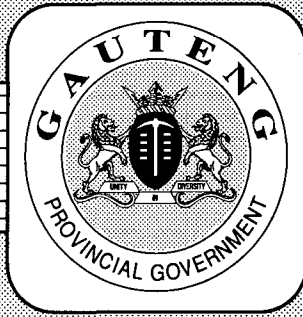


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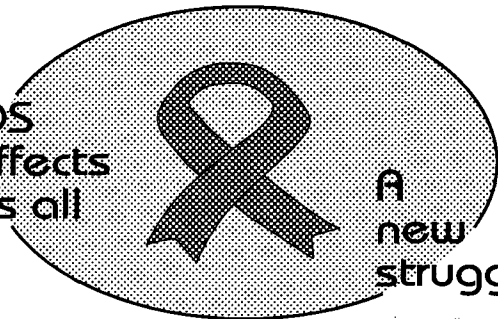
**Vol. 9**

**PRETORIA, 12 SEPTEMBER 2003**

**No. 377**

**We all have the power to prevent AIDS**

AIDS  
affects  
us all



A  
new  
struggle

**Prevention is the cure**

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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 1764

#### 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 Metropolitan Municipality declares **Crown City Extension 3** 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 III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 519 OF THE FARM TURFFONTEIN 96 IR HAS BEEN GRANTED.

#### 1. CONDITIONS OF ESTABLISHMENT

**(1) Name**

The name of the township shall be Crown City Extension 3.

**(2) Design**

The township shall consist of erven as indicated on General Plan S.G. No 4405/1998.

**(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) Removal or replacement of services**

Should it become, as a result of the establishment of the township, necessary to remove or replace any existing municipal, TELKOM and/or ESKOM services, such removal or replacement shall be done at the costs of the township owner.

**(5) Acceptance and disposal of stormwater**

The township owner shall arrange for the drainage of the township to fit in with that of the M1 Motorway and for all stormwater running off or being diverted from the road to be received and disposed of.

**(6) Access**

No access to or egress from the township shall be permitted along the lines of no access as indicated on the layout plan of the township.

**(7) Demolition of buildings and structures**

The township owner shall at his own costs cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority when required by the local authority to do so.

**(8) 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. excluding the following which only affects Erf 7:

*The servitude in favour of the City Council of Johannesburg, ESKOM, City Deep Limited and Rand Water registered in terms of Notarial Deed of Servitude No. K108/78.*

B. excluding the following which do not affect the township:

- (a) *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 in favour of the Town Council of Johannesburg (SG No. 2817/24).*

- (b) *In terms of section 11(1)(B) of Act 37 of 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)*
- (c) *By virtue of Notarial Deed K3187/75 dated 8 October 1973 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 S.G. No. A3844/72 by letters ABC.*
- (i) *A servitude in perpetuity 3 256m<sup>2</sup> in extent in favour of the Southern Metropolitan Council as indicated by the figure ABC on diagram S.G. No. A6063/87.*
- (ii) *A servitude in perpetuity 1,6558 ha in extent in favour of the Southern Metropolitan Local Council by the figure ABCDEFGHJKLMNOPRSTVW on diagram S.G. NO. A6493/87.*
- (iii) *A servitude in perpetuity 2 047m<sup>2</sup> in extent in favour of Southern Metropolitan Local Council as indicated by the figure ABCD on Diagram S.G. No. A6494/87.*
- (d) *By Notarial Deed K1883/78 the property is subject to a servitude for roadway and municipal purposes with ancillary rights in favour of the City Council of Johannesburg.*
- (e) *By Notarial Deed K3048/82S the right has been granted to ESKOM to convey electricity over the property with ancillary rights.*
- (f) *By Notarial Deed K1989/1983S the right has been granted to ESKOM to convey electricity over the property with ancillary rights.*
- (g) *By Notarial Deed K521/84S the property is subject to a servitude of right of way in favour of the City Council of Johannesburg for a roadway with sidewalks.*
- (h) *By Notarial Deed K786/89 the property is subject to a servitude of right of way in favour of the City Council of Johannesburg for a roadway and sidewalks.*
- (i) *By Notarial Deed K2724/1991 S, the property is subject to a perpetual servitude of right of way in favour of Southern Metropolitan Local Council, 2m wide for sewer/stormwater purposes, the centre line whereof is indicated by the letters AB on diagram S.G. No. A835/90.*
- (j) *By Notarial Deed K2095/99S the property is subject to a servitude of right of way (public street and pavement) in favour of the general public.*
- (k) *By Notarial Deed K3412/99S the property is subject to a servitude of right of way (public street and pavement) in favour of the general public, indicated by the figure ABCDEFGHJKLMNOPQRSTU on diagram S.G. No4402/98.*

