may at its own discretion allow an exception in respect of the internal road and storm water. If this is the case, the developer must give the City of Tshwane Metropolitan Municipality an undertaking that the developer will complete this service on or before a certain date and must provide the City of Tshwane Metropolitan Municipality with a guarantee issued by a recognized financial institution.

No building plans will be approved before the services are completed and (if applicable) taken over by the divisions of the Public Works and Infrastructure Development Department.

### 2.2.4 MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months commences on the date on which the council has certified that the provisions of Section 82 (1)(b)(ii)(cc) of the Town-Planning and Townships Ordinance 15 of 1986 has been complied with and when the last of the internal engineering services i.e. water, sewerage, electricity, and the road and storm water sewers have been completed.

A maintenance guarantee must be issued for the said period by a recognized financial institution, in respect of poor workmanship and/or materials with regard to the civil engineering services, roads and stormwater and the electricity services, which guarantee must be issued in favour of the Non Profit Company for an amount that is equal to 10% of the contract cost of the civil services and 10% of the contract cost for the electrical services, and proof of this must be submitted to the City of Tshwane Metropolitan Municipality.

### 3. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, but excluding –

3.1 The following conditions which do not affect the township area due to its location and waiver of Ancillary rights:

3.1.1 (e) By virtue Notarial Deed of servitude K201/2009S the withinmentioned property is subject to a perpetual servitude of electric power transmission as indicated by the line a B c b which line represents the centre of an Electric Power Line servitude 30,0(thirty) metres wide as shown on Diagram S.G. 13241/1995 in favour of the City of Tshwane Metropolitan Municipality, as will appear from the said Notarial Deed.

3.2 The following servitudes which affects Erf 5818 (Park) in the township only:

3.2.1 (h) By virtue of Notarial Deed of Servitude K269/2008S, the withinmentioned property is subject to a Sewer Pipeline Servitude 3 (three) metres wide as indicated by the line j k l m which lines represent the centre line of a Sewer Pipeline Servitude 3 (three) metres wide as shown on Diagram S.G. 2871/2014, in favour of the City of Tshwane Metropolitan Municipality as will more fully appear from the said Notarial Deed.

3.2.2 (i) By virtue of Notarial Deed of Servitude K270/2008S the withinmentioned property is subject to a Sewer Pipeline Servitude 3 (three) metres wide as indicated by the lines n p which lines represent the centre line of a Sewer Pipeline Servitude 3 (three) metres wide as shown on Diagram S.G. 2871/2014, in favour of the City of Tshwane Metropolitan Municipality as will more fully appear from the said Notarial Deed.

3.3 The following servitudes which affects Erf 5469 in the township only:

3.3.1 (b) Kragtens Notariële Akte Nr K239/1973S is die reg aan Eskom verleen om elektrisiteit oor die hierin gemelde eiendom te vervoer tesame met bykomende regte en onderhewig aan die kondisies soos meer volledig sal blyk uit gesegde Notariële Akte geregistreer op die 19de Februarie 1973. Die grootte van die gesegde serwituut is 23.61 meter wyd soos aangedui deur die figuur A B C 2F a c A op Konsolidasie diagram L.G. 2871/2014.

3.3.2 (g) Kragtens Notariële Akte Nr K403/1971S is die reg aan die Eskom verleen om elektrisiteit oor die hierin gemelde eiendom te vervoer tesame met bykomende regte en onderhewig aan die kondisies soos meer volledig sal blyk uit die gesegde Notariële Akte geregistreer op die 1ste dag van April 1971.” Die grootte van die gesegde serwituut is 23.61 meter wyd aangedui deur die figuur 2F D E F G d a 2F op Konsolidasie Diagram LG 2871/2014.

