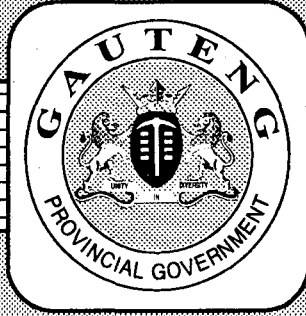


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**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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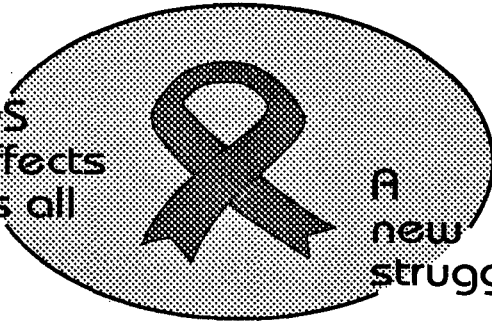
Vol. 8

PRETORIA, 23 OCTOBER 2002  
OKTOBER

No. 359

**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



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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 1657

#### DECLARATION AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Johannesburg declares Crown City Extension 2 to be an approved township subject to the conditions set out in the Schedule hereto.

#### SCHEDULE

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY INDUSTRIAL ZONE LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 518 OF THE FARM TURFFONTEIN 96 I.R. HAS BEEN GRANTED.**

#### 1. CONDITIONS OF ESTABLISHMENT

##### (1) NAME

The name of the township shall be Crown City Extension 2

##### (2) DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 4404/1998.

##### (3) PROVISION AND INSTALLATION OF SERVICES

The township owner shall make the necessary arrangements with the local authority for the provision and installation of water, electricity and sanitation as well as the construction of roads and stormwater drainage in the township.

##### (4) 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:

##### (A) Including the following servitudes, which affect the township:

- (1) The servitudes in favour of the City of Johannesburg, Eskom, City Deep Limited and Rand Water, registered in terms of Notarial Deed of Servitude No K108/78, which affect only Erven 2 and 6 in the township, as follows:
  - a. A water pipeline servitude in perpetuity within the area being 3,14 metres wide represented by the figure eKLMhp on annexed diagram SG No. A4400/1998 in favour of the Rand Water Board.
  - b.
    - (i) A right to use, maintain repair, lay, relay, alter, inspect and remove underground electric cables within the area represented by the figures dephjq on diagram SG No A4400/1998; and
    - (ii) A right to construct, reconstruct, use, maintain, repair, alter, inspect and remove overhead electric powerlines upon and over the land within the area represented by the figures aKfgMn on diagram SG No A4400/1998 in favour of ESCOM.
  - c. A servitude in perpetuity of:-

- (i) *The right to convey and transmit gas by means of pipelines already laid and which may hereafter be laid within the area represented by the figures cdqjkr on Diagram SG No A4400/1998;*
  - (ii) *The right to convey water, stormwater, sewerage and electricity by means of pipelines and underground cables already laid and which may hereafter be laid within the area represented by the figure Jbslmtuv on diagram SG No A4400/1998 in favour of the City Council of Johannesburg.*
  - d. *A servitude in perpetuity to convey, transmit compressed air within the area represented by the figure bcrkls on Diagram SG No A4400/1998 in favour of City Deep Limited.*
  - e. *In favour of the City Council of Johannesburg a right in perpetuity to continue the water pipeline which is to be laid in that portion of the council's servitude area B which runs parallel to and immediate south of the southern boundary of Selby Extension 12 Township in a straight line across City Deep's servitude area, the Council's servitude area A and ESCOM's servitude A and into the Water Board's servitude area thus enabling the said pipeline to be connected to the water main of the Water Board laid within the Water Board's servitude area. The Council's right in the regard shall be restricted to an area 1 (One) metre wide the centre line of which is represented by the line wxyz on Diagram SG No A4400/1998.*
- (2) *By Notarial Deed K3412/99S the withinmentioned property is subject to a right of way (public street and pavement) in favour of the general public, indicated by figure a'b'c'd'ef on annexed diagram SG. No. A4400/98 as will more fully appear from reference to the said Notarial Deed, a copy whereof is annexed.*
- (B) Excluding the following servitudes and expropriations which do not affect the township:**
- (i) *By virtue of Notarial Deed 169/1928S the property is subject to a perpetual servitude in respect of a deviated sewer over the ground held hereunder in favour of the Town Council of Johannesburg (SG2814/24).*
  - (ii) *In terms of section 11(l)(B) of Act 37/1955 a portion measuring approximately 942m<sup>2</sup> of the within mentioned property has been expropriated by the South African Railways and Harbours Administration. ( See Ex No. 735/70).*
  - (iii) *By virtue of Notarial Deed K3187/75S dated 8/10/73 the Remaining Extent measuring 164,9866 ha is subject to a servitude for roadway purposes in favour of the City Council of Johannesburg as more fully indicated on diagram SG No. A3844/72 by letter A, B, C.*
  - (iv) *A servitude in perpetuity 3 256 m<sup>2</sup> in extent in favour of the City of Johannesburg as indicated by the figure ABC on diagram SG No A6063/87.*
  - (v) *A servitude in perpetuity 1,6558 ha in extent in favour of the City of Johannesburg as indicated by the figure ABCDEFGHJKLMN PORSTVW on diagram SG No A6493/87.*
  - (vi) *A servitude in perpetuity 2 047m<sup>2</sup> in extent in favour of the City of Johannesburg 2 m wide for sewer/stormwater purposes, the centre line whereof is indicated by letters AB on SG diagram No A835/90.*
  - (vii) *The servitudes in favour of the City of Johannesburg, ESKOM, City Deep Limited and Rand Water, registered as follows in terms of Notarial Deed of Servitude No K108/78:*