**(9) Notarial Tie of erven**

The township owner shall, after proclamation of the township but prior to the transfer of any erf in the township, notarially tie Erf 7 with Erf 8 to the satisfaction of the local authority.

**(10) 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 Department of Minerals and Energy.**

- (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 of each erf 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 reworking of which is, or may be, subject to dust, pollution and noise, the registered owner of each erf accepts that inconvenience with regard to dust, pollution and noise, as a result thereof, 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 Minerals Act, 1991 (No 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.**

**(1) All erven**

(a) Each erf is subject to a servitude, 2 m 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 m 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 m 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 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.

(d) Each and every owner of an erf in the township shall on transfer automatically become a member of the Residents Association to be established for the township (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:

(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.

(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 Constitution of the Association have been complied with.

**(2) Erf 7**

(a) The registered owner of the erf shall, before or during development of the erf, erect a fence or physical barrier along the boundary thereof, abutting the M1 Motorway. The erection of such a fence shall be done to the satisfaction of the local authority and such fence shall be maintained by the owner, to the satisfaction of the local authority.

(b) Should any road be constructed along the southern boundary of the erf or any part of such boundary, the registered owner of the erf shall, within a period of three months from such date of construction, erect a fence or physical barrier along the boundary thereof, abutting the said road. The erection of such a fence or physical barrier shall be done to the satisfaction of the local authority and such fence shall be maintained by the owner, to the satisfaction of the local authority.

**P. Moloi, City Manager**  
(Notice No. 630/2003)  
September 2003

**PLAASLIKE BESTUURSKENNISGEWING 1764****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 Metropolitaanse Munisipaliteit hiermee die dorp **Crown City Uitbreiding 3** 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 DIE AANSOEKDOENER/ DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 519 VAN DIE PLAAS TURFFONTEIN 96 IR TOEGESTAAN IS**

**1. STIGTINGSVOORWAARDES****(1) Naam**

Die naam van die dorp is **Crown City Uitbreiding 3**.

**(2) Ontwerp**

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 4405/1998.

**(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) Verwydering of vervanging van dienste**

Indien dit as gevolg van die dorpstigting, nodig is om enige bestaande munisipale, TELKOM en/or ESKOM dienste te verwyder of te vervang, sal sodanige verwydering of vervanging op koste van die dorpseienaar gedoen word.

**(5) Ontvangs en versorging van stormwater**

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

**(6) Toegang**

Geen toegang tot of uitgang vanuit die dorp sal langs die lyne van geen toegang, soos aangedui op die uittegplan van die dorp, toegelaat word nie.

**(7) Sloping van geboue en strukture**

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

**(8) Beskikking oor bestaande titelvoorwaardes**

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

**A. uitgesonderd die volgende wat slegs Erf 7 raak:**

*The servitude in favour of the City Council of Johannesburg, ESKOM, City Deep Limited and Rand Water registered in terms of Notarial Deed of Servitude No. K108/78.*

**B. uitgesonderd die volgende wat nie die dorp raak nie:**

*(a) 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 in favour of the Town Council of Johannesburg (SG No. 2817/24).*

*(b) In terms of section 11(1)(B) of Act 37 of 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)*

