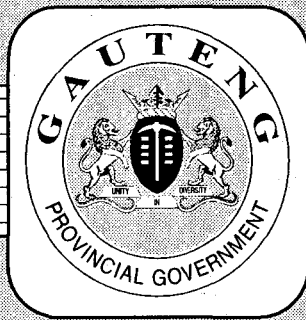


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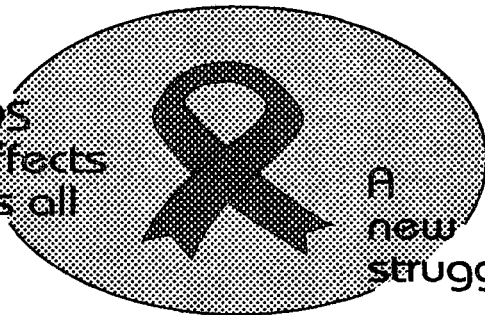
Vol. 11

PRETORIA, 28 JULY
JULIE 2005

No. 316

We all have the power to prevent AIDS

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affects
us all



A
new
struggle

Prevention is the cure

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DEPARTMENT OF HEALTH



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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1758

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 29** 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 AND IPROP 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 353 OF THE FARM LANGLAAGTE 224 IQ HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

(1) Name

The name of the township shall be Crown City Extension 29.

(2) Design

The township shall consist of erven and thoroughfares as indicated on General Plan S.G. No. 6899/2004.

(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 adjacent roads and for all stormwater running off or being diverted from the road to be received and disposed of.

(6) Access

(a) No access to or egress from the township shall be permitted via the lines of no access along the boundaries of Erf 126 and Erf 127 as indicated on the approved layout plan of the township, without the written consent of the local authority first having been obtained.

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

(7) Demolition of buildings and structures

The township owner shall at its 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 requested thereto by the local authority.

(8) Disposal of existing Conditions of Title

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

A. EXCLUDING THE FOLLOWING WHICH DO NOT AFFECT THE TOWNSHIP:

1. *Notarial Deed of Servitude No. K116/1907-s: Servitude of Water Right in favour of Paarl Central Gold Mining and Exploration Company Limited.*
2. *Notarial Deed of Servitude No. K54/1916-s: Servitude of Right of Way in favour of the Municipality of Johannesburg.*

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3. *Notarial Deed of Servitude No. K76/1929-s: Servitude of Right of Way for sewerage purposes in favour of the City Council of Johannesburg.*
4. *Notarial Deed of Servitude No. K175/1930-s: Servitude for Overhead Electric Power Lines in favour of the Victoria Falls and Transvaal Power Company Limited, amended by K176/1930-s and K599/1941-s.*
5. *Notarial Deed of Servitude No. K430/1931-s: Servitude of Right of Way for sewerage purposes in favour of the City Council of Johannesburg.*
6. *Notarial Deed of Servitude No. K11/1931-s: Servitude of Right of Way for sewerage purposes in favour of the City Council of Johannesburg.*
7. *Notarial Deed of Servitude No. K889/1936-s: Servitude for the discharge of water over Portions N and U.*
8. *Deed of Transfer No. 20475/1936: Servitude of pipeline in favour of Langlaagte Estate and Gold mining Company Limited vide diagram S.G. NO. A195/1933. Cancelled vide servitude Deed of Cancellation No. K306/1985-s*
9. *Notarial Deed of Servitude No. K788/1939-s: Servitude for the conveyance of electricity in favour of the City Council of Johannesburg.*
10. *Mynpachtbrief No. 329/1896: Abandoned and no longer in force vide Registrar of Mining Titles Certificate dated 29-08-1986 filed as BC 43918/1988.*
11. *A portion of the remainder, defined by diagram S.G. No. A1883/1946 (RMT), has been deproclaimed as a public digging in terms of Proclamation No. 373/1947.*
12. *Servitude of Outspan in extent 1/75 of 381 morgen 568 square roods. Cancelled vide Administrators Notice No. 193 dated 30-01-1974.*
13. *Notarial Deed of Servitude No. K2914/1974-s: (a) Servitude of Right of Way 10 metres wide in favour of Crown Mines LTD. Vide diagram SG. No. A 3602/1974, (b) Servitude for Underground Electric Cables in favour of ESKOM vide diagram S.G. No. A 3603/1974.*
14. *Notarial Deed of Servitude No. K1000/1982-s: Electric Power Line servitude in favour of ESKOM which servitude had been cancelled in terms of Notarial Deed of Servitude K734/2002 vide diagram S.G. No. A 6452/1994*
15. *Notarial Deed of Servitude No. K1901/1984-s: Electric Power Line servitude in favour of ESKOM*
16. *Notarial Deed of Servitude No. K2723/1991-s: Stormwater servitude in favour of the City Council of Johannesburg vide diagram S.G. No. A834/1990.*
17. *Notarial Deed of Servitude No. K4097/1998-s: Right of way servitude and municipal purposes vide diagram S.G. No. A 5692/1995*
18. *Notarial Deed of Servitude No. K6185/1999-s: Right of way servitude and municipal purposes vide diagram S.G. No. 8075/1999 which servitude shall lapse by merger on proclamation of Crown City Extensions 15 and 16*
19. *Notarial Deed of Servitude No. K332/1984-s: Electric Power Line servitude in favour of ESKOM vide diagram S.G. NO. A5045/1983*
20. *Notarial Deed of Servitude No. K734/2002-s: Servitude for Electric Power Line Transmission vide diagram S.G. No. A6452/1994.*
21. *EX300/1971: in favour of the City Council of Johannesburg*
22. *EX 82/1987: in favour of the Department of Post and Telecommunications.*

