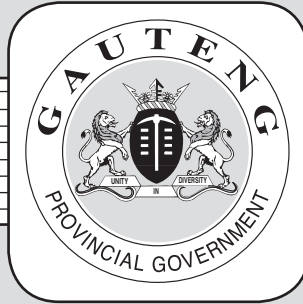


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GAUTENG**



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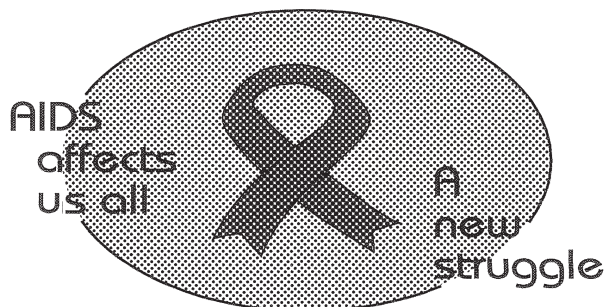
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Vol. 21

PRETORIA, 9 SEPTEMBER 2015

No. 395

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from Government Printing Works

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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.

DISCLAIMER:

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		<i>Gazette</i>	<i>Page</i>
		<i>No.</i>	<i>No.</i>
PROCLAMATION • PROKLAMASIE			
25	Town-planning And Townships Ordinance (15/1986): Kosmosdal Extension 74	395	4
25	Ordonnansie Op Dorpsbeplanning En Dorpe (15/1986): Kosmosdal-uitbreiding 74	395	4

PROCLAMATION • PROKLAMASIE

PROCLAMATION 25 OF 2015**CITY OF TSHWANE****CENTURION AMENDMENT SCHEME 1606C**

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

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

This amendment is known as Centurion Amendment Scheme 1606C.

(13/2/Kosmosdal x74 (1606C)
September 2015

SED: GROUP LEGAL SERVICES —
(Notice 253/2015)

PROKLAMASIE 25 VAN 2015**STAD TSHWANE****CENTURION WYSIGINGSKEMA 1606C**

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 74, synde 'n wysiging van die Centurion-dorpsbeplanningskema, 1992, 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 Centurion-wysigingskema 1606C.

(13/2/Kosmosdal x74 (1606C)
September 2015

HOOFREGSADVISEUR —
(Kennisgewing 253/2015)

CITY OF TSHWANE**DECLARATION OF KOSMOSDAL EXTENSION 74 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 74 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Kosmosdal x74 (1606C))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY MITRAJAYA DEVELOPMENT SA PROPRIETARY LIMITED, UNDER THE PROVISIONS SECTION A AND C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 371 (A PORTION OF PORTION 252) 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 74.

1.2 DESIGN

The township shall consist of erven and streets as indicated on Plan No KMDX74/6 and General Plan SG No 719/2009.

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

1.3.1 the following servitudes which do not affect the township area due to location:

- (i) The former Remaining Extent of Portion 2 of the farm Olievenhoutbosch 389JR., Province Gauteng, whereof the property hereby registered forms a portion, was subject to Notarial Deed K155/74S, registered on 28th January 1974 whereby the right has been granted to ESKOM to convey electricity over the property hereby conveyed together with ancillary rights and subject to conditions, as will more fully appear from the said Notarial Deed and by virtue of Notarial Deed of Amendment of Servitude K2445/1979S the route 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 JR, Provinsie van Gauteng, Groot 645,0113 hektaar (waarvan die eiendom hiermee getranspoteer deel vorm) is onderhewig aan 'n serwituu gebied vir munisipale doeleindes, groot 7,1266ha, met bykomende regte t.g.v. Stadsraad van Centurion soos meer volledig sal blyk uit Notariële Akte van serwituu K8139/1996 geregistreer op 20 November 1996.
- (iii) The property is subject to a servitude for municipal purposes together with ancillary rights and subject to conditions, as will more fully appear from the attached diagram SG No A2623/1999 where the lines abcdefghijkl represents the centre line of a Sewer Pipe Line servitude 2,00 (TWO) metres wide and the figure xyzw represents a servitude area, registered by virtue of Notarial Deed of Servitude K2944/99S."
- (iv) 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 line mnpqrstuvw represents the reference line of a sewer servitud 5,00 (FIVE) meters wide, registered by virtue of Notarial Deed of Servitude K2945/1999-S

