

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
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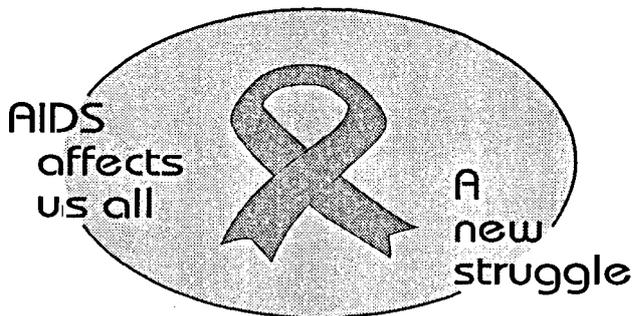
Vol. 10

PRETORIA, 8 JUNE  
JUNIE 2004

No. 218

**We all have the power to prevent AIDS**

AIDS  
affects  
us all



A  
new  
struggle

Prevention is the cure

**AIDS  
HELPLINE**

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DEPARTMENT OF HEALTH



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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 1037

#### 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 6** 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 327 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 6.

**(2) Design**

The township shall consist of erven as indicated on General Plan S.G. No. 8197/1999.

**(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 along the lines of no access as indicated on the layout plan of the township, without the written consent of the local authority first having been obtained.

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

**(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 required by the local authority to do so.

**(8) Safeguarding of underground workings**

The township owner shall at its own costs, make adequate provision to the satisfaction of the Inspector of Mines (Gauteng Region), to prevent any water from entering underground workings through outcrop workings or shaft openings and the existing stormwater drains, if any, shall be properly maintained and protected.

**(9) Restriction on the transfer of erven**

The erven in the township shall not be alienated or transferred into the name of any purchaser, without the written consent of the local authority first having been obtained, which consent shall not be granted unless:-

- (a) the township owner had taken the necessary steps to permanently seal the ventilation shaft on Erf 19 to the satisfaction of the Inspector of Mines (Gauteng)

Region) and had submitted proof thereof to the local authority. This restriction shall only be applicable to the first transfer of the erf from the township register.

- (b) the township owner had remove all mine residue from each erf in the township to the satisfaction of the Inspector of Mines (Gauteng Region) and had submitted proof thereof to the local authority. This restriction shall only be applicable to the first transfer of each erf from the township register.

**(10) Disposal of existing Conditions of Title**

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, but excluding the following which do not affect the township:

- (a) *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 vide diagram S.G. No. A2327/1914.*
- (b) *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 vide diagram S.G. No. 2496/1928.*
- (c) *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 599/1941S registered 22<sup>nd</sup> October, 1941 vide diagram S.G. No. A2408/1929 and S.G. No. 2631/1940.*
- (d) *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 vide diagram S.G. No. 976/1931.*
- (e) *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 vide diagram S.G. No. 1051/1930.*
- (f) *A servitude for the discharge of water over Portions N and U as will more fully appear from Notarial Deed No. 889/1936S, registered the 11<sup>th</sup> November, 1936.*
- (g) *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 the 11<sup>th</sup> November, 1936 vide diagram S.G. No.195/1933.*
- (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 vide diagram S.G. No.1571/1939.*
- (i) *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.*
- (j) *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 S.G. No. A3603/1974 and A3602/1974:*
- (i) *A servitude of right of way 10m wide in perpetuity in favour of Crown Mines Ltd;*
- (ii) *A perpetual servitude for underground electric cables in favour of the Electricity Supply Commission.*
- (k) *Notice of Expropriation Ex 300/1971 in favour of the City of Johannesburg.*
- (l) *An electric power line servitude in favour of ESKOM registered in terms of Notarial Deed of Servitude No. K1000/1982S as amended by Notarial Deed of Servitude No. K332/1984 vide diagram S.G. No.5045/1983.*
- (m) *An electric power line servitude in favour of ESKOM registered in terms of Notarial Deed of Servitude No. K1901/1984S.*

- (n) *By virtue of Notarial Deed of Cancellation of Servitude K306/85S the parties Crown and Sanlam agreed that the servitude of pipeline marked GHJKLMNPO on diagram S.G. No. A195/1933 can be cancelled insofar as it affects Portion 57 of the farm Langlaagte 224 IQ, in extent 3,0509ha held under Deed of Transfer T29805/1980 as will more fully appear from the said Notarial Deed of Cancellation of Servitude.*
- (o) *Notarial Deed No. 116/1907S: Servitude of Water Right in favour of Paarl Central Gold Mining and Exploration Company Limited.*
- (p) *Notarial Deed No. K2723/1991S: Perpetual right of way servitude in favour of the City Council of Johannesburg vide diagram S.G. No. A 834/1990.*
- (q) *Notarial Deed No. K6185/1999S: Right of way servitude and municipal purposes vide diagram S.G. No. 8075/1999.*
- (r) *Notarial Deed No. K4097/1998S: Right of way servitude and municipal purposes vide diagram S.G. No. A 5692/1995.*
- (s) *Notarial Deed No. K734/2002S: servitude for Electric Power Line Transmission vide diagram S.G. No. A6452/1994.*
- (t) *EX 82/1987: in favour of the Department of Post and Telecommunications.*