B. INCLUDING THE FOLLOWING WHICH DOES AFFECT THE TOWNSHIP:

Notarial Deed of Servitude No. K4664/2004S: Servitude of right of way for road purposes, vide diagram S.G. No. 10504/2003 registered in favour of the City of Johannesburg, which servitude affects Discovery Drive and Locomotive Road.

(9) Notarial tie of erven

The township owner shall, after proclamation of the township but prior to the transfer or development of any erf in the township, notarially tie Erf 127 with an adjacent erf, 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

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) 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.

(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 during the process 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.

(d) Each and every owner of an erf in the township shall on transfer automatically become a member of the Crown City Landowners Association established for the Crown City development (hereinafter referred to as the "Association") and the township owner shall procure that each erf be made subject to the following conditions in favour of the Association:

- (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.

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- (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.

P. Moloi, City Manager
(Notice No. 710/2005)
July 2005

PLAASLIKE BESTUURSKENNISGEWING 1758

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 29** 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 EN IPROP 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 353 VAN DIE PLAAS LANGLAAGTE 224 IQ TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) Naam

Die naam van die dorp is Crown City Uitbreiding 29.

(2) Ontwerp

Die dorp bestaan uit erwe en deurpaaie soos aangedui op Algemene Plan LG Nr 6899/2004.

(3) Voorsiening en installering van dienste

Die dorpseienaar moet die nodige reëlins 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/of 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 aangrensende strate en alle stormwater wat van die pad afloop of afgelei word, moet ontvang en versorg word.

(6) Toegang

(a) Geen toegang tot of uitgang vanuit die dorp sal toegelaat word langs die lyne van geen toegang langs die grense van Erf 126 en Erf 127 soos aangedui op die goedgekeurde uitlegplan van die dorp, sonder dat die skriftelike toestemming van die plaaslike bestuur vooraf verkry is nie.

(b) Geen toegang tot of uitgang vanuit die dorp sal toegelaat word langs die lyne van geen toegang soos aangedui op die goedgekeurde uitlegplan van die dorp.

(7) Sloping van geboue en strukture

Die dorpseienaar moet op sy 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 daartoe versoek deur die plaaslike bestuur.