*To continue the pipe for conveyance of stormwater which is to be laid in the Council's servitude area B across City Deep's servitude area, the council's servitude area A, ESCOM servitude area A and the Water Board's servitude area to enable the said pipe to be connected to an existing storm water pipe situated outside the said Remaining Extent of Portion 4 of the farm Turffontein 96. The Council's rights in this regard shall be restricted to an area 2 (Two) metres wide the centre line of which is represented by the line AB on Diagram SG No A3685/76 with ancillary rights as will more fully appear from the said Notarial Deed.*

- (viii) *By Notarial Deed K1883/78S the withinmentioned property is subject to a servitude for roadway and municipal purposes with ancillary rights in favour of the City Council of Johannesburg as will more fully appear from reference to the said Notarial Deed with Diagram annexed.*
- (ix) *By Notarial Deed K3412/99S, a servitude in favour of the City of Johannesburg for road purposes. The servitude may be cancelled when no longer required, without payment of any compensation by the applicant to the Council. (SG No. A4402/1998).*
- (x) *By Notarial Deed K1360B/1981S the withinmentioned property is subject to a servitude 2 (two) metres wide for sewerage purposes in favour of Portion 419 of the farm Turffontein 96, Registration Division I.R. Transvaal, measuring 1,3318 (One comma Three Three One Eight) hectares held under T15200/1970 as indicated by the figure ABCDEF on diagram SG No A2489/80 together with ancillary rights as will more fully appear from reference to the said Notarial Deed and diagram.*
- (xi) *By Notarial Deed K3048/82S the right has been granted to ESCOM to convey electricity over the property hereby conveyed together with ancillary rights and subject to conditions as will more fully appear on reference to the said Notarial Deed and diagram.*
- (xii) *By Notarial Deed K1989/1983S the right has been granted to ESCOM to convey electricity over the property hereby conveyed together with ancillary rights and subject to the conditions as will more fully appear on reference to the said Notarial Deed and Diagram.*
- (xiii) *By Notarial Deed K521/84S the withinmentioned property is subject to a servitude of right of way in favour of the City Council of Johannesburg for a roadway with sidewalks as will more fully appear from reference to the said Notarial Deed.*
- (xiv) *By Notarial Deed No. 786/89 the withinmentioned property is subject to a servitude of Right of Way in favour of the City Council of Johannesburg for roadway with sidewalks as will more fully appear on reference to said Notarial Deed.*
- (xv) *By Notarial Deed K2724/91 the withinmentioned property is subject to a perpetual right of way 2 (Two) metres wide over the property centre line whereof is indicated by the line battered AB on diagram SG No A835/90 in favour of the City Council of Johannesburg for sewerage and stormwater services, as will more fully appear from reference to the said Notarial Deed, with diagram annexed thereto.*
- (xvi) *By Notarial Deed K2095/99S the withinmentioned property is subject to a right of way (public street and pavement) with ancillary rights in favour of the general public as will more fully appear from reference to the said Notarial Deed.*

(5) ACCESS

No access to or egress from the erven shall be permitted along line KLM on the layout plan of the township.

(6) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of the M2 Motorway and for all stormwater running off or being diverted from the road to be received and disposed of.