**(11) Notarial tie of erven**

- (a) Erven 19 and 20 shall, after proclamation and at the cost of the township owner, be notari- ally tied to the satisfaction of the local authority, should the existing structures on the erven be retained.
- (b) Erven 21 and 22 shall, after proclamation and at the cost of the township owner, be notari- ally tied to the satisfaction of the local authority, should the existing structures on the erven be retained.

**(12) 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**

**A. Conditions imposed by the Department of Minerals and Energy.**

**All erven**

- (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) No building, road, railway line or structure shall be erected or laid out within a horizontal distance of 100m from mine works without the written consent of the Inspector of Mines first having been obtained, subject to the conditions and limitations imposed by the latter in terms of Regulation 5.3.5 of the Mineral Act, 1991.

**B. Conditions imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986.**

**All erven**

- (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.

(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 developments (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.

**P. Moloi, City Manager**  
(Notice No. 510/2004)  
June 2004

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## PLAASLIKE BESTUURSKENNISGEWING 1037

### 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 6** 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 327 VAN DIE PLAAS LANGLAAGTE 224 IQ TOEGESTAAN IS

#### 1. STIGTINGSVOORWAARDES

**(1) Naam**

Die naam van die dorp is Crown City Uitbreiding 6.

**(2) Ontwerp**

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 8197/1999.

**(3) Voorsiening en installering van dienste**

Die dorpsienaar 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 alle koste daaraan verbonde deur die dorpseienaar gedra word.

**(5) Ontvangs en versorging van stormwater**

Die dorpseienaar moet die stormwaterdreinerings van die dorpsgebied 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 lyne van geen toegang soos aangedui op die uitlegplan van die dorp, sonder dat die skriftelike toestemming van die plaaslike bestuur eers verkry is nie.

(b) Toegang tot of uitgang vanuit die dorp moet tot tevreedenheid van die plaaslike bestuur en Johannesburg Roads Agency (Edms) Bpk wees.

**(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 wanneer die plaaslike bestuur dit vereis.

**(8) Beveiliging van ondergrondse werke**

Die dorpseienaar moet op eie koste, voldoende voorsiening maak tot tevreedenheid van die Inspekteur van Myne (Gauteng Streek), om te verhoed dat enige water ondergrondse werke deur klipriwwe of skagopenings binnedring en bestaande stormwaterriole, indien enige, moet behoorlik instand gehou en beveilig word.

**(9) Beperking op die oordrag van erwe**

Die erwe in die dorp mag nie vervreem of oorgedra word in naam van 'n koper, sonderdat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie, welke toestemming nie gegee sal word tensy:-

- (a) die dorpseienaar die nodige stappe geneem het om die ventilasieskag op Erf 19 permanent te seël tot tevreedenheid van die Inspekteur van Myne (Gauteng Streek) en bewys daarvan aan die plaaslike bestuur gelewer is. Hierdie beperking sal slegs van toepassing wees op die eerste oordrag van die erf vanuit die dorperegister.
- (b) die dorpseienaar alle mynafval van elke erf in die dorp verwyder het tot tevreedenheid van die Inspekteur van Myne (Gauteng Streek) en bewys daarvan aan die plaaslike bestuur gelewer is. Hierdie beperking sal slegs van toepassing wees op die eerste oordrag van die erf vanuit die dorperegister.
- (c)

**(10) Beskikking oor bestaande Titellovoorwaardes**

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd die volgende wat nie die dorp raak nie:

- (a) *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 vide diagram S.G. No. A2327/1914.*
- (b) *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 vide diagram S.G. No. 2496/1928.*
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- (f) *A servitude for the discharge of water over Portions N and U as will more fully appear from Notarial Deed No. 889/1936S, registered the 11<sup>th</sup> November, 1936.*
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- (i) *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.*
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- (l) *An electric power line servitude in favour of ESKOM registered in terms of Notarial Deed of Servitude No. K1000/1982S as amended by Notarial Deed of Servitude No. K332/1984 vide diagram S.G. No.5045/1983.*
- (m) *An electric power line servitude in favour of ESKOM registered in terms of Notarial Deed of Servitude No. K1901/1984S.*
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- (q) *Notarial Deed No. K6185/1999S: Right of way servitude and municipal purposes vide diagram S.G. No. 8075/1999.*
- (r) *Notarial Deed No. K4097/1998S: Right of way servitude and municipal purposes vide diagram S.G. No. A 5692/1995.*
- (s) *Notarial Deed No. K734/2002S: servitude for Electric Power Line Transmission vide diagram S.G. No. A6452/1994.*
- (t) *EX 82/1987: in favour of the Department of Post and Telecommunications.*

**(11) Notariële verbinding van erwe**

(a) Erwe 19 en 20 sal na proklamasie en op eie koste van die dorpseienaar, notarieël verbind word tot tevreedenheid van die plaaslike bestuur, indien die bestaande strukture op die erwe behou word.

(b) Erwe 21 en 22 sal na proklamasie en op eie koste van die dorpseienaar, notarieël verbind word tot tevreedenheid van die plaaslike bestuur, indien die bestaande strukture op die erwe behou word.

**(12) 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**

**A. Voorwaardes opgelê deur die Departement van Minerale en Energie.**

**Alle erwe**

(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) Geen gebou, pad, spoorlyn of struktuur mag opgerig of uitgelê word binne 'n horisontale afstand van 100m vanaf mynwerke sonder dat die skriftelike toestemming van die Inspekteur van Myne eers vooraf verkry is nie, onderworpe aan die voorwaardes en beperkings vasgetel deur laasgenoemde ingevolge Regulasie 5.3.5 van die Mineraalwet, 1991.

(c) 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 (Wet 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.**

**Alle erwe**

(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 goeë dunnke 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. Moloj, Stadsbestuurder  
(Kenningsgewing Nr 510/2004)  
Junie 2004.

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## LOCAL AUTHORITY NOTICE 1038

### AMENDMENT SCHEME 6832

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 6**. 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 6832.

**P. Moloj, City Manager**  
(Notice No. 511/2004)  
June 2004

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## PLAASLIKE BESTUURSKENNISGEWING 1038

### WYSIGINGSKEMA 6832

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 6** 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 6832.

**P. Moloj, Stadsbestuurder**  
(Kenningsgewing 511/2004)  
Junie 2004.

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**LOCAL AUTHORITY NOTICE 1039**

**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 7** 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 328 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 7.

**(2) Design**

The township shall consist of erven as indicated on General Plan S.G. No. 8198/1999.

**(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 along the lines of no access as indicated on the layout plan of the township, without the written consent of the local authority first having been obtained.

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

**(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 required by the local authority to do so.

**(8) Safeguarding of underground workings**

The township owner shall at its own costs, make adequate provision to the satisfaction of the Inspector of Mines (Gauteng Region), to prevent any water from entering underground workings through outcrop workings or shaft openings and the existing stormwater drains, if any, shall be properly maintained and protected.

**(9) Disposal of existing Conditions of Title**

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, but excluding the following which do not affect the township:

(a) *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 vide diagram S.G. No. A2327/1914.*

- (b) *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 vide diagram S.G. No. 2496/1928.*
- (c) *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 599/1941S registered on 22<sup>nd</sup> October, 1941 vide diagram S.G. No. A2408/1929 and S.G. No. 2631/1940.*
- (d) *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 vide diagram S.G. No. 976/1931.*
- (e) *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. 11/1931S, vide diagram S.G. No 1051/1930 registered on 23rd January, 1931.*
- (f) *A servitude for the discharge of water over Portions N and U as will more fully appear from Notarial Deed No. 889/1939, S., registered the 11<sup>th</sup> November, 1936.*
- (g) *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 the 11<sup>th</sup> November, 1936 vide diagram S.G. No.195/1933.*
- (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 vide diagram S.G. No.1571/1939.*
- (i) *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.*
- (j) *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 S.G. No. A3603/1974 and A3602/1974:*
- (i) *A servitude of right of way 10m wide in perpetuity in favour of Crown Mines Ltd;*
- (ii) *A perpetual servitude for underground electric cables in favour of the Electricity Supply Commission.*
- (k) *Notice of Expropriation Ex 300/1971 in favour of the City of Johannesburg.*
- (l) *An electric power line servitude in favour of ESCOM registered in terms of Notarial Deed of Servitude No. K1000/1982S as amended by Notarial Deed of Servitude No. K332/1984 vide diagram S.G. No.5045/1983.*
- (m) *An electric power line servitude in favour of ESCOM registered in terms of Notarial Deed of Servitude No. K1901/1984S.*
- (n) *By virtue of Notarial Deed of Cancellation of Servitude K306/85S the parties Crown and Sanlam agreed that the servitude of pipeline marked GHJKLMNOP on diagram S.G. No. A195/1933 can be cancelled insofar as it affects Portion 57 of the farm Langlaagte 224 IQ, in extent 3,0509ha held under Deed of Transfer T29805/1980 as will more fully appear from the said Notarial Deed of Cancellation of Servitude.*
- (o) *Notarial Deed No. 116/1907S: Servitude of Water Right in favour of Paarl Central Gold Mining and Exploration Company Limited.*
- (p) *Notarial Deed No. K2723/1991S: Perpetual right of way servitude in favour of the City Council of Johannesburg vide diagram S.G. No. A 834/1990.*
- (q) *Notarial Deed No. K6185/1999S: Right of way servitude and municipal purposes vide diagram S.G. No. 8075/1999.*