(8) Beskikking oor bestaande Titellovoorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, indien enige:-

A. UITGESONDERD DIE VOLGENDE WAT NIE DIE DORP RAAK NIE:

1. *Notarial Deed of Servitude No. K116/1907-s: Servitude of Water Right in favour of Paarl Central Gold Mining and Exploration Company Limited.*
2. *Notarial Deed of Servitude No. K54/1916-s: Servitude of Right of Way in favour of the Municipality of Johannesburg.*
3. *Notarial Deed of Servitude No. K76/1929-s: Servitude of Right of Way for sewerage purposes in favour of the City Council of Johannesburg.*
4. *Notarial Deed of Servitude No. K175/1930-s: Servitude for Overhead Electric Power Lines in favour of the Victoria Falls and Transvaal Power Company Limited, amended by K176/1930-s and K599/1941-s.*
5. *Notarial Deed of Servitude No. K430/1931-s: Servitude of Right of Way for sewerage purposes in favour of the City Council of Johannesburg.*
6. *Notarial Deed of Servitude No. K11/1931-s: Servitude of Right of Way for sewerage purposes in favour of the City Council of Johannesburg.*
7. *Notarial Deed of Servitude No. K889/1936-s: Servitude for the discharge of water over Portions N and U.*
8. *Deed of Transfer No. 20475/1936: Servitude of pipeline in favour of Langlaagte Estate and Gold mining Company Limited vide diagram S.G. NO. A195/1933. Cancelled vide servitude Deed of Cancellation No. K306/1985-s*
9. *Notarial Deed of Servitude No. K788/1939-s: Servitude for the conveyance of electricity in favour of the City Council of Johannesburg.*
10. *Mynpachtbrief No. 329/1896: Abandoned and no longer in force vide Registrar of Mining Titles Certificate dated 29-08-1986 filed as BC 43918/1988.*
11. *A portion of the remainder, defined by diagram S.G. No. A1883/1946 (RMT), has been deproclaimed as a public digging in terms of Proclamation No. 373/1947.*
12. *Servitude of Outspan in extent 1/75 of 381 morgen 568 square roods. Cancelled vide Administrators Notice No. 193 dated 30-01-1974.*
13. *Notarial Deed of Servitude No. K2914/1974-s: (a) Servitude of Right of Way 10 metres wide in favour of Crown Mines LTD. Vide diagram SG. No. A 3602/1974, (b) Servitude for Underground Electric Cables in favour of ESKOM vide diagram S.G. No. A 3603/1974.*
14. *Notarial Deed of Servitude No. K1000/1982-s : Electric Power Line servitude in favour of ESKOM which servitude had been cancelled in terms of Notarial Deed of Servitude K734/2002 vide diagram S.G. No. A 6452/1994*
15. *Notarial Deed of Servitude No. K1901/1984-s: Electric Power Line servitude in favour of ESKOM*
16. *Notarial Deed of Servitude No. K2723/1991-s: Stormwater servitude in favour of the City Council of Johannesburg vide diagram S.G. No. A834/1990.*
17. *Notarial Deed of Servitude No. K4097/1998-s: Right of way servitude and municipal purposes vide diagram S.G. No. A 5692/1995*
18. *Notarial Deed of Servitude No. K6185/1999-s: Right of way servitude and municipal purposes vide diagram S.G. No. 8075/1999 which servitude shall lapse by merger on proclamation of Crown City Extensions 15 and 16*

19. *Notarial Deed of Servitude No. K332/1984-s: Electric Power Line servitude in favour of Eskom vide diagram S.G. No. A5045/1983*
20. *Notarial Deed of Servitude No. K734/2002-s: Servitude for Electric Power Line Transmission vide diagram S.G. No. A6452/1994.*
21. *EX300/1971: in favour of the City Council of Johannesburg*
22. *EX 82/1987: in favour of the Department of Post and Telecommunications.*

B. INGESLUIT DIE VOLGENDE WAT DIE DORP RAAK:

Notarial Deed of Servitude No. K4664/2004S: Servitude of right of way for road purposes, vide diagram S.G. No. 10504/2003 registered in favour of the City of Johannesburg, which servitude affects Discovery Drive and Locomotive Road.

