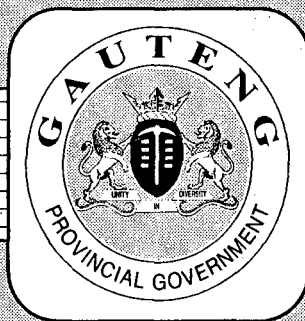


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# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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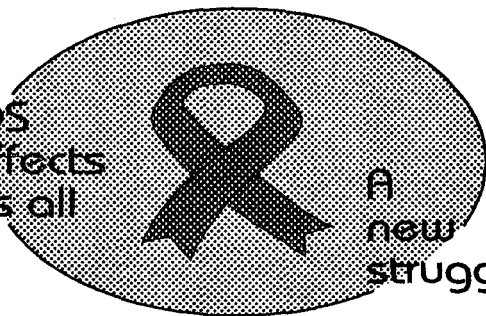
Vol. 11

PRETORIA, 28 JULY 2005  
JULIE 2005

**No. 317**

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AIDS  
affects  
us all



A  
new  
struggle

**Prevention is the cure**

**AIDS  
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For enquiries and information:

**Mr M Z Montjane**  
**Tel: (012) 334-4653**  
**Cell: 083 640 6121**

## 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 12** 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 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 349 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 12.

**(2) Design**

The township shall consist of erven as indicated on General Plan S.G. No. 11018/2003.

**(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**

Access to or egress from the township shall be provided to the satisfaction of the local authority and Johannesburg Road Agency (Pty) Ltd.

**(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, but excluding the following servitudes which do not affect the township:

- (a) *A servitude of water right in favour of Paarl Central Gold Mining and Exploration Company Limited, as will more fully appear from Notarial Deed No. 116/1907, S., registered on 1<sup>st</sup> July, 1907.*
- (b) *A servitude of right of way in favour of the inhabitants of the Municipality of Johannesburg, as will more fully appear from Notarial Deed No. 54/1916, S., registered on 13<sup>th</sup> March, 1916.*
- (c) *A servitude of right of way for sewerage purposes in favour of the City Council of Johannesburg, as will more fully appear from Notarial Deed No. 76/1929, S., registered on 15<sup>th</sup> February, 1929.*
- (d) *A servitude of overhead electric power lines in favour of the Victoria Falls and Transvaal Power Company Limited, as will more fully appear from Notarial Deed No. 175/1930, S., registered the*

8<sup>th</sup> of March, 1930 and as amended by Notarial Deed No. 176/1930, S., registered the same day, and Notarial Deed No. 599/1941, S., registered 22<sup>nd</sup> October, 1941.