- 3.4 The following servitude which only affects Erf 5817 (Park) in the township:
- (d) By virtue of Notarial Deed of Servitude K268/2008S the withinmentioned property is subject to a sewer pipeline servitude 3 (three) metres wide as indicated by the figures e f g h which lines represent the centre line of a Sewer Pipeline Servitude 3 (three) metres wide as shown on Diagram S.G. No. 2871/2014 in favour of the City of Tshwane Metropolitan Municipality, as will more fully appear from the said Notarial Deed.
- 3.5 The following servitude which only affects Erven 5817 (Park), 5468 and 5469 in the township:
- (c) By virtue of Notarial Deed of Servitude K6626/2006S the withinmentioned property is subject to a perpetual servitude for municipal purposes 3 (three) metres wide as indicated by the line q r s which line represents the centre line as shown on diagram SG 2871/2014 in favour of the City of Tshwane Municipality, as will more fully appear from the said Notarial Deed.
- 3.6 The following rights/entitlements which will not be passed on the erven in the township:
- (a) and (f)“ Geregtig tot 'n Serwituut van reg van weg 9,45 meter wyd oor die resterende Gedeelte van die plaas “Brakfontein Nr 104, geleë in die distrik Pretoria, groot as sodanig 940,2815 hektaar, soos gehou kragtens Akte van Verdelingstransport Nr 3173/48 en soos meer volledig beskrywe op serwituutkaart Nr A5624/47, geheg aan Akte van Verdelingstransport Nr 3173/1948.

#### 4. CONDITIONS OF TITLE

- 4.1 CONDITIONS OF TITLE IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986:
- 4.1.1 ALL ERVEN EXCLUDING ERVEN 5817(PARK) and 5818(PARK)
- With reference to Clause 18 of the Tshwane Town Planning Scheme, 2008, the erf shall be subject to a servitude, 2 m wide, for municipal services (water, sewer, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the Municipality, if and when required by the Municipality:
- 4.1.2 ERVEN 5817 (PARK)
- The erf is subject to 3 metre wide stormwater servitude in favour of the Municipality as indicated by the figure e t u 2B e on the General Plan.
- 4.1.3 ERVEN 5822, 5834 AND 5840 TO 5847
- The entire erf is subject to a stormwater servitude as indicated on the General Plan.
- 4.1.4 ERF 5468
- 4.1.4.1 The erf is subject to a 3 metre wide stormwater servitude in favour of the municipality as indicated by the figure a' b' c' d' e' f' a' on the general plan.
- 4.1.4.2 The erf is subject to a 3 metre wide stormwater servitude in favour of the municipality as indicated on the general plan.

## 4.1.5 ERF 5469

The erf is subject to a 3,00 metres wide stormwater servitude in favour of the municipality as indicated by the figure a'b'c'd'e'f'a' on the General Plan.

## 4.1.6 ERF 5470

The entire erf is subject to a servitude for access and municipal services as indicated on the General Plan.

## 4.1.7 ALL ERVEN EXCEPT ERF 5470

The erf is entitled to a servitude of right of way over the entire erf 5470 as indicated on the General Plan.

## 4.1.8 ERF 5671

The erf is subject to 3,00 metres wide stormwater servitude in favour of the Municipality as indicated on the General Plan.

4.2 CONDITIONS OF TITLE IN FAVOUR OF THIRD PARTIES TO BE REGISTERED/  
CREATED ON FIRST REGISTRATION OF THE ERVEN CONCERNED

No erf in the township may be transferred unless the following requirements have been complied with and the following conditions and servitudes are registered:

## 4.2.1 ERVEN 5467 TO 5469 AND 5471 TO 5805

The erven are subject to the following conditions in favour of the non profit company to be created on transfer of the erven to any purchaser:

Upon transfer, each and every owner of an erf in the township shall on transfer automatically become a member of the Landowners' Association (non profit Company) for the development (hereinafter referred to as the 'Association') and the township owner shall procure that each erf be made subject to the following conditions in favour of the Association:

4.2.1.1 Every owner of the erf or owner of any sub-divided portion of an erf or owner of any unit thereon, shall on transfer automatically become and shall remain a member of the Association and shall be subject to its Constitution until he/she ceases to be an owner as aforesaid and the property may not be transferred without the consent in writing of the Association, which condition must be included in the title deed of the portion.