(9) Notariële verbinding van erwe

Die dorpseienaar moet na proklamasie van die dorp maar voor die oordrag of ontwikkeling van enige erf in die dorp, Erf 127 notarieel verbind met 'n aangrensende erf, tot tevredenheid van die plaaslike bestuur.

(10) 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 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 dorpseienaar aan die plaaslike bestuur gelewer of betaal is nie.

2. TITELVOORWAARDES

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) Die geregistreerde eienaar van elke erf erken dat die erf geleë is op ondermynde grond en dat die oprigting van geboue of strukture daarop, onderworpe is aan Regulasie 5.3.5 van die Regulasies uitgevaardig ingevolge die Wet op Minerale, 1991 (No 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.

(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 goedgekeurde 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.

(d) Iedere en elke eienaar van 'n erf in die dorp, word tydens registrasie van oordrag van die erf, outomaties 'n lid van die Crown City Grondeienaarsvereniging wat vir die Crown City ontwikkelings gestig is (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 bepalings van die Konstitusie van die Vereniging nagekom is.

P. Moloi, Stadsbestuurder
(Kennisgewing Nr 710/2005)
Julie 2005.

LOCAL AUTHORITY NOTICE 1759

AMENDMENT SCHEME 01-2098

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 29**, 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 01-2098.

P. Moloi, City Manager
(Notice No. 711/2005)
July 2005

PLAASLIKE BESTUURSKENNISGEWING 1759

WYSIGINGSKEMA 01-2098

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 29** 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 01-2098.

P. Moloi, Stadsbestuurder
(Kennisgewing 711/2005)
Julie 2005.

LOCAL AUTHORITY NOTICE 1760**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 30** 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 AND IPROP 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 354 OF THE FARM LANGLAAGTE 224 IQ HAS BEEN GRANTED.

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

The name of the township shall be Crown City Extension 30.

(2) Design

The township shall consist of erven and a thoroughfare as indicated on General Plan S.G. No. 6900/2004.

(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 adjacent roads and for all stormwater running off or being diverted from the road to be received and disposed of.

(6) Access

(a) No access to or egress from the township shall be permitted via the line of no access along the boundary of Erf 130 as indicated on the approved layout plan of the township.

(b) No access to or egress from the township shall be permitted via the line of no access (line PF) as indicated on the approved layout plan of the township, unless Erf 128 is utilised for public road purposes, which access/egress shall be to the satisfaction of the Johannesburg Roads Agency (Pty) Ltd.

(c) No access to or egress from the township shall be permitted via the lines of no access along the boundaries of Erf 128, as indicated on the approved layout plan of the township, should Erf 128 be utilised for public road purposes.

(7) Demolition of buildings and structures

The township owner shall at its 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 requested thereto by the local authority.

(8) Disposal of existing Conditions of Title

All erven shall be made subject to existing conditions and servitudes, if any, excluding the following which do not affect the township:

1. *Notarial Deed of Servitude No. K116/1907-s: Servitude of Water Right in favour of Paarl Central Gold Mining and Exploration Company Limited.*
2. *Notarial Deed of Servitude No. K54/1916-s: Servitude of Right of Way in favour of the Municipality of Johannesburg.*
3. *Notarial Deed of Servitude No. K76/1929-s: Servitude of Right of Way for sewerage purposes in favour of the City Council of Johannesburg.*
4. *Notarial Deed of Servitude No. K175/1930-s: Servitude for Overhead Electric Power Lines in favour of the Victoria Falls and Transvaal Power Company Limited, amended by K176/1930-s and K599/1941-s.*
5. *Notarial Deed of Servitude No. K430/1931-s: Servitude of Right of Way for sewerage purposes in favour of the City Council of Johannesburg.*
6. *Notarial Deed of Servitude No. K11/1931-s: Servitude of Right of Way for sewerage purposes in favour of the City Council of Johannesburg.*
7. *Notarial Deed of Servitude No. K889/1936-s: Servitude for the discharge of water over Portions N and U.*
8. *Deed of Transfer No. 20475/1936: Servitude of pipeline in favour of Langlaagte Estate and Gold mining Company Limited vide diagram S.G. NO. A195/1933. Cancelled vide servitude Deed of Cancellation No. K306/1985-s*
9. *Notarial Deed of Servitude No. K788/1939-s: Servitude for the conveyance of electricity in favour of the City Council of Johannesburg.*
10. *Mynpachtbrief No. 329/1896: Abandoned and no longer in force vide Registrar of Mining Titles Certificate dated 29-08-1986 filed as BC 43918/1988.*
11. *A portion of the remainder, defined by diagram S.G. No. A1883/1946 (RMT), has been deproclaimed as a public digging in terms of Proclamation No. 373/1947.*
12. *Servitude of Outspan in extent 1/75 of 381 morgen 568 square roods. Cancelled vide Administrators Notice No. 193 dated 30-01-1974.*
13. *Notarial Deed of Servitude No. K2914/1974-s: (a) Servitude of Right of Way 10 metres wide in favour of Crown Mines LTD. Vide diagram SG. No. A 3602/1974, (b) Servitude for Underground Electric Cables in favour of ESKOM vide diagram S.G. No. A 3603/1974.*
14. *Notarial Deed of Servitude No. K1000/1982-s: Electric Power Line servitude in favour of ESKOM which servitude had been cancelled in terms of Notarial Deed of Servitude K734/2002 vide diagram S.G. No. A 6452/1994*
15. *Notarial Deed of Servitude No. K1901/1984-s: Electric Power Line servitude in favour of ESKOM*
16. *Notarial Deed of Servitude No. K2723/1991-s: Stormwater servitude in favour of the City Council of Johannesburg vide diagram S.G. No. A834/1990.*
17. *Notarial Deed of Servitude No. K4097/1998-s: Right of way servitude and municipal purposes vide diagram S.G. No. A 5692/1995*
18. *Notarial Deed of Servitude No. K6185/1999-s: Right of way servitude and municipal purposes vide diagram S.G. No. 8075/1999 which servitude shall lapse by merger on proclamation of Crown City Extensions 15 and 16*
19. *Notarial Deed of Servitude No. K332/1984-s: Electric Power Line servitude in favour of ESKOM vide diagram S.G. NO. A5045/1983*

20. *Notarial Deed of Servitude No. K734/2002-s: Servitude for Electric Power Line Transmission vide diagram S.G. No. A6452/1994.*

21. *Notarial Deed of Servitude No. K4664/2004S: Servitude of right of way for road purposes, vide diagram S.G. No. 10504/2003 registered in favour of the City of Johannesburg.*

22. *EX300/1971: in favour of the City Council of Johannesburg*

23. *EX 82/1987: in favour of the Department of Post and Telecommunications.*

(9) Notarial tie of erven

The township owner shall, after proclamation of the township but prior to the transfer or development of any erf in the township, notarially tie Erf 130 to an adjacent erf, 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) 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.

(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 during the process 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.

(d) Each and every owner of an erf in the township shall on transfer automatically become a member of the Crown City Landowners Association established for the Crown City development (hereinafter referred to as the "Association") and the township owner shall procure that each erf be made subject to the following conditions in favour of the Association:

- (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 128

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

P. Moloi, City Manager
(Notice No. 712/2005)
July 2005

PLAASLIKE BESTUURSKENNISGEWING 1760

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 30** 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 EN IPROP 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 354 VAN DIE PLAAS LANGLAAGTE 224 IQ TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) Naam

Die naam van die dorp is Crown City Uitbreiding 30.

(2) Ontwerp

Die dorp bestaan uit erwe en 'n deurpad soos aangedui op Algemene Plan LG Nr 6900/2004.

(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/of 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 dië van die aangrensende strate en alle stormwater wat van die pad afloop of afgelei word, moet ontvang en versorg word.

(6) Toegang

(a) Geen toegang tot of uitgang vanuit die dorp sal toegelaat word langs die lyn van geen toegang langs die grens van Erf 130, soos aangedui op die goedgekeurde uitlegplan van die dorp.