(7) INCORPORATION OF COMPANY IN TERMS OF SECTION 21 OF THE COMPANIES ACT, 1973

- (a) The township owner shall at his own costs, properly and legally, and to the satisfaction of the local authority, incorporate a company in terms of Section 21 of the Companies Act, 1973 (hereinafter referred to as the "Association") prior to the first transfer of an erf in the township.
- (b) The Articles of Association of the Association shall not be amended without the written consent of the local authority first having been obtained.
- (c) Each and every owner of an erf in the township shall on registration of transfer of the erf, automatically become a member of the Association and the township owner shall procure that each erf be made subject to the following conditions in favour of the Association:
  - (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 a member of the Association and shall remain a member and shall be subject to its Memorandum and Articles of Association until he/she ceases to be an owner as contemplated above.
  - (2) The owner of the erf or owner of any sub-divided portion thereof or any unit thereon, shall not be entitled to transfer the erf or any sub-divided portion thereof or any interest therein or any unit thereon, without a clearance certificate from the Association certifying that the provisions of the Memorandum and the Articles of Association of the Association have been complied with.

(8) OBLIGATIONS WITH REGARD TO SERVICES AND RESTRICTION REGARDING THE ALIENATION OF ERVEN

The township owner shall within such period as the local authority may determine, fulfil his obligations in respect of the provision of water, electricity and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as previously agreed upon between the township owner and the local authority. Erven may not be alienated or be transferred into the name of a purchaser prior to the local authority certifying that sufficient guarantees/cash contributions in respect of the supply of services by the township owner have been submitted or paid to the said local authority.

2. CONDITIONS OF TITLE

(1) ALL ERVEN

A. CONDITIONS IMPOSED BY THE DIRECTOR: MINERALS AND ENERGY FOR THE GAUTENG REGION

- (a) As each erf forms part of land which is, or may be, undermined and may be liable to subsidence, settlement, shock or cracking due to mining operations past, present or future, the registered owner thereof accepts all liability for any damage thereto and to any structure thereon which may result from such subsidence, settlement, shock or cracking.
- (b) As each erf is situated in the vicinity of a slimes dam, the re-working of which may cause inconvenience through dust, noise and pollution, the registered owner of each erf accepts that such inconvenience may occur.

- (c) The registered owner of each erf acknowledges that the erf is situated on undermined land and that the erection of buildings or structures thereon, are subject to regulation 5.3.5 of the Regulations issued in terms of the Minerals Act, 1991 (Act 50 of 1991) and that the required approval in this regard, has to be obtained from the Inspector of Mines, Gauteng Region.

**B. CONDITIONS IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986.**

- (a) Each erf is 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.
- (b) 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 metres thereof.
- (c) 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) ERF 3**

The registered owner of the erf shall, before or during development of the erf, erect a physical barrier which is in compliance with the requirements of the Executive Committee of the Department of Transport and Public Works (Gauteng Provincial Government), along the erf boundary thereof abutting on the M1 Motorway. The erection of such barrier shall be done to the satisfaction of the local authority and such barrier shall be maintained by the owner, to the satisfaction of the local authority.

City Manager  
Notice 874/02  
October 2002.

**PLAASLIKE BESTUURSKENNISGEWING 1657**

**VERKLARING TOT 'N GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg hiermee die dorp Crown City Uitbreiding 2 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

**BYLAE**

**VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR INDUSTRIAL ZONE BEPERK (HIERNA GENOEM DIE AANSOEKDOENER / DORPSEIENAAR) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDÉELTE 518 VAN DIE PLAAS TURFFONTEIN 96 I.R TOEGESTAAN IS.**

**1. STIGTINGSVOORWAARDES**

**(1) NAAM**

Die naam van die dorp is Crown City Uitbreiding 2.

## (2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG Nr 4404/1998.

## (3) VOORSIENING EN INSTALLERING VAN DIENSTE

Die dorpseienaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering van water, elektrisiteit en sanitêre dienste asook die konstruksie van strate en stormwaterdreinerings in die dorp.