- (c) *By virtue of Notarial Deed K3187/75 dated 8 October 1973 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 S.G. No. A3844/72 by letters ABC.*
- (i) *A servitude in perpetuity 3 256m<sup>2</sup> in extent in favour of the Southern Metropolitan Council as indicated by the figure ABC on diagram S.G. No. A6063/87.*
- (ii) *A servitude in perpetuity 1,6558 ha in extent in favour of the Southern Metropolitan Local Council by the figure ABCDEFGHJKLMNPORSTVW on diagram S.G. NO. A6493/87.*
- (iii) *A servitude in perpetuity 2 047m<sup>2</sup> in extent in favour of Southern Metropolitan Local Council as indicated by the figure ABCD on Diagram S.G. No. A6494/87.*
- (d) *By Notarial Deed K1883/78 the property is subject to a servitude for roadway and municipal purposes with ancillary rights in favour of the City Council of Johannesburg.*
- (e) *By Notarial Deed K3048/82S the right has been granted to ESKOM to convey electricity over the property with ancillary rights.*
- (f) *By Notarial Deed K1989/1983S the right has been granted to ESKOM to convey electricity over the property with ancillary rights.*
- (g) *By Notarial Deed K521/84S the property is subject to a servitude of right of way in favour of the City Council of Johannesburg for a roadway with sidewalks.*
- (h) *By Notarial Deed K786/89 the property is subject to a servitude of right of way in favour of the City Council of Johannesburg for a roadway and sidewalks.*
- (i) *By Notarial Deed K2724/1991 S, the property is subject to a perpetual servitude of right of way in favour of Southern Metropolitan Local Council, 2m wide for sewer/stormwater purposes, the centre line whereof is indicated by the letters AB on diagram S.G. No. A835/90.*
- (j) *By Notarial Deed K2095/99S the property is subject to a servitude of right of way (public street and pavement) in favour of the general public.*
- (k) *By Notarial Deed K3412/99S the property is subject to a servitude of right of way (public street and pavement) in favour of the general public, indicated by the figure ABCDEFGHJKLMNPQRSTU on diagram S.G. No4402/98.*

**(9) Notariële verbinding van erwe**

Die dorpselenaar moet na proklamasie van die dorp, maar voor die oordrag van enige erf in die dorp, Erf 7 notarieel verbind met Erf 8, tot tevredenheid van die plaaslike bestuur.

**(10) Verpligtinge ten opsigte van dienste en beperking betreffende die vervreemding van erwe**

Die dorpselenaar 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 paale en stormwaterdreinerings en die installering van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpselenaar en die plaaslike bestuur, nakom. Erwe mag nie vervreem of oorgedra 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 dorpselenaar aan die plaaslike bestuur gelewer of betaal is nie.

**2. TITELVOORWAARDES**

**(1) Alle erwe**

**A. Voorwaardes opgelê deur die Departement van Minerale en Energie.**

(a) Aangesien elke erf deel vorm van 'n gebied wat ondermyn is of kan word, en vatbaar is vir insinking, grondversakking, skok of kraking 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 kraking.

(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 opgelê deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.**

**(1) Alle Erwe**

(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 rioolhoofpypleiding, en ander werke wat hy volgens goeiddunke 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 rioolhoofpypleiding en ander werke veroorsaak word.

(d) Iedere en elke eienaar van 'n erf in die dorp, word tydens registrasie van oordrag van die erf, outomaties 'n lid van die Inwonersvereniging wat vir die dorp gestig staan te word (hierna genoem die "Vereniging") en die dorps-eienaar 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 Konstitusie 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 bepalings van die Konstitusie van die Vereniging nagekom is.

**(2) Erf 7**

(a) Die geregistreerde eienaar van die erf moet voor of gedurende die ontwikkeling van die erf, 'n heining of fisiese versperring langs die erfrens aangrensend aan die M1 Motorweg oprig. Die oprigting van sodanige heining moet tot tevredenheid van die plaaslike bestuur gedoen word en sodanige heining moet deur die eienaar onderhou word tot tevredenheid van die plaaslike bestuur.

(b) Indien enige pad langs die suidelike grens van die erf of enige gedeelte daarvan gebou word, moet die geregistreerde eienaar van die erf, binne 'n tydperk van drie maande vanaf sodanige konstruksie, 'n heining of fisiese versperring langs die erfrens aangrensend aan die pad, oprig. Die oprigting van sodanige heining of versperring moet tot tevredenheid van die plaaslike bestuur gedoen word en sodanige heining moet deur die eienaar onderhou word, tot tevredenheid van die plaaslike bestuur.

**P. Moloi, Stadsbestuurder**

(Kennisgewing 630/2003)

September 2003.



**LOCAL AUTHORITY NOTICE 1765****AMENDMENT SCHEME 6855**

The City of Johannesburg Metropolitan Municipality 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 3, 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 6855.