- (e) A servitude of right of way for sewerage purposes in favour of the City Council of Johannesburg, over Portion S10 measuring 3927 square feet, as will more fully appear from Notarial Deed No. 430/1931, S., registered on 15<sup>th</sup> September, 1931.
- (f) A servitude of right of way for sewerage purposes in favour of the City Council of Johannesburg, over Portion S9 measuring 2853 square feet, as will more fully appear from Notarial Deed No. 11/1931, S., registered on 23rd January, 1931.
- (g) A servitude for the discharge of water over Portions N and U as will more fully appear from Notarial Deed No. 889/1936 S., registered the 11<sup>th</sup> November, 1936.
- (h) A servitude for the conveyance of electricity in favour of the City Council of Johannesburg as will more fully appear from Notarial Deed No. 788/1939, S., registered the 17<sup>th</sup> August 1939.
- (i) Mynpachtbrief No. 329/1896 which had been abandoned and is no longer in force vide Registrar of Mining Titles Certificate dated 29 August 1986 filed as BC 43918/1988.
- (j) A portion of the property defined by Diagram S.G. No. A. 1883/1946 (R.M.T. No. 6) has been deproclaimed as a Public Digging in terms of Proclamation No. 373/1947, dated 12<sup>th</sup> December, 1947.
- (k) A servitude of Outspan in extent 1/75 of 381 morgen, 568 square roods, 96 square feet, cancelled in terms of Administrator's Notice No. 193 dated 30 January 1974.
- (l) By virtue of Notarial Deed K2914/1974S dated 26 September 1974, the property is subject to the following servitudes, as will more fully appear from the said Notarial Deed and diagrams annexed thereto:
  - (i) A servitude of right of way 10m wide in perpetuity in favour of Crown Mines Ltd;
  - (ii) A perpetual servitud for underground electric cables in favour of the Electricity Supply Commission.
- (m) Servitude No K332/1984S vide diagram S.G. No. A5045/1983.
- (n) An electric power line servitude in favour of ESCOM registered in terms of Notarial Deed of Servitude No. K1000/1982S.
- (o) An electric power line servitude in favour of ESCOM registered in terms of Notarial Deed of Servitude No. K1901/1984;
- (p) A stormwater servitude in favour of the City Council of Johannesburg vide diagram S.G. No. A834/1990 as will more fully appear from Notarial Deed No. 2723/1991S.
- (q) The right of way servitude in favour of the City of Johannesburg vide diagram S.G. No. 10504/2003 registered in terms of Notarial Deed of Servitude No. K4664/2004 S.
- (r) The following expropriations:
  - (i) Ex 300/1971 in favour of the City of Johannesburg;
  - (ii) Ex 82/1987 in favour of the Department of Post and Telecommunications.
- (s) Notarial Deed No. K6185/1999S: Right of way servitude and municipal purposes vide diagram S.G. No. 8075/1999.
- (t) Notarial Deed No. K4097/1998S: Right of way servitude and municipal purposes vide diagram S.G. No. A 5692/1995.
- (u) Notarial Deed No. K734/2002S: servitude for Electric Power Line Transmission vide diagram S.G. No. A6452/1994.
- (v) Notarial Deed No. K306/1985S: cancellation of servitude of pipeline.
- (w) A servitude for pipeline purposes in favour of Langlaagte Estate and Gold Mining Company

*Ltd over Portion U of the said farm Langlaagte No 13, as will more fully appear from Deed of Transfer No. 20475/1936, registered 11<sup>th</sup> November 1936 vide diagram S.G. No. 195/1933.*

**(9) 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 its 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) As each erf forms part of land which is, or may be, subject to dust, pollution and noise as a result of re-cycling activities past, present or future, in the vicinity thereof, the registered owner of each erf accepts that inconvenience with regard to dust, pollution and noise, as a result thereof, may occur.

**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 course 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.

**P. Moloi, City Manager**

(Notice No. 706/2005)

July 2005

**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 12** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

**BYLAE**

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR 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 349 VAN DIE PLAAS LANGLAAGTE 224 IQ TOEGESTAAN IS

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

Die naam van die dorp is Crown City Uitbreiding 12.

**(2) Ontwerp**

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 11018/2003.

**(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 dorpsstigting, 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**

Toegang tot of uitgang vanuit die dorp sal voorsien word tot tevredeheid van die plaaslike bestuur en Johannesburg Roads Agency (Edms) Bpk.

**(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 Titelvoorwaardes**

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

- (a) *A servitude of water right in favour of Paarl Central Gold Mining and Exploration Company Limited, as will more fully appear from Notarial Deed No. 116/1907, S., registered on 1<sup>st</sup> July, 1907.*
- (b) *A servitude of right of way in favour of the inhabitants of the Municipality of Johannesburg, as will more fully appear from Notarial Deed No. 54/1916, S., registered on 13<sup>th</sup> March, 1916.*
- (c) *A servitude of right of way for sewerage purposes in favour of the City Council of Johannesburg, as will more fully appear from Notarial Deed No. 76/1929, S., registered on 15<sup>th</sup> February, 1929.*
- (d) *A servitude of overhead electric power lines in favour of the Victoria Falls and Transvaal Power Company Limited, as will more fully appear from Notarial Deed No. 175/1930, S., registered the 8<sup>th</sup> of March, 1930 and as amended by Notarial Deed No. 176/1930, S., registered the same day, and Notarial Deed No. 599/1941, S., registered 22<sup>nd</sup> October, 1941.*
- (e) *A servitude of right of way for sewerage purposes in favour of the City Council of Johannesburg, over Portion S10 measuring 3927 square feet, as will more fully appear from Notarial Deed No. 430/1931, S., registered on 15<sup>th</sup> September, 1931.*
- (f) *A servitude of right of way for sewerage purposes in favour of the City Council of Johannesburg, over Portion S9 measuring 2853 square feet, as will more fully appear from Notarial Deed No. 11/1931, S., registered on 23<sup>rd</sup> January, 1931.*
- (g) *A servitude for the discharge of water over Portions N and U as will more fully appear from Notarial Deed No. 889/1936 S., registered the 11<sup>th</sup> November, 1936.*

- (h) *A servitude for the conveyance of electricity in favour of the City Council of Johannesburg as will more fully appear from Notarial Deed No. 788/1939, S., registered the 17<sup>th</sup> August 1939.*
- (i) *Mynpachtbrief No. 329/1896 which had been abandoned and is no longer in force vide Registrar of Mining Titles Certificate dated 29 August 1986 filed as BC 43918/1988.*
- (j) *A portion of the property defined by Diagram S.G. No. A. 1883/1946 (R.M.T. No. 6) has been deproclaimed as a Public Digging in terms of Proclamation No. 373/1947, dated 12<sup>th</sup> December, 1947.*
- (k) *A servitude of Outspan in extent 1/75 of 381 morgen, 568 square roods, 96 square feet, cancelled in terms of Administrator's Notice No. 193 dated 30 January 1974.*
- (l) *By virtue of Notarial Deed K2914/1974S dated 26 September 1974, the property is subject to the following servitudes, as will more fully appear from the said Notarial Deed and diagrams annexed thereto:*
  - (i) *A servitude of right of way 10m wide in perpetuity in favour of Crown Mines Ltd;*
  - (ii) *A perpetual servitud for underground electric cables in favour of the Electricity Supply Commission.*
- (m) *Servitude No K332/1984S vide diagram S.G. No. A5045/1983.*
- (n) *An electric power line servitude in favour of ESCOM registered in terms of Notarial Deed of Servitude No. K1000/1982S.*
- (o) *An electric power line servitude in favour of ESCOM registered in terms of Notarial Deed of Servitude No. K1901/1984;*
- (p) *A stormwater servitude in favour of the City Council of Johannesburg vide diagram S.G. No. A834/1990 as will more fully appear from Notarial Deed No. 2723/1991S.*
- (q) *The right of way servitude in favour of the City of Johannesburg vide diagram S.G. No. 10504/2003 registered in terms of Notarial Deed of Servitude No. K4664/2004 S.*
- (r) *The following expropriations:*
  - (i) *Ex 300/1971 in favour of the City of Johannesburg;*
  - (ii) *Ex 82/1987 in favour of the Department of Post and Telecommunications.*
- (s) *Notarial Deed No. K6185/1999S: Right of way servitude and municipal purposes vide diagram S.G. No. 8075/1999.*
- (t) *Notarial Deed No. K4097/1998S: Right of way servitude and municipal purposes vide diagram S.G. No. A 5692/1995.*
- (u) *Notarial Deed No. K734/2002S: servitude for Electric Power Line Transmission vide diagram S.G. No. A6452/1994.*
- (v) *Notarial Deed No. K306/1985S: cancellation of servitude of pipeline.*
- (w) *A servitude for pipeline purposes in favour of Langlaagte Estate and Gold Mining Company Ltd over Portion U of the said farm Langlaagte No 13, as will more fully appear from Deed of Transfer No. 20475/1936, registered 11<sup>th</sup> November 1936 vide diagram S.G. No. 195/1933.*

**(9) 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) Aangesien elke erf deel vorm van 'n gebied wat onderworpe is of mag wees aan stof, besoedeling en geraas as gevolg van vorige, huidige of toekomstige herwinningsaktiwiteite in die omgewing daarvan, aanvaar die geregistreerde eienaar van elke erf dat ongerief met betrekking tot stof, besoedeling en geraas, as gevolg daarvan, mag voorkom.

