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IMPORTANT NOTICE

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 770

EKURHULENI METROPOLITAN MUNICIPALITY
(BENONI CUSTOMER CARE CENTRE)
DECLARATION AS AN APPROVED TOWNSHIP

In terms of Section 103(1) of the Town-planning and Townships Ordinance, 1986, (Ordinance 15 of 1986), the Ekurhuleni Metropolitan Municipality (Benoni Customer Care Centre) hereby declares Crystal Park Extension 32 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 CRYSTAL PARK DEVELOPMENTS (PTY) LTD (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER), UNDER THE PROVISIONS OF CHAPTER III PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 369 OF THE FARM VLAKFONTEIN 69 I.R. HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Crystal Park Extension 32.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 4514/2010.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitude's, if any, including the reservation of rights to minerals, but excluding:-

1.3.1 The following conditions which, due to the geographic locality thereof, do not affect the township area:

1.3.1.1 Condition 1, page 2, in Deed of Transfer No. T64695/2008 which refers to Certificate of Mineral Rights No. K2355/1976 R.M., which reads as follows:

"1. Daardie gedeelte van die eiendom hieronder gehou, aangedui deur die figuur A'B'C'F'G'H'J'K'L'M'N'O'P'Q'R'S'T'U'V'W'X'Y' op kaart S.G. Nr A722/78 aangeheg by Sertifikaat Van Verenigde Titel T22259/1978 waarvan die eiendom hiermee getranspoteer 'n deel vorm, is onderhewig aan die voorbehoud van alle regte op minerale ten gunste van GENERAL MINING AND FINANCE CORPORATION LIMITED, soos meer volledig sal blyk uit Sertifikaat van Minerale Regte Nr. K2355/76 RM, geregistreer op 12 Augustus 1976, ten opsigte van Gedeelte 2 (Nooitgedacht) van die plaas VLAKFONTEIN Nr. 69, Registrasie Afdeling I.R. Transvaal, groot 461,8006 (VIER HONDERD EEN EN SESTIG KOMMA AGT NUL NUL SES) hektaar."

1.3.1.2 Condition 4, page 3, in Deed of Transfer No. T64695/2008 which refers to Notarial Deed of Servitude No. K1027/1978S, as defined on Diagram S.G. No.A6174/77, which reads as follows:

"4. Die voormalige Resterende Gedeelte van Gedeelte 78 van die plaas VLAKFONTEIN Nr. 69, Registrasie Afdeling I.R. Transvaal, groot as sodanig 410,7044 (VIER HONDERD EN TIEN KOMMA SEWE NUL VIER VIER) hektaar, aangedui deur die figuur A B C F' y z a' WXYZA'B'C'D'E'F'G'H'I'J'K'L'M'O'P'Q'R'S'T'U'V'W'X'Y' op Kaart S.G. Nr. A722/78 aangeheg by Sertifikaat van Verenigde Titel T1159/1978 is onderhewig aan sekere serwitute vir rioleerpomphoofleiding en pompstasiedoeleindes

ten gunste van die Stadsraad van Benoni soos meer volledig sal blyk uit Notariële Akte Nr. K102/78S, gedateer 14 April 1978.”

1.3.1.3 Condition 6, page 4, in Deed of Transfer No. T64695/2008 which refers to Notarial Deed of Servitude No.K3154/1983S, as defined on Diagram S.G. No.A7754/82, which reads as follows:

“6. By Notarial Deed No. K3154/83 dated 29 August 1983 the within mentioned property is subject to a right in perpetuity to the use for municipal purposes of:

(i) A strip of ground as defined by the letters ABCDEFG on Diagram S.G. No. A7754/82 annexed thereto.

(ii) A strip of group as defined by the letters JHKL on Diagram S.G. No. A7754/82 annexed thereto as will more fully appear from reference to the said Notarial Deed.”

1.3.2 The following condition which affects a street (Jenkins Road) in the township only:

1.3.2.1 Condition 7, page 4, in Deed of Transfer No. T64695/2008 which refers to Notarial Deed of Servitude No. K1768/1984S, as defined on Diagram S.G. No. A9773/83, which reads as follows:

“7. By Notarial Deed K1768/84 dated 4 May 1984 the within mentioned property is subject to the right in perpetuity to the use of a servitude for municipal purposes in favour of the Town Council of Benoni, as will fully appear from reference to the said Deed.”

1.3.2.2 Condition 8, page 4, in Deed of Transfer No. T64695/2008 which refers to Notarial Deed of Servitude No. K5530/1997S, as defined on Diagram S.G. No. A9715/1994, which reads as follows:

“8. By virtue of Notarial Deed of Servitude No. K5530/97 dated the 7th of August 1997 the within mentioned property is subject to a perpetual servitude for municipal purposes 2 metres wide, the centre line of which servitude is indicated by the lines ABCDE and FGH on diagram S.G. No. A9715/1994 in favour of the City Council of Greater Benoni as will more fully appear from the said Notarial Deed with the said diagram thereto annexed.”

1.3.3 The following condition which affects a street (Van Ryn Road) in the township only:

1.3.3.1 Condition 9, page 5, in Deed of Transfer No. T64695/2008 which refers to Notarial Deed of Servitude No. K1213/2001S, as defined on Diagram S.G. No. A5896/1999, which reads as follows:

“9. By virtue of Notarial Deed of Servitude No. K1213/2001S dated the 30th August 2000 the withinmentioned property is subject to a perpetual servitude for municipal purposes indicated by the letters ABCDEFGHJKLMN on diagram S.G. No. A5896/1999 in favour of the City Council of Greater Benoni as will more fully appear from the said Notarial Deed with the said diagram thereto annexed.”

1.4 STORMWATER DRAINAGE AND STREET CONSTRUCTION

1.4.1 The township owner shall, on request by the local authority, submit for its approval a detailed scheme complete with plans, sections and specifications prepared by a Professional Engineer who shall be a member of the South African Association of Consulting Engineers or S.A.B.T.A.C.O. for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, surfacing, kerbing and channeling of the streets therein together with the provisions of such retaining walls as may be considered necessary by the local authority. Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

1.4.2 The township owner shall, when required to do so by the Local Authority, carry out the approved scheme at its own expense on behalf of and to the satisfaction of the local authority under the supervision of the appointed professional engineer and shall, for this purpose, provide financial guarantees to the local authority as determined by it.

1.4.3 The township owner shall be responsible for the maintenance of the streets and stormwater drainage system to the satisfaction of the local authority until the streets and stormwater drainage system have been constructed as set out in sub-clause 1.4.2 above

1.4.4 Should the township owner fail to comply with the provisions of 1.4.1, 1.4.2 and 1.4.3 hereto the local authority shall be entitled to do the work at the cost of the township owner.

1.5 OBLIGATIONS IN REGARD TO ENGINEERING SERVICES

The township owner shall within such period as the local authority may determine, fulfill its obligations in respect of the provision of water, electricity, and sanitary services and the installation of systems therefore, as previously agreed upon between the township owner and the local authority.

1.6 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with those of adjoining public roads, for all stormwater running off or being diverted from the roads to be received and disposed of.

1.7 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, within a period of six (6) months from the date of publication of this notice.

1.8 PRECAUTIONARY MEASURES

The township owner shall at its own expense, make arrangements with the local authority in order to ensure that the recommendations as laid down in the geologist report are complied with and, when required, engineering certificates for the foundations of the structures are submitted.

1.9 REMOVAL OF LITTER

The township owner shall at its own expense cause all the litter within the township area to be removed to the satisfaction of the local authority, when required by the local authority to do so.

1.10 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If, by reason of the establishment of the township, it becomes necessary to remove or replace any existing services, the cost thereof shall be borne by the township owner.

1.11 ACCESS

Ingress to and egress from the township shall be to the satisfaction of Infrastructure Services: Roads, Transport and Civil Works Department.

2. CONDITIONS OF TITLE

2.1 All erven, with the exception of Erven 6139, 6168, 6216 and 6217, for Public Open Space purposes, shall be subjected to the following conditions, imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

- 2.1.1 The erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.
- 2.1.2 No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2m thereof.
- 2.1.3 The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.
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LOCAL AUTHORITY NOTICE 771

**EKURHULENI METROPOLITAN MUNICIPALITY
(BENONI CUSTOMER CARE CENTRE)
NOTICE OF BENONI AMENDMENT SCHEME No. 1/2160**

The Ekurhuleni Metropolitan Municipality (Benoni Customer Care Centre) hereby, in terms of the provisions of Section 125(1) of the Town –planning and Township Ordinance, 1986, declares that it has adopted an amendment scheme being an amendment of the Benoni Town Planning Scheme, 1/1947, comprising the same land as included in the township of Crystal Park Extension 32.

Map 3 and the scheme clauses of the amendment scheme are available for inspection at all reasonable times at the office of the Area Manager, City Planning Department, Ekurhuleni Metropolitan Municipality (Benoni Customer Care Centre), 6th Floor, Treasury Building, Elston Avenue, Benoni and shall come into operation on the date of this publication.

**KHAYA NGEMA, CITY MANAGER, EKURHULENI METROPOLITAN MUNICIPALITY, 2nd FLOOR,
HEAD OFFICE BUILDING, CORNER CROSS AND ROSE STREETS, GERMISTON, PRIVATE BAG
X 1069, GERMISTON, 1400**

13 JUNE 2012
NOTICE NO.: CD19/2012