- (r) *Notarial Deed No. K4097/1998S: Right of way servitude and municipal purposes vide diagram S.G. No. A 5692/1995.*
- (s) *Notarial Deed No. K734/2002S: servitude for Electric Power Line Transmission vide diagram S.G. No. A6452/1994.*
- (t) *EX 82/1987: in favour of the Department of Post and Telecommunications.*

**(10) Restriction on the transfer of erven**

Erven 23, 24 and 25 shall not be alienated, transferred and/or developed without the written approval of the local authority first having been obtained, which approval shall not be granted unless:-

- (a) suitable access to or egress from the erven to a public road, is available to the satisfaction of the local authority and the Johannesburg Roads Agency (Pty) Ltd: or
- (b) each erf had been notorially tied with an adjacent erf with access to a public road, to the satisfaction of the local authority; and
- (c) all mine residue had been removed from the erven, to the satisfaction of the Inspector of Mines (Gauteng Region) and proof thereof has been submitted to the local authority.

**(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 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**

**A. Conditions imposed by the Department of Minerals and Energy.**

**All erven**

(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) No building, road, railway line or structure shall be erected or laid out within a horizontal distance of 100m from mine works without the written consent of the Inspector of Mines first being had and obtained, subject to the conditions and limitations imposed by the latter in terms of Regulation 5.3.5 of the Mineral Act, 1991.

**B. Conditions imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986.**

**(1) All erven**

(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.

(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.

(e) No erf shall be alienated, transferred and/or developed without the written approval of the local authority first having been obtained. This restriction shall only be applicable to the first transfer of the erf from the township register.

**(2) Erf 25**

The erf is subject to a transformer substation servitude in favour of the local authority as indicated on the General Plan.

**P. Moloi, City Manager**  
(Notice No. 512/2004)  
June 2004

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## PLAASLIKE BESTUURSKENNISGEWING 1039

### 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 7** 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 328 VAN DIE PLAAS LANGLAAGTE 224 IQ TOEGESTAAN IS

#### 1. STIGTINGSVOORWAARDES

**(1) Naam**

Die naam van die dorp is Crown City Uitbreiding 7.

**(2) Ontwerp**

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 8198/1999.

**(3) Voorsiening en installering van dienste**

Die dorpselenaar 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 alle koste daaraan verbonde deur die dorpselenaar gedra word.

**(5) Ontvang en versorging van stormwater**

Die dorpseienaar moet die stormwaterdreinerings van die dorpsgebied 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 soos aangedui op die uitlegplan van die dorp, sonder dat die skriftelike toestemming van die plaaslike bestuur eers verkry is nie.

(b) Toegang tot of uitgang vanuit die dorp moet tot tevredenheid van die plaaslike bestuur en Johannesburg Roads Agency (Edms) Bpk wees.

**(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 wanneer die plaaslike bestuur dit vereis.

**(8) Beveiliging van ondergrondse werke**

Die dorpseienaar moet op eie koste, voldoende voorsiening maak tot tevredenheid van die Inspekteur van Myne (Gauteng Streek), om te verhoed dat enige water ondergrondse werke deur klipriwwe of skagopenings binnedring en bestaande stormwaterriole, indien enige, moet behoorlik instand gehou en beveilig word.