**P. Moloi, City Manager**  
(Notice No. 631/2003)  
September 2003

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**PLAASLIKE BESTUURSKENNISGEWING 1765****WYSIGINGSKEMA 6855**

Die Stad van Johannesburg Metropolitaanse Munisipaliteit 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 3 bestaan, goedgekeur het. Kaart 3 en die skemaklausules 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 6855.

**P. Moloi, Stadsbestuurder**  
(Kennisgewing 631/2003)  
September 2003.

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**LOCAL AUTHORITY NOTICE 1766****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 Metropolitan Municipality declares **Crown City Extension 4** 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 III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 517 OF THE FARM TURFFONTEIN 96 I RIQ HAS BEEN GRANTED.

**1. CONDITIONS OF ESTABLISHMENT****(1) Name**

The name of the township shall be **Crown City Extension 4**.

**(2) Design**

The township shall consist of erven as indicated on General Plan S.G. No 4406/1998.

**(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) Removal or replacement of services**

Should it become, as a result of the establishment of the township, necessary to remove or replace any existing municipal, TELKOM and/or ESKOM services, such removal or replacement shall be done at the costs of the township owner.

**(5) Acceptance and disposal of stormwater**

The township owner shall arrange for the drainage of the township to fit in with that of the M1 Motorway and for all stormwater running off or being diverted from the road to be received and disposed of.

**(6) Access**

No access to or egress from the township shall be permitted along the lines of no access as indicated on the layout plan of the township.

**(7) Demolition of buildings and structures**

The township owner shall at his own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority when required by the local authority to do so.

**(8) 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, excluding the following which do not affect the township:

- (a) *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 in favour of the Town Council of Johannesburg (SG No. 2817/24).*
- (b) *In terms of section 11(1)(B) of Act 37 of 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)*
- (c) *By virtue of Notarial Deed K3187/75 dated 8 October 1973 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 S.G. No. A3844/72 by letters ABC.*

- (i) *A servitude in perpetuity 3 256m<sup>2</sup> in extent in favour of the Southern Metropolitan Council as indicated by the figure ABC on diagram S.G. No. A6063/87.*
- (ii) *A servitude in perpetuity 1,6558 ha in extent in favour of the Southern Metropolitan Local Council by the figure ABCDEFGHJKLMNPORSTVW on diagram S.G. NO. A6493/87.*
- (iii) *A servitude in perpetuity 2 047m<sup>2</sup> in extent in favour of Southern Metropolitan Local Council as indicated by the figure ABCD on Diagram S.G. No. A6494/87.*
- (d) *By Notarial Deed K1883/78 the property is subject to a servitude for roadway and municipal purposes with ancillary rights in favour of the City Council of Johannesburg.*
- (e) *By Notarial Deed K3048/82S the right has been granted to ESKOM to convey electricity over the property with ancillary rights.*
- (f) *By Notarial Deed K1989/1983S the right has been granted to ESKOM to convey electricity over the property with ancillary rights.*
- (g) *By Notarial Deed K521/84S the property is subject to a servitude of right of way in favour of the City Council of Johannesburg for a roadway with sidewalks.*
- (h) *By Notarial Deed K786/89 the property is subject to a servitude of right of way in favour of the City Council of Johannesburg for a roadway and sidewalks.*
- (i) *By Notarial Deed K2724/1991 S, the property is subject to a perpetual servitude of right of way in favour of Southern Metropolitan Local Council, 2m wide for sewer/stormwater purposes, the centre line whereof is indicated by the letters AB on diagram S.G. No. A835/90.*
- (j) *By Notarial Deed K2095/99S the property is subject to a servitude of right of way (public street and pavement) in favour of the general public.*
- (k) *By Notarial Deed K3412/99S the property is subject to a servitude of right of way (public street and pavement) in favour of the general public, indicated by the figure ABCDEFGHJKLMNPQRSTU on diagram S.G. No4402/98.*
- (l) *The servitude in favour of the City Council of Johannesburg, ESKOM, City Deep Limited and Rand Water registered in terms of Notarial Deed of Servitude No. K108/78.*

**(9) Notarial Tie of erven**

The township owner shall, after proclamation of the township but prior to the transfer of any erf in the township, notarially tie Erf 9 with Erf 10 to the satisfaction of the local authority.

