

***THE PROVINCE OF
GAUTENG***



***DIE PROVINSIE VAN
GAUTENG***

Provincial Gazette Provinsiale Koerant

EXTRAORDINARY • BUITENGEWOON

Selling price • Verkoopprys: **R2.50**
Other countries • Buitelands: **R3.25**

Vol. 22

PRETORIA
3 MARCH 2016
3 MAART 2016

No. 74

We all have the power to prevent AIDS



Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

***N.B. The Government Printing Works will
not be held responsible for the quality of
"Hard Copies" or "Electronic Files"
submitted for publication purposes***

ISSN 1682-4525



9 771682 452005

00074



Government Printing Works

Notice submission deadlines

Government Printing Works has over the last few months implemented rules for completing and submitting the electronic Adobe Forms when you, the customer, submit your notice request.

In line with these business rules, GPW has revised the notice submission deadlines for all gazettes. Please refer to the GPW website www.gpwonline.co.za to familiarise yourself with the new deadlines.

CANCELLATIONS

Don't forget!

Cancellation of notice submissions are accepted by GPW according to the deadlines stated in the table above.

Non-compliance to these deadlines will result in your request being failed. **Please pay special attention to the different deadlines for each gazette.**

Please note that any notices cancelled after the cancellation deadline will be published and charged at full cost.

Requests for cancellation must be sent by the original sender of the notice and must accompanied by the relevant notice reference number (N-) in the email body.

AMENDMENTS TO NOTICES

take note!

With effect from 01 October, GPW will not longer accept amendments to notices. The cancellation process will need to be followed and a new notice submitted thereafter for the next available publication date.

CUSTOMER INQUIRIES



Many of our customers request immediate feedback/confirmation of notice placement in the gazette from our Contact Centre once they have submitted their notice – While GPW deems it one of their highest priorities and responsibilities to provide customers with this requested feedback and the best service at all times, we are only able to do so once we have started processing your notice submission.

GPW has a **2-working day turnaround time for processing notices** received according to the business rules and deadline submissions.

Please keep this in mind when making inquiries about your notice submission at the Contact Centre.

PROOF OF PAYMENTS



GPW reminds you that all notice submissions **MUST** be submitted with an accompanying proof of payment (PoP) or purchase order (PO). If any PoP's or PO's are received without a notice submission, it will be failed and your notice will not be processed.

When submitting your notice request to submit.egazette@gpw.gov.za, please ensure that a purchase order (GPW Account customer) or proof of payment (non-GPW Account customer) is included with your notice submission. All documentation relating to the notice submission must be in a single email.

A reminder that documents must be attached separately in your email to GPW. (In other words, your email should have an Adobe Form plus proof of payment/purchase order – 2 separate attachments – where notice content is applicable, it should also be a 3rd separate attachment).

REMINDER OF THE GPW BUSINESS RULES

- ☐ Single notice, single email – with proof of payment or purchase order.
- ☐ All documents must be attached separately in your email to GPW.
- ☐ 1 notice = 1 form, i.e. each notice must be on a separate form
- ☐ Please submit your notice **ONLY ONCE**.
- ☐ Requests for information, quotations and inquiries must be sent to the Contact Centre **ONLY**.
- ☐ The notice information that you send us on the form is what we publish. Please do not put any instructions in the email body.



eGazette



CONTENTS

	<i>Gazette No.</i>	<i>Page No.</i>
LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS		
328 Town Planning and Townships Ordinance, 1986: Crystal Park Extension 58.....	74	4

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 328 OF 2016

EKURHULENI METROPOLITAN MUNICIPALITY
BENONI CUSTOMER CARE AREA

DECLARATION AS AN APPROVED TOWNSHIP

In terms of the provisions of Section 103(1) of the Town-planning and Townships Ordinance, 1986, the Ekurhuleni Metropolitan Municipality hereby declares Crystal Park Extension 58 Township situated on Portion 413 of the Farm Vlakfontein Number 69 IR 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 PROPRIETARY LIMITED, REGISTRATION NUMBER 2008/005207/07 (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 413 OF THE FARM VLAKFONTEIN 69 IR HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be **Crystal Park Extension 58**.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No: 2334/2015.

(3) STORMWATER DRAINAGE AND STREET CONSTRUCTION

- (a) 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 channelling 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.
- (b) 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.
- (c) 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 (b) above.
- (d) Should the township owner fail to comply with the provisions of (a), (b) and (c) hereto the local authority shall be entitled to do the work at the cost of the township owner.

(4) OBLIGATIONS IN REGARD TO ENGINEERING SERVICES

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 and the installation of systems therefor, as previously agreed upon between the township owner and the Local Authority.

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

(6) 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.

(7) 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 shall be submitted.