4.2.1.2 The erf is subject to a servitude, 3m wide, in favour of the non profit Company for sewerage and other engineering services, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude, 2 m wide across the access portion of the erf, if and when required by the non profit company: Provided that the non profit Company may dispense with any such servitude.

## 4.2.2 ERVEN 5469

The erf is subject to a servitude of right of way 10.5 metres wide in favour of Erf 5261 in The Reeds Extension 45 as indicated by the figures v w x y z v on the General Plan.

#### 4.2.3 Erf 5470

4.2.3.1 The entire erf is subject to a servitude of right of way and the use of engineering services in favour of Erf 5261, The Reeds Extension 45;

4.2.3.2 The servitude must be notarially executed and registered prior or simultaneously with the transfer of Erf 5470 in the township.

#### 4.3 CONDITIONS OF TITLE IMPOSED BY THE DEPARTMENT: MINERAL RESOURCES IN TERMS OF SECTION 68(1) OF THE MINERAL ACT, 1991 (ACT 50 OF 1991) AS AMENDED:

##### 4.3.1 ALL ERVEN

As this erf (stand, land, etc) forms part of an area which may be subject to dust pollution and noise as a result of open-cast mining activities past, present or future in the vicinity thereof, the owner thereof accepts that inconvenience with regard to dust pollution and noise as a result thereof, may be experienced.

# IMPORTANT

## Information

### from Government Printing Works

Dear Valued Customers,

Government Printing Works has implemented rules for completing and submitting the electronic Adobe Forms when you, the customer, submits your notice request.

Please take note of these guidelines when completing your form.

#### GPW Business Rules

1. No hand written notices will be accepted for processing, this includes Adobe forms which have been completed by hand.
2. Notices can only be submitted in Adobe electronic form format to the email submission address [submit.egazette@gpw.gov.za](mailto:submit.egazette@gpw.gov.za). This means that any notice submissions not on an Adobe electronic form that are submitted to this mailbox will be **rejected**. National or Provincial gazette notices, where the Z95 or Z95Prov must be an Adobe form but the notice content (body) will be an attachment.
3. Notices brought into GPW by "walk-in" customers on electronic media can only be submitted in Adobe electronic form format. This means that any notice submissions not on an Adobe electronic form that are submitted by the customer on electronic media will be **rejected**. National or Provincial gazette notices, where the Z95 or Z95Prov must be an Adobe form but the notice content (body) will be an attachment.
4. All customers who walk in to GPW that wish to submit a notice that is not on an electronic Adobe form will be routed to the Contact Centre where the customer will be taken through the completion of the form by a GPW representative. Where a customer walks into GPW with a stack of hard copy notices delivered by a messenger on behalf of a newspaper the messenger must be referred back to the sender as the submission does not adhere to the submission rules.
5. All notice submissions that do not comply with point 2 will be charged full price for the notice submission.
6. The current cut-off of all Gazette's remains unchanged for all channels. (Refer to the GPW website for submission deadlines – [www.gpwonline.co.za](http://www.gpwonline.co.za))
7. Incorrectly completed forms and notices submitted in the wrong format will be rejected to the customer to be corrected and resubmitted. Assistance will be available through the Contact Centre should help be required when completing the forms. (012-748 6200 or email [info.egazette@gpw.gov.za](mailto:info.egazette@gpw.gov.za))
8. All re-submissions by customers will be subject to the above cut-off times.
9. All submissions and re-submissions that miss the cut-off will be rejected to the customer to be submitted with a new publication date.
10. Information on forms will be taken as the primary source of the notice to be published. Any instructions that are on the email body or covering letter that contradicts the notice form content will be ignored.

You are therefore advised that effective from **Monday, 18 May 2015** should you not comply with our new rules of engagement, all notice requests will be rejected by our new system.

Furthermore, the fax number **012- 748 6030** will also be **discontinued** from this date and customers will only be able to submit notice requests through the email address [submit.egazette@gpw.gov.za](mailto:submit.egazette@gpw.gov.za).



**eGazette**



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