## (4) BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale:

**(A) Insluitend die volgende serwitute, wat die dorp raak:**

- (1) Die serwitute ten gunste van die Stad van Johannesburg, ESKOM, City Deep Beperk en Rand Water, geregistreer ingevolge Notariële Akte van Serwituut Nr. K108/78, wat slegs Erwe 2 en 6 in die dorp raak:
- a. *A water pipeline servitude in perpetuity within the area being 3,14 metres wide represented by the figure eKLMhp on annexed diagram SG No. A4400/1998 in favour of the Rand Water Board.*
  - b.
    - (i) *A right to use, maintain repair, lay, relay, alter, inspect and remove underground electric cables within the area represented by the figures dephjq on diagram SG No A4400/1998; and*
    - (ii) *A right to construct, reconstruct, use, maintain, repair, alter, inspect and remove overhead electric powerlines upon and over the land within the area represented by the figures aKfgMn on diagram SG No A4400/1998 in favour of ESCOM.*
  - c. *A servitude in perpetuity of:-*
    - (i) *The right to convey and transmit gas by means of pipelines already laid and which may hereafter be laid within the area represented by the figures cdqjkr on Diagram SG No A4400/1998;*
    - (ii) *The right to convey water, stormwater, sewerage and electricity by means of pipelines and underground cables already laid and which may hereafter be laid within the area represented by the figure Jbslmtuv on diagram SG No A4400/1998 in favour of the City Council of Johannesburg.*
  - d. *A servitude in perpetuity to convey, transmit compressed air within the area represented by the figure bcrkls on Diagram SG No A4400/1998 in favour of City Deep Limited.*
  - e. *In favour of the City Council of Johannesburg a right in perpetuity to continue the water pipeline which is to be laid in that portion of the council's servitude area B which runs parallel to and immediate south of the southern boundary of Selby Extension 12 Township in a straight line across City Deep's servitude area, the Council's servitude area A and ESCOM's servitude A and into the Water Board's servitude area thus enabling the said pipeline to be connected to the water main of the Water Board laid within the Water Board's servitude area. The Council's right in the regard shall be restricted to an area 1 (One) metre wide the centre line of which is represented by the line wxyz on Diagram SG No A4400/1998.*



- (2) *By Notarial Deed K3412/99S the withinmentioned property is subject to a right of way (public street and pavement) in favour of the general public, indicated by figure a'b'c'd'ef on annexed diagram SG. No. A4400/98 as will more fully appear from reference to the said Notarial Deed, a copy whereof is annexed.*

**(B) Uitgesonderd die volgende serwitute en onteienings wat nie die dorp raak nie:**

- (i) *By virtue of Notarial Deed 169/1928S the property is subject to a perpetual servitude in respect of a deviated sewer over the ground held hereunder in favour of the Town Council of Johannesburg (SG2814/24).*
- (ii) *In terms of section 11(l)(B) of Act 37/1955 a portion measuring approximately 942m<sup>2</sup> of the within mentioned property has been expropriated by the South African Railways and Harbours Administration. ( See Ex No. 735/70).*
- (iii) *By virtue of Notarial Deed K3187/75S dated 8/10/73 the Remaining Extent measuring 164,9866 ha is subject to a servitude for roadway purposes in favour of the City Council of Johannesburg as more fully indicated on diagram SG No. A3844/72 by letter A, B, C.*
- (iv) *A servitude in perpetuity 3 256 m<sup>2</sup> in extent in favour of the City of Johannesburg as indicated by the figure ABC on diagram SG No A6063/87.*
- (v) *A servitude in perpetuity 1,6558 ha in extent in favour of the City of Johannesburg as indicated by the figure ABCDEFGHJKLMN PORSTVW on diagram SG No A6493/87.*
- (vi) *A servitude in perpetuity 2 047m<sup>2</sup> in extent in favour of the City of Johannesburg 2 m wide for sewer/stormwater purposes, the centre line whereof is indicated by letters AB on SG diagram No A835/90.*
- (vii) *Die serwitute ten gunste van die Stad van Johannesburg, ESKOM, City Deep Beperk en Rand Water, soos volg geregistreer ingevolge Notariële Akte van Serwitut Nr. K108/78:*

*To continue the pipe for conveyance of stormwater which is to be laid in the Council's servitude area B across City Deep's servitude area, the council's servitude area A, ESCOM servitude area A and the Water Board's servitude area to enable the said pipe to be connected to an existing storm water pipe situated outside the said Remaining Extent of Portion 4 of the farm Turffontein 96. The Council's rights in this regard shall be restricted to an area 2 (Two) metres wide the centre line of which is represented by the line AB on Diagram SG No A3685/76 with ancillary rights as will more fully appear from the said Notarial Deed.*

- (viii) *By Notarial Deed K1883/78S the withinmentioned property is subject to a servitude for roadway and municipal purposes with ancillary rights in favour of the City Council of Johannesburg as will more fully appear from reference to the said Notarial Deed with Diagram annexed.*