#### 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 rioolhoofpypleidings, 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.

**P. Moloï, Stadsbestuurder**  
(Kennisgewing Nr 706/2005)  
Julie 2005.



**LOCAL AUTHORITY NOTICE 1765**

**AMENDMENT SCHEME 01-0596**

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 12**. 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 01-0596.

**P. Moloji, City Manager**  
(Notice No. 707/2005)  
July 2005

**PLAASLIKE BESTUURSKENNISGEWING 1765**

**WYSIGINGSKEMA 01-0596**

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 12** 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 01-0596.

**P. Moloji, Stadsbestuurder**  
(Kennisgewing 707/2005)  
Julie 2005.

**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 31** 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 350 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 31.

**(2) Design**

The township shall consist of erven as indicated on General Plan S.G. No. 6195/2004.

**(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**

Access to or egress from the township shall be provided to the satisfaction of Johannesburg Road Agency (Pty) Ltd.

**(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, but excluding the following servitudes 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. *Mympachtbrief 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 – 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 to 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: Right of way servitudes in favour of the City of Johannesburg vide diagram S.G. No. 10504/2003.*
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) 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 its 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) As each erf forms part of land which is, or may be, subject to dust, pollution and noise as a result of re-cycling activities past, present or future, in the vicinity thereof, the registered owner of each erf accepts that inconvenience with regard to dust, pollution and noise, as a result thereof, may occur.

#### 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 course 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.

**P. Moloj, City Manager**

(Notice No. 708/2005)

July 2005

## 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 31** 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 350 VAN DIE PLAAS LANGLAAGTE 224 IQ TOEGESTAAN IS

#### 1. STIGTINGSVOORWAARDES

##### (1) Naam

Die naam van die dorp is Crown City Uitbreiding 31.

##### (2) Ontwerp

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 6195/2004.

**(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 dorpsstigting, 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**

Toegang tot of uitgang vanuit die dorp moet voorsien word tot tevredeheid van die plaaslike bestuur en Johannesburg Roads Agency (Edms) Bpk.

**(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 maar uitgesonderd die volgende servitute 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. N0. 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 S.G. 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 – cancelled in terms of Notarial Deed of Servitude K734/2002 vide diagram S.G. No. A 6452/1994.*
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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 to 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: Right of way servitudes in favour of the City of Johannesburg vide diagram S.G. No. 10504/2003.*
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) 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 kraging as gevolg van vorige, huidige of toekomstige mynbedrywighede, aanvaar die geregistreerde eienaar daarvan alle verantwoordelikheid vir enige skade daaraan en aan enige struktuur daarop wat mag voortspruit uit sodanige insinking, grondversakking, skok of kraging.

(b) Aangesien elke erf deel vorm van 'n gebied wat onderworpe is of mag wees aan stof, besoedeling en geraas as gevolg van vorige, huidige of toekomstige herwinningsaktiwiteite in die omgewing daarvan, aanvaar die geregistreerde eienaar van elke erf dat ongerief met betrekking tot stof, besoedeling en geraas, as gevolg daarvan, mag voorkom.

**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 rioolhoofpypleiding, en ander werke wat hy volgens goeddunke 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.

**P. Moloï, Stadsbestuurder**  
(Kennisgewing Nr 708/2005)  
Julie 2005.

**LOCAL AUTHORITY NOTICE 1767**

**AMENDMENT SCHEME 01-1122**

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 31**. 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 01-1122.

**P. Moloï, City Manager**  
(Notice No. 709/2005)  
July 2005

**PLAASLIKE BESTUURSKENNISGEWING 1767**

**WYSIGINGSKEMA 01-1122**

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 31** 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 01-1122.

**P. Moloï, Stadsbestuurder**  
(Kennisgewing 709/2005)  
Julie 2005.