(b) Geen toegang tot of uitgang vanuit die dorp sal toegelaat word langs die lyn van geen toegang (lyn PF) soos aangedui op die goedgekeurde uitlegplan van die dorp, tensy Erf 128 vir publieke padoeleindes aangewend word, welke toegang/uitgang tot tevredenheid van Johannesburg Roads Agency (Edms) Bpk moet wees.

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(c) Geen toegang tot of uitgang vanuit die dorp sal toegelaat word langs die lyne van geen toegang langs die grense van Erf 128, soos aangedui op die goedgekeurde uitlegplan van die dorp, indien Erf 128 aangewend word vir publieke paddoeleindes.

(7) Sloping van geboue en strukture

Die dorpseienaar moet op sy 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 daartoe versoek deur die plaaslike bestuur.

(8) Beskikking oor bestaande Titellooswaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, indien enige, uitgesonderd die volgende wat nie die dorp raak nie:

1. *Notarial Deed of Servitude No. K116/1907-s: Servitude of Water Right in favour of Paarl Central Gold Mining and Exploration Company Limited.*
2. *Notarial Deed of Servitude No. K54/1916-s: Servitude of Right of Way in favour of the Municipality of Johannesburg.*
3. *Notarial Deed of Servitude No. K76/1929-s: Servitude of Right of Way for sewerage purposes in favour of the City Council of Johannesburg.*
4. *Notarial Deed of Servitude No. K175/1930-s: Servitude for Overhead Electric Power Lines in favour of the Victoria Falls and Transvaal Power Company Limited, amended by K176/1930-s and K599/1941-s.*
5. *Notarial Deed of Servitude No. K430/1931-s: Servitude of Right of Way for sewerage purposes in favour of the City Council of Johannesburg.*
6. *Notarial Deed of Servitude No. K11/1931-s: Servitude of Right of Way for sewerage purposes in favour of the City Council of Johannesburg.*
7. *Notarial Deed of Servitude No. K889/1936-s: Servitude for the discharge of water over Portions N and U.*
8. *Deed of Transfer No. 20475/1936: Servitude of pipeline in favour of Langlaagte Estate and Gold mining Company Limited vide diagram S.G. NO. A195/1933. Cancelled vide servitude Deed of Cancellation No. K306/1985-s*
9. *Notarial Deed of Servitude No. K788/1939-s: Servitude for the conveyance of electricity in favour of the City Council of Johannesburg.*
10. *Mynpachtbrief No. 329/1896: Abandoned and no longer in force vide Registrar of Mining Titles Certificate dated 29-08-1986 filed as BC 43918/1988.*
11. *A portion of the remainder, defined by diagram S.G. No. A1883/1946 (RMT), has been deproclaimed as a public digging in terms of Proclamation No. 373/1947.*
12. *Servitude of Outspan in extent 1/75 of 381 morgen 568 square roods. Cancelled vide Administrators Notice No. 193 dated 30-01-1974.*
13. *Notarial Deed of Servitude No. K2914/1974-s: (a) Servitude of Right of Way 10 metres wide in favour of Crown Mines LTD. Vide diagram SG. No. A 3602/1974, (b) Servitude for Underground Electric Cables in favour of ESKOM vide diagram S.G. No. A 3603/1974.*
14. *Notarial Deed of Servitude No. K1000/1982-s : Electric Power Line servitude in favour of ESKOM which servitude had been cancelled in terms of Notarial Deed of Servitude K734/2002 vide diagram S.G. No. A 6452/1994*

15. *Notarial Deed of Servitude No. K1901/1984-s: Electric Power Line servitude in favour of ESKOM*
16. *Notarial Deed of Servitude No. K2723/1991-s: Stormwater servitude in favour of the City Council of Johannesburg vide diagram S.G. No. A834/1990.*
17. *Notarial Deed of Servitude No. K4097/1998-s: Right of way servitude and municipal purposes vide diagram S.G. No. A 5692/1995*
18. *Notarial Deed of Servitude No. K6185/1999-s: Right of way servitude and municipal purposes vide diagram S.G. No. 8075/1999 which servitude shall lapse by merger on proclamation of Crown City Extensions 15 and 16*
19. *Notarial Deed of Servitude No. K332/1984-s: Electric Power Line servitude in favour of ESKOM vide diagram S.G. NO. A5045/1983*
20. *Notarial Deed of Servitude No. K734/2002-s: Servitude for Electric Power Line Transmission vide diagram S.G. No. A6452/1994.*
21. *Notarial Deed of Servitude No. K4664/2004S: Servitude of right of way for road purposes, vide diagram S.G. No. 10504/2003 registered in favour of the City of Johannesburg.*
22. *EX300/1971: in favour of the City Council of Johannesburg*
23. *EX 82/1987: in favour of the Department of Post and Telecommunications.*