1.3.2 The following title condition, which should be carried over to the erven and streets in the township:

“Further subject to the following condition laid down and enforceable by the City of Tshwane, namely: That the transferee may only erect buildings on the property on an area which is geologically suitable for building purposes.”

1.4 PRECAUTIONARY MEASURES

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

1.4.1 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; and

1.4.2 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.

1.5 ACCESS

No ingress from Provincial Road K27 to the township and no egress to Provincial Road K 27 from the township shall be allowed.

1.6 RECEIVING 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 K27 and he shall receive and dispose of the storm water running off or being diverted from the road.

1.7 REMOVAL OR REPLACEMENT OF TELKOM AND/OR MUNICIPAL SERVICES

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

1.8 COMPLIANCE WITH CONDITIONS IMPOSED BY GDARD

The township owner shall at his own expense comply with all the conditions imposed by or by which the Gauteng Department of Agriculture and Rural Development has granted the applicant authorization in terms of regulations No 1182 and 1183 promulgated in terms of sections 21, 22 and 26 of the Environmental Conservation Act, for the development of this township.

1.9 LAND TO BE TRANSFERRED TO THE NON-PROFIT COMPANY (HOMEOWNERS' ASSOCIATION)

The following erven shall be transferred to the Non-profit Company 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:
Erven 4422 and 4423

1.10 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 certifies that the developer has complied with the provisions of condition 1.11.

1.11 THE DEVELOPER'S OBLIGATIONS

A. ASSOCIATION AND STATUTES

The developer must register a non-profit company (homeowners' association) in terms of the provisions of the Companies Act, 2008 (Act 71 of 2008). All the owners of erven and/or units in the township must become members of the non-profit company. A copy of the registered Memorandum of Incorporation must be submitted to the City of Tshwane.

The Memorandum of Incorporation must clearly state what the main objective of the homeowners' association is. 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.

B. PROVISION OF ENGINEERING DRAWINGS

The developer must submit to the City of Tshwane 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 sewers as well as water and electricity services, prior to the commencement of the construction of the said services.

C. PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

Before any erf is transferred, the City of Tshwane 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 may at its own discretion allow an exception in respect of the internal road and storm water sewers. If this is the case, the developer must give the City of Tshwane an undertaking that the developer will complete this service on or before a certain date and must provide the City of Tshwane 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 Service Delivery Department.

2. CONDITIONS OF TITLE

2.1 CONDITIONS IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 15 OF 1986

2.1.1 ALL ERVEN

2.1.1.1 The erf is subject to a servitude, 3m 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.

2.1.1.2 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.

2.1.1.3 The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

2.1.2 ERVEN SUBJECT TO SPECIAL CONDITIONS IMPOSED BY THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY

In addition to the relevant conditions set out in paragraph 2.1.1.1, 2.1.1.2 and 2.1.1.3 above, the under mentioned erven shall be subject to the conditions as indicated.

2.1.2.1 ERVEN 4422 AND 4423

The erf shall be subject to a general servitude for municipal purposes in favour of the City of Tshwane, as indicated on General Plan SG No 719/2009.

2.1.2.2 ERF 4378

The erf shall be subject to a 3m servitude for sewer purposes in favour of the City of Tshwane as indicated on General Plan SG No 719/2009.

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

2.2.1 Erven 4374 to 4421 will be made subject to the following conditions:

2.2.1.1 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.

2.2.1.2 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.

2.2.1.3 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).

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