- (ix) *By Notarial Deed K3412/99S, a servitude in favour of the City of Johannesburg for road purposes. The servitude may be cancelled when no longer required, without payment of any compensation by the applicant to the Council. (SG No. A4402/1998).*
- (x) *By Notarial Deed K1360B/1981S the withinmentioned property is subject to a servitude 2 (two) metres wide for sewerage purposes in favour of Portion 419 of the farm Turffontein 96, Registration Division I.R. Transvaal, measuring 1,3318 (One comma Three Three One Eight) hectares held under T15200/1970 as indicated by the figure ABCDEF on diagram SG No A2489/80 together with ancillary rights as will more fully appear from reference to the said Notarial Deed and diagram.*
- (xi) *By Notarial Deed K3048/82S the right has been granted to ESCOM to convey electricity over the property hereby conveyed together with ancillary rights and subject to conditions as will more fully appear on reference to the said Notarial Deed and diagram.*
- (xii) *By Notarial Deed K1989/1983S the right has been granted to ESCOM to convey electricity over the property hereby conveyed together with ancillary rights and subject to the conditions as will more fully appear on reference to the said Notarial Deed and Diagram.*
- (xiii) *By Notarial Deed K521/84S the withinmentioned property is subject to a servitude of right of way in favour of the City Council of Johannesburg for a roadway with sidewalks as will more fully appear from reference to the said Notarial Deed.*
- (xiv) *By Notarial Deed No. 786/89 the withinmentioned property is subject to a servitude of Right of Way in favour of the City Council of Johannesburg for roadway with sidewalks as will more fully appear on reference to said Notarial Deed.*
- (xv) *By Notarial Deed K2724/91 the withinmentioned property is subject to a perpetual right of way 2 (Two) metres wide over the property centre line whereof is indicated by the line battered AB on diagram SG No A835/90 in favour of the City Council of Johannesburg for sewerage and stormwater services, as will more fully appear from reference to the said Notarial Deed, with diagram annexed thereto.*
- (xvi) *By Notarial Deed K2095/99S the withinmentioned property is subject to a right of way (public street and pavement) with ancillary rights in favour of the general public as will more fully appear from reference to the said Notarial Deed.*

## (5) TOEGANG

Geen toegang tot of uitgang vanuit die erwe sal toegelaat word langs lyn KLM op die uitlegplan van die dorp.

## (6) ONTVANGS EN VERSORGING VAN STORMWATER

Die dorpseienaar moet die stormwaterdreinerings van die dorpsgebied so reël dat dit inpas by dië van die M1 Motorweg en alle stormwater wat van die pad aflow of afgelei word, moet ontvang en versorg word.

## (7) INLYWING VAN MAATSKAPPY INGEVOLGE ARTIKEL 21 VAN DIE MAATSKAPPYEWET, 1973

- (a) Die dorpseienaar moet op sy eie koste, behoorlik en wettig en tot tevredenheid van die plaaslike bestuur, 'n maatskappy ingevolge Artikel 21 van die Maatskappyewet, 1973 inlyf (hierna genoem die "Vereniging") voor die verkoop van die eerste erf in die dorp.
- (b) Die Akte van Oprigting van die vereniging mag nie gewysig word sonder dat die skriftelike toestemming van die plaaslike bestuur eers verkry is nie.

- (c) Iedere en elke eienaar van 'n erf in die dorp, word tydens registrasie van oordrag van die erf, outomaties 'n lid van die Vereniging en die dorpseienaar sal verseker dat elke erf onderworpe gestel sal word aan die volgende voorwaardes ten gunste van die Vereniging:
- (1) Elke eienaar van die erf of eienaar van enige onderverdeelde gedeelte van 'n erf of eienaar van 'n eenheid daarop, sal tydens registrasie outomaties 'n lid van die Vereniging word en moet 'n lid bly en sal onderworpe wees aan sy Statute en Akte van Oprigting totdat hy/sy ophou om 'n eienaar te wees soos hierbo beoog.
  - (2) Die eienaar van die erf of enige onderverdeelde gedeelte daarvan of enige eenheid daarop, sal nie daarop geregtig wees om die erf of enige onderverdeelde gedeelte daarvan of enige belang daarin of enige eenheid daarop, oor te dra sonder 'n uitklaringsertifikaat van die Vereniging, waarin gesertifiseer word dat die bepalinge van die Statute en Akte van Oprigting van die Vereniging nagekom is.

(8) VERPLIGTINGE TEN OPSIGTE VAN DIENSTE EN BEPERKING BETREFFENDE DIE VERVREEMDING VAN ERWE

Die dorpseienaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water, elektrisiteit en sanitêre dienste asook die konstruksie van paaie en stormwaterdreinerings en die installering van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom. Erwe mag nie vervreem of oorgegedra word in die naam van 'n koper alvorens die plaaslike bestuur bevestig het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van dienste deur die dorpseienaar aan die plaaslike bestuur gelewer of betaal is nie.

2. TITELVOORWAARDES

(1) ALLE ERWE

A. VOORWAARDES OPGEL& DEUR DEUR DIE DIREKTEUR: MINERALE EN ENERGIE VIR DIE GAUTENG STREEK

- (a) Aangesien elke erf deel vorm van 'n gebied wat ondermyn is of kan word, en vatbaar is vir insinking, grondversakking, skok of kraging as gevolg van vorige, huidige of toekomstige mynbedrywighede, aanvaar die geregistreerde eienaar daarvan alle verantwoordelikheid vir enige skade daaraan en aan enige struktuur daarop wat mag voortspruit uit sodanige insinking, grondversakking, skok of kraging.
- (b) Aangesien elke erf geleë is in die nabyheid van 'n slykdam, die herdeurwerk wat ongerief kan veroorsaak deur stof, geraas en besoedeling, aanvaar die geregistreerde eienaar van elke erf dat sodanige ongerief mag voorkom.
- (c) Die geregistreerde eienaar van elke erf erken dat die erf geleë is op ondermynde grond en dat die oprigting van geboue of structure daarop, onderworpe is aan regulasie 5.3.5 van die Regulasies uitgevaardig ingevolge die Wet op Minerale, 1991 (Wet 50 van 1991) en dat die vereiste goedkeuring in die verband, van die Inspekteur van Myne, Gautengstreek, verkry moet word.

(B) VOORWAARDES OPGEL& DEUR DIE PLAASLIKE BESTUUR INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986.

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

- (b) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 2 m daarvan, geplant word nie.
- (c) 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 voornoemde serwituut grens en voorts sal die plaaslike bestuur geregtig wees tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleiding en ander werke veroorsaak word.

(2) ERF 3

Die geregistreerde eienaar van die erf moet voor of gedurende die ontwikkeling van die erf, 'n fisiese versperring langs die erfrens aangrensend aan die M1 Motorweg oprig, wat in ooreenstemming is met die vereistes van die Uitvoerende Komitee van die Departement van Publieke Werke en Vervoer (Gauteng Provinsiale Regering). Die oprigting van sodanige versperring moet tot tevredenheid van die plaaslike bestuur gedoen word en sodanige versperring moet deur die eienaar onderhou word tot tevredenheid van die plaaslike bestuur.

P. Molo  
Stadsbestuurder  
Kennisgewing 874/02  
Oktober 2002

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## LOCAL AUTHORITY NOTICE 1658

### AMENDMENT SCHEME 6854

The City of Johannesburg herewith in terms of the provisions of section 125(1)(a) of the Town Planning and Townships Ordinance No 15 of 1986, declares that he has approved an amendment scheme being an amendment of the Johannesburg Town Planning Scheme, 1979, comprising the same land as included in the township of Crown City Extension 2.

Map 3 and the scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning, Transportation and Environment: City of Johannesburg and are open for inspection at all reasonable times.

This amendment is known as Amendment Scheme 6854.

P. Molo  
City Manager  
Notice 875/02  
October 2002.

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**PLAASLIKE BESTUURSKENNISGEWING 1658****WYSIGINGSKEMA 6854**

Die Stad van Johannesburg verklaar hiermee ingevolge die bepalings van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe Nr 15 van 1986, dat hy 'n wysigingskema synde 'n wysiging van die Johannesburg Dorpsbeplanningskema, 1979, wat uit dieselfde grond as die dorp Crown City Uitbreiding 2 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning, Vervoer en Omgewing: Stad van Johannesburg en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema 6854.

P. Moloi  
Stadsbestuurder  
Kennisgewing 875/02  
Oktober 2002.

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# IMPORTANT NOTICE

The  
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**NEW PARTICULARS ARE AS FOLLOWS:**

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*In future, adverts have to be paid in advance  
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**HENNIE MALAN**

Director: Financial Management  
 Office of the Premier (Gauteng)