**(9) Beskikking oor bestaande Titelvoorwaardes**

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd die volgende wat nie die dorp raak nie:

- (a) *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 vide diagram S.G. No. A2327/1914.*
- (b) *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 vide diagram S.G. No. 2496/1928.*
- (c) *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 599/1941S registered on 22<sup>nd</sup> October, 1941 vide diagram S.G. No. A2408/1929 and S.G. No. 2631/1940.*
- (d) *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 vide diagram S.G. No. 976/1931.*
- (e) *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. 11/1931S, vide diagram S.G. No. 1051/1930 registered on 23rd January, 1931.*
- (f) *A servitude for the discharge of water over Portions N and U as will more fully appear from Notarial Deed No. 889/1939, S., registered the 11<sup>th</sup> November, 1936.*
- (g) *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 the 11<sup>th</sup> November, 1936 vide diagram S.G. No. 195/1933.*
- (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 vide diagram S.G. No. 1571/1939.*
- (i) *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.*

- (j) *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 S.G. No. A3603/1974 and A3602/1974:*
- (i) *A servitude of right of way 10m wide in perpetuity in favour of Crown Mines Ltd;*
  - (ii) *A perpetual servitude for underground electric cables in favour of the Electricity Supply Commission.*
- (k) *Notice of Expropriation Ex 300/1971 in favour of the City of Johannesburg.*
- (l) *An electric power line servitude in favour of ESCOM registered in terms of Notarial Deed of Servitude No. K1000/1982S as amended by Notarial Deed of Servitude No. K332/1984 vide diagram S.G. No.5045/1983.*
- (m) *An electric power line servitude in favour of ESCOM registered in terms of Notarial Deed of Servitude No. K1901/1984S.*
- (n) *By virtue of Notarial Deed of Cancellation of Servitude K306/85S the parties Crown and Sanlam agreed that the servitude of pipeline marked GHJKLMNPO on diagram S.G. No. A195/1933 can be cancelled insofar as it affects Portion 57 of the farm Langlaagte 224 IQ, in extent 3,0509ha held under Deed of Transfer T29805/1980 as will more fully appear from the said Notarial Deed of Cancellation of Servitude.*
- (o) *Notarial Deed No. 116/1907S: Servitude of Water Right in favour of Paarl Central Gold Mining and Exploration Company Limited.*
- (p) *Notarial Deed No. K2723/1991S: Perpetual right of way servitude in favour of the City Council of Johannesburg vide diagram S.G. No. A 834/1990.*
- (q) *Notarial Deed No. K6185/1999S: Right of way servitude and municipal purposes vide diagram S.G. No. 8075/1999.*
- (r) *Notarial Deed No. K4097/1998S: Right of way servitude and municipal purposes vide diagram S.G. No. A 5692/1995.*
- (s) *Notarial Deed No. K734/2002S: servitude for Electric Power Line Transmission vide diagram S.G. No. A6452/1994.*
- (t) *EX 82/1987: in favour of the Department of Post and Telecommunications.*

**(10) Beperking op die oordrag van erwe**

Erwe 23, 24 en 25 mag nie vervreem, oorgedra en/of ontwikkel word sonder dat die skriftelike goedkeuring vooraf verkry is nie, welke goedkeuring nie gegee sal word tensy:-

- (a) *geskikte toegang tot of uitgang vanuit die erwe na 'n publieke pad, tot tevredenheid van die plaaslike bestuur en die Johannesburg Roads Agency (Edms) Bpk, beskikbaar is;*
- (b) *elke erf tot tevredenheid van die plaaslike bestuur notarieël verbind is met 'n aangrensende erf met toegang tot 'n publieke pad,*
- (c) *alle mynafval van die erwe verwyder is tot te vredenheid van die Inspekteur van Myne (Gauteng Streek) en bewys daarvan aan die plaaslike bestuur gelewer is.*

**(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

### A. Voorwaardes opgelê deur die Departement van Minerale en Energie.

#### Alle erwe

(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) Geen gebou, pad, spoorlyn of struktuur mag opgerig of uitgelê word binne 'n horisontale afstand van 100m vanaf mynwerke sonder dat die skriftelike toestemming van die Inspekteur van Myne eers vooraf verkry is nie, onderworpe aan die voorwaardes en beperkings vasgetel deur laasgenoemde ingevolge Regulasie 5.3.5 van die Mineraalwet, 1991.

### (B) Voorwaardes opgelê deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

#### (1) Alle erwe

(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 toegangs gedeelte 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 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 rioolhoofpypleiding 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 dorpeienaar 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 uitklaringssertifikaat van die Vereniging, waarin gesertifiseer word dat die bepalings van die Konstitusie van die Vereniging nagekom is.

(e) Geen erf mag vervreem, oorgedra en/of ontwikkel word sonder dat die vooraf skriftelike goedkeuring van die plaaