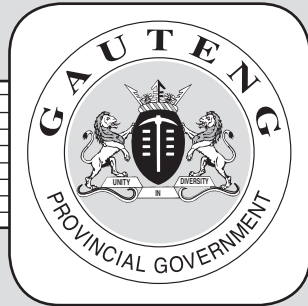


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE VAN
GAUTENG**

Provincial Gazette Provinsiale Koerant

EXTRAORDINARY • BUITENGEWOON

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

Vol. 23

PRETORIA
9 FEBRUARY 2017
9 FEBRUARIE 2017

No. 29

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

00029



IMPORTANT NOTICE:

THE GOVERNMENT PRINTING WORKS WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS THAT MIGHT OCCUR DUE TO THE SUBMISSION OF INCOMPLETE / INCORRECT / ILLEGIBLE COPY.

No FUTURE QUERIES WILL BE HANDLED IN CONNECTION WITH THE ABOVE.

CONTENTS

	<i>Gazette No.</i>	<i>Page No.</i>
LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS		
124	Town Planning and Townships Ordinance, 1986: Crystal Park Extension 64.....	29 3

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 124 OF 2017

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 64** TOWNSHIP situated on Portion 414 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 (RF) 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 414 OF THE FARM VLAKFONTEIN 69 IR HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be **Crystal Park Extension 64**.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No: 2382/2015.

1.3 LAND FOR MUNICIPAL PURPOSES

1.3.1 Erf 7374 shall be transferred to the local authority by and at the expense of the township owner as park (Public Open Space).

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 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.

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, 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.

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 and 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 shall be submitted.

1.9 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.

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 municipal 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 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

2.1 The following servitudes which do not affect the township due to its location:

2.1.1 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, together with ancillary rights to the use for municipal purposes of:

- (i) A strip of ground as defined by the letters ABCDEFG on Diagram S.G. No. A7754/1982 annexed hereto.
- (ii) A strip of ground as defined by the letters HJKL on Diagram S.G. No. A7754/1982 annexed thereto as will more fully appear from reference to the said Notarial Deed.

- 2.1.2 The former Remaining Extent of Portion 94 of the farm Vlakfontein 69, Registration Division IR, Province of Gauteng, in extent 336,472 (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, together with ancillary rights, as will more fully appear from reference to the said Deed.

- 2.1.3 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 S.G. No. 1221/2012 in favour of the City Council of Greater Benoni, together with ancillary rights, as will more fully appear from the said Notarial Deed.

- 2.1.4 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 S.G. No. 3864/2011 in favour of the local authority, together with ancillary rights, as will more fully appear from Notarial Deed of Servitude No. K5902/2015S.

- 2.2 The following servitude which affects Erven 7143 to 7164, 7187, 7374 (Park) and a street (Van Ryn Road) in the township only:

- 2.2.1 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 August 2000 the withinmentioned property is subject to a perpetual servitude for municipal purposes indicated by the letters s1 C D E s3 s2 s1 on Diagram S.G. No. 2381/2015 in favour of the City Council of Greater Benoni, together with ancillary rights, as will more fully appear from the said Notarial Deed.

3. CONDITION OF TITLE

- 3.1 All erven, with the exception of Erf 7374 (Park) for public open space purposes, shall be subject to the following condition, imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986:

- 3.1.1 The local authority shall be entitled to deposit temporarily on the land such material as may be excavated by it during the course of construction, maintenance or removal of 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.
-

LOCAL AUTHORITY NOTICE

NOTICE OF APPROVAL
EKURHULENI METROPOLITAN MUNICIPALITY
EKURHULENI AMENDMENT SCHEME B0105.

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 64**.

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 B0105 and shall come into operation from date of publication of this notice.

Dr Imogen Mashazi
City Manager
Civic Centre, Cross Street,
Germiston

Notice Reference No. CD09/2017.

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