**(10) 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 Department of Minerals and Energy.**

(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 of each erf 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 reworking of which is, or may be, subject to dust, pollution and noise, the registered owner of each erf accepts that inconvenience with regard to dust, pollution and noise, as a result thereof, 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 Minerals Act, 1991 (No 50 of 1991) and that the required approval in this regard has to be obtained from the Inspector of Mines (Gautang region).

**B. Conditions imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986.**

**(1) All erven**

(a) Each erf is subject to a servitude, 2 m 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 m 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 m 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 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.

(d) Each and every owner of an erf in the township shall on transfer automatically become a member of the Residents Association to be established for the township (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:

(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.

(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 Constitution of the Association have been complied with.

**(2) Erf 9**

(a) The registered owner of the erf shall, before or during development of the erf, erect a fence or physical barrier along the boundary thereof, abutting the M1 Motorway. The erection of such a fence shall be done to the satisfaction of the local authority and such fence shall be maintained by the owner, to the satisfaction of the local authority.

(b) Should any road be constructed along the southern boundary of the erf or any part of such boundary, the registered owner of the erf shall, within a period of three months from such date of construction, erect a fence or physical barrier along the boundary thereof, abutting the said road. The erection of such a fence or physical barrier shall be done to the satisfaction of the local authority and such fence shall be maintained by the owner, to the satisfaction of the local authority.

**(3) Erf 10**

The erf is subject to a servitude for municipal purposes in favour of the local authority as indicated on the General Plan.

**P. Moloí, City Manager**

(Notice No. 632/2003)

September 2003

**PLAASLIKE BESTUURSKENNISGEWING 1766**

**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 Metropolitaanse Munisipaliteit hiermee die dorp **Crown City Uitbreiding 4** 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 DIE AANSOEKDOENER/ DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 517 VAN DIE PLAAS TURFFONTEIN 96 IR TOEGESTAAN IS**

**1. STIGTINGSVOORWAARDES**

**(1) Naam**

Die naam van die dorp is Crown City Uitbreiding 4.

**(2) Ontwerp**

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 4406/1998.

**(3) Voorsiening en installing van dienste**

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

**(4) Verwydering of vervanging van dienste**

Indien dit as gevolg van die dorpsstigting, nodig is om enige bestaande munisipale, TELKOM en/or ESKOM dienste te verwyder of te vervang, sal sodanige verwydering of vervanging op koste van die dorpselenaar gedoen word.

**(5) Ontvangs en versorging van stormwater**

Die dorpselenaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by dié van die M1 Motorweg en alle stormwater wat van die pad afloop of afgelei word, moet ontvang en versorg word.

**(6) Toegang**

Geen toegang tot of uitgang vanuit die dorp sal langs die lyne van geen toegang, soos aangedui op die uitlegplan van die dorp, toegelaat word nie.

**(7) Slopings van geboue en strukture**

Die dorpselenaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

**(8) Besikking oor bestaande titeelvoorwaardes**

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale, uitgesonderd die volgende wat nie die dorp raak nie:

- (a) *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 in favour of the Town Council of Johannesburg (SG No. 2817/24).*
- (b) *In terms of section 11(1)(B) of Act 37 of 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)*
- (c) *By virtue of Notarial Deed K3187/75 dated 8 October 1973 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 S.G. No. A3844/72 by letters ABC.*
  - (i) *A servitude in perpetuity 3 256m<sup>2</sup> in extent in favour of the Southern Metropolitan Council as indicated by the figure ABC on diagram S.G. No. A6063/87.*