(9) Notariële verbinding van erwe

Die dorpseienaar moet na proklamasie van die dorp maar voor die oordrag of ontwikkeling van enige erf in die dorp, Erf 130 notarieël verbind met 'n aangrensende erf, tot tevredenheid van die plaaslike bestuur.

(10) 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 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 dorpseienaar 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) Die geregistreerde eienaar van elke erf erken dat die erf geleë is op ondermynde grond en dat die oprigting van geboue of strukture daarop, onderworpe is aan Regulasie 5.3.5 van die Regulasies van die Wet op Minerale, 1991 (No 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.

(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.

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(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 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 rioolhoofpyleiding 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 Crown City Grondeienaarsvereniging wat vir die Crown City ontwikkelings gestig is (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 uitklaringstifikaat van die Vereniging, waarin gesertifiseer word dat die bepalings van die Konstitusie van die Vereniging nagekom is.

(2) Erf 128

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

P. Moloi, Stadsbestuurder
(Kennisgewing Nr 712/2005)
Julie 2005.

LOCAL AUTHORITY NOTICE 1761

AMENDMENT SCHEME 01-2099

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 30**. 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 01-2099.

P. Moloi, City Manager
(Notice No. 713/2005)
July 2005

PLAASLIKE BESTUURSKENNISGEWING 1761**WYSIGINGSKEMA 01-2099**

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 30** 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 01-2099.

P. Moloi, Stadsbestuurder
(Kennisgewing Nr 713/2005)
Julie 2005.

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LOCAL AUTHORITY NOTICE 1762**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 **Randparkrif Extension 110** 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 MIDIAN PROPERTY DEVELOPERS CC (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 505 OF THE FARM BOSCHKOP 199 IQ HAS BEEN GRANTED

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

The name of the township shall be Randparkrif Extension 110.

(2) Design

The township shall consist of erven and a street as indicated on General Plan S.G. No. 11009/2004.

(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, to the satisfaction of the local authority.

(4) Removal or replacement of existing services

Should it, by reason of the establishment of the township, become necessary to remove or replace any existing municipal, ESKOM and/or TELKOM services, the cost thereof shall be borne by 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 adjacent roads and all stormwater running off or being diverted from the road, shall be received and disposed of.

(6) Access

No access to or egress from the township shall be permitted via Christiaan de Wet Drive.

(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 requested thereto by the local authority.

(8) Disposal of existing Conditions of Title

All erven shall be made subject to existing conditions and servitudes, if any.

(9) Restriction on the transfer of an erf

Erf 4672 shall be transferred only to Mirage Home Owners Association which Association shall have full responsibility for the functioning and proper maintenance of the said erf and the essential services within the said erf.

(10) Endowment

The township owner shall, in terms of the provisions of Section 98(2) of the Town Planning and Townships Ordinance, 15 of 1986, pay a lump sum as endowment to the local authority for the provision of land for a park (public open space).

(11) 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 therefore as previously agreed upon between the township owner and the local authority. Erven may not be alienated or 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

The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

(1) All erven (except Erf 4672)

(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 during the process of 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) Erven 4664 to 4667, 4671, 4675 and 4677

The erven are each subject to a 2m wide sewer servitude in favour of the local authority as indicated on the General Plan.

(3) Erf 4672

(a) The erf shall not be alienated or transferred into the name of any purchaser, other than Mirage Home Owners Association, without the written consent of the local authority first having been obtained.

(b) The entire erf is subject to a servitude for municipal purposes and right of way in favour of the local authority, as indicated on the General Plan.

P. Moloï City Manager

(Notice 721/2005

July 2005

PLAASLIKE BESTUURSKENNISGEWING 1762

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 **Randparkrif Uitbreiding 110** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR MIDIAN PROPERTY DEVELOPERS BK (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 505 VAN DIE PLAAS BOSCHKOP 199 IQ TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) Naam

Die naam van die dorp is Randparkrif Uitbreiding 110.

(2) Ontwerp

Die dorp bestaan uit erwe en 'n straat soos aangedui op Algemene Plan LG Nr 11009/2004.

(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, tot tevredenheid van die plaaslike bestuur.

(4) Verwydering of vervanging van bestaande dienste

Indien dit as gevolg van die dorpsstigting, nodig is om enige bestaande munisipale, ESKOM en/of TELKOM 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 aangrensende strate 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 word via Christiaan de Wet Rylaan toegelaat 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, indien daartoe versoek deur die plaaslike bestuur.

(8) Beskikking oor bestaande Titelvoorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige.

(9) Beperking op die oordrag van 'n erf

Erf 4672 mag slegs aan Mirage Huiseienaarsvereniging oorgedra word, welke Vereniging volle verantwoordelikheid sal dra vir die funksionering en behoorlike instandhouding van die gemelde erf en die noodsaaklike dienste binne die gemelde erf.

(10) Begiftiging

Die dorpseienaar moet, ingevolge die bepalings van Artikel 98(2) van die Dorpsbeplanning en Dorpe Ordonnansie, Nr 15 van 1986, 'n globale bedrag as begiftiging aan die plaaslike bestuur betaal vir die voorsiening van grond vir 'n park (publieke oop ruimte).

(11) 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 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 dorpseienaar aan die plaaslike bestuur gelewer of betaal is nie.

2. TITELVOORWAARDES

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui, opgelê deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

(1) Alle erwe (behalwe Erf 4672)

(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 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 rioolhoofpyleiding en ander werke veroorsaak word.

(2) Erf 4664 tot 4667, 4671, 4675 and 4677

Die erwe is elk onderworpe aan 'n 2m breë rioolserwituut ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.

(3) Erf 4672

(a) Die erf mag nie vervreem of oorgedra word in die naam van enige koper behalwe aan Mirage Huiseienaarsvereniging, sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie.

(b) Die hele erf soos aangedui op die Algemene Plan is onderworpe aan 'n serwituut vir munisipale doeleindes en reg-van-weg, ten gunste van die plaaslike bestuur.

P. Moloï Stadsbestuurder

(Kennisgewing Nr 721/2005)

Julie 2005.

LOCAL AUTHORITY NOTICE 1763

AMENDMENT SCHEME 04-2946

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 Randburg Town Planning Scheme, 1976, comprising the same land as included in the township of **Randparkrif Extension 110**. 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 04-2946.

P. Moloï, City Manager

(Notice No 722/2005.)

July 2005.

PLAASLIKE BESTUURSKENNISGEWING 1763

WYSIGINGSKEMA 04-2946

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 Randburg Dorpsbeplanningskema, 1976, wat uit dieselfde grond as die dorp **Randparkrif Uitbreiding 110** 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 04-2946.

P. Moloï, Stadsbestuurder

(Kennisgewing Nr 722/2005.)

Julie 2005.



THE GOVERNMENT PRINTING WORKS

PUBLICATIONS DIVISION

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with effect from 3 May 2005.**

For enquiries and information:

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Cell: 083 640 6121**

IMPORTANT NOTICE

The
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This phase-in period is to commence from **November 2001** (suggest date of advert) and notice comes into operation as from **2 January 2002**.

Subscribers and all other stakeholders are advised to send their advertisements directly to the **Government Printing Works**, two weeks before the 2nd January 2002.

*In future, adverts have to be paid in advance
 before being published in the Gazette.*

HENNIE MALAN

Director: Financial Management
 Office of the Premier (Gauteng)

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