(8) REMOVAL OF LITTER

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

(9) REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

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

(10) ACCESS

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

2 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

(a) **Excluding the following servitudes which do not affect the township due to its location:**

1. Die voormalige Resterende Gedeelte van Gedeelte 78 van die plaas Vlakfontein Nr. 69, Registrasie Afdeling IR, Transvaal, groot as sodanige 410,7044 (vier honderd en tien komma sewe nul vier vier) hektaar, aangedui deur die figuur A B C F' y z a' W X Y Z A' 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 SG Nr. A722/1978 aangeheg by Sertifikaat van Verenigde Titel T1159/1978 is onderhewig aan sekere servitude vir rioleerpompvoerleiding- en pompstasiedoeleindes ten gunste van die Stadsraad van Benoni soos meer volledig sal blyk uit Notariële Akte Nr. K1027/1978S, gedateer 14 April 1978.

2. The former Remaining Extent of Portion 94 of the farm Vlakfontein 69, Registration Division IR, Province of Gauteng, in extent 445,2378 (four hundred and forty five comma two three seven eight) hectares, of which the property hereby registered forms a portion, is subject to the following condition:

By Notarial Deed No. K3154/1983 dated 29 April 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 SG No. A7754/1982 annexed thereto.
 - (ii) A strip of ground as defined by the letters HJKL on Diagram SG No. A7754/1982 annexed thereto as will more fully appear from reference to the said Notarial Deed.
3. The former Remaining Extent of Portion 94 of the farm Vlakfontein 69, Registration Division IR, Province of Gauteng, in extent 336,4721 (three hundred and thirty six comma four seven two one) hectares, of which the property hereby registered forms a portion, is subject to the following condition:

By Notarial Deed K1768/1984 dated 4 May 1984 the withinmentioned 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 more fully appear from reference to the said Deed.

4. The former Remaining Extent of Portion 94 of the farm Vlakfontein 69, Registration Division IR, Province of Gauteng, in extent 277,0736 (two hundred and seventy seven comma zero seven three six) hectares, of which the property hereby registered forms a portion, is subject to the following condition:

By virtue of Notarial Deed of Servitude No. K5530/1997S dated the 7th of August 1997 the withinmentioned property is subject to a perpetual servitude for municipal purposes 2 metres wide, the centre line of which servitude is indicated by the line abcd on Diagram SG No. 1221/2012 in favour of the City Council of Greater Benoni as will more fully appear from the said Notarial Deed.

5. The former Remaining Extent of Portion 94 of the farm Vlakfontein 69, Registration Division IR, Province of Gauteng, measuring 208,5944 (two hundred and eight comma five nine four four) hectares, of which the property hereby registered forms a portion, is subject to the following condition:

The withinmentioned property is subject to a servitude for substation purposes, as defined by the letters ABCDA on Diagram SG No. 3864/2011 in favour of the local authority as will more fully appear from Notarial Deed of Servitude No. K5902/2015S.

(b) **Excluding the following servitude which only affects a street (Van Ryn Road) in the township only:**

1. The former Remaining Extent of Portion 94 of the farm Vlakfontein 69, Registration Division IR, Province of Gauteng, in extent 272,4539 (two hundred and seventy two comma four five three nine) hectares, of which the property hereby registered forms a portion, is subject to the following condition:

By virtue of Notarial Deed of Servitude No. K1213/2001S dated the 30th of August 2000 the withinmentioned property is subject to a perpetual servitude for municipal purposes indicated by the letters s1 s2 F G s1 on Diagram SG No. 2333/2015 in favour of the City Council of Greater Benoni as will more fully appear from the said Notarial Deed."

3 CONDITIONS OF TITLE

- (1) All erven shall be subject to the following conditions, imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986.
- (a) 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.
 - (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 2m thereof.
 - (c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.
- (2) Erven 7071 and 7078 shall be subject to the following condition:
- (a) The erf is subject to a servitude for municipal purposes, 3m wide, in favour of the local authority, as indicated on the general plan.
-

LOCAL AUTHORITY NOTICE

NOTICE OF APPROVAL EKURHULENI METROPOLITAN MUNICIPALITY EKURHULENI AMENDMENT SCHEME B0093.

The Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of Section 125(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), declares that it has approved an amendment of the Ekurhuleni Town Planning Scheme, 2014, comprising the same land as included in the township of **CRYSTAL PARK EXTENSION 58**.

The amendment scheme documents will lie for inspection during normal office hours at the offices of the Head of Department: City Planning, Ekurhuleni Metropolitan Municipality, and at the offices of the Area Manager: Mr Mdumiseni Mkhize, Benoni Civic Centre; as well as at the Gauteng Provincial Government, Office of the Premier, Gauteng Planning Division.

This amendment scheme is known as Ekurhuleni Amendment Scheme B0093 and shall come into operation from date of publication of this notice.

Khaya Ngema, City Manager
2nd Floor, Head Office Building,
Cnr Cross & Roses Streets,
Germiston
Notice Reference No. CD01/2016

JAB/11431/jc

Printed by the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001,
for the **Gauteng Provincial Administration**, Johannesburg.

Contact Centre Tel: 012-748 6200. eMail: info.egazette@gpw.gov.za
Publications: Tel: (012) 748 6053, 748 6061, 748 6065