- (ii) *A servitude in perpetuity 1,6558 ha in extent in favour of the Southern Metropolitan Local Council by the figure ABCDEFGHJKLMNPORSTVW on diagram S.G. NO. A6493/87.*
- (iii) *A servitude in perpetuity 2 047m<sup>2</sup> in extent in favour of Southern Metropolitan Local Council as indicated by the figure ABCD on Diagram S.G. No. A6494/87.*
- (d) *By Notarial Deed K1883/78 the property is subject to a servitude for roadway and municipal purposes with ancillary rights in favour of the City Council of Johannesburg.*
- (e) *By Notarial Deed K3048/82S the right has been granted to ESKOM to convey electricity over the property with ancillary rights.*
- (f) *By Notarial Deed K1989/1983S the right has been granted to ESKOM to convey electricity over the property with ancillary rights.*
- (g) *By Notarial Deed K521/84S the property is subject to a servitude of right of way in favour of the City Council of Johannesburg for a roadway with sidewalks.*
- (h) *By Notarial Deed K786/89 the property is subject to a servitude of right of way in favour of the City Council of Johannesburg for a roadway and sidewalks.*
- (i) *By Notarial Deed K2724/1991 S, the property is subject to a perpetual servitude of right of way in favour of Southern Metropolitan Local Council, 2m wide for sewer/stormwater purposes, the centre line whereof is indicated by the letters AB on diagram S.G. No. A835/90.*
- (j) *By Notarial Deed K2095/99S the property is subject to a servitude of right of way (public street and pavement) in favour of the general public.*
- (k) *By Notarial Deed K3412/99S the property is subject to a servitude of right of way (public street and pavement) in favour of the general public, indicated by the figure ABCDEFGHJKLMNPQRSTU on diagram S.G. No.4402/98.*
- (l) *The servitude in favour of the City Council of Johannesburg, ESKOM, City Deep Limited and Rand Water registered in terms of Notarial Deed of Servitude No. K108/78.*

**(9) Notariële verbinding van erwe**

Die dorpselenaar moet na proklamasie van die dorp, maar voor die oordrag van enige erf in die dorp, Erf 9 notariëel verbind met Erf 10, tot tevredenheid van die plaaslike bestuur.

**(10) Verpligtinge ten opsigte van dienste en beperking betreffende die vervreemding van erwe**

Die dorpselenaar 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 dorpselenaar en die plaaslike bestuur, nakom. Erwe mag nie vervreem of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur bevestig het dat voldoende waarborg/kontantbydraes ten opsigte van die voorsiening van dienste deur die dorpselenaar aan die plaaslike bestuur gelewer of betaal is nie.

**2. TITELVOORWAARDES**

**(1) Alle erwe**

**A. Voorwaardes opgelê deur die Departement van Minerale en Energie.**

(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 verantwoordelijkheid 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 opgelê deur die plaaslike bestuur ingevolge die bepalinge van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.**

**(1) Alle Erwe**

(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 rioolhoofpypleidinge, en ander werke wat hy volgens goeëdunke 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 rioolhoofpypleiding en ander werke veroorsaak word.

(d) Iedere en elke eienaar van 'n erf in die dorp, word tydens registrasie van oordrag van die erf, outomaties 'n lid van die Inwonersvereniging wat vir die dorp gestig staan te word (hierna genoem 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 Konstitusie 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 Konstitusie van die Vereniging nagekom is.

**(2) Erf 9**

(a) Die geregistreerde eienaar van die erf moet voor of gedurende die ontwikkeling van die erf, 'n heining of fisiese versperring langs die erfrens aangrensend aan die M1 Motorweg oprig. Die oprigting van sodanige heining moet tot tevredenheid van die plaaslike bestuur gedoen word en sodanige heining moet deur die eienaar onderhou word tot tevredenheid van die plaaslike bestuur.

(b) Indien enige pad langs die suidelike grens van die erf of enige gedeelte daarvan gebou word, moet die geregistreerde eienaar van die erf, binne 'n tydperk van drie maande vanaf sodanige konstruksie, 'n heining of fisiese versperring langs die erfrens aangrensend aan die pad, oprig. Die oprigting van sodanige heining of versperring moet tot tevredenheid van die plaaslike bestuur gedoen word en sodanige heining moet deur die eienaar onderhou word, tot tevredenheid van die plaaslike bestuur.

**(3) Erf 10**

Die erf is onderworpe aan 'n serwituut vir munisipale doeleindes ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.

**P. Moloi, Stadsbestuurder**  
(Kennisgewing 632/2003)  
September 2003.

**LOCAL AUTHORITY NOTICE 1767****AMENDMENT SCHEME 6853**

The City of Johannesburg Metropolitan Municipality 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 4, 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 6853.

**P. Moloi, City Manager**  
(Notice No. 633/2003)  
September 2003

**PLAASLIKE BESTUURSKENNISGEWING 1767****WYSIGINGSKEMA 6853**

Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepaling 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 4** bestaan, goedgekeur het. Kaart 3 en die skemaklausules 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 6853.

**P. Moloi, Stadsbestuurder**  
(Kennigewing 633/2003)  
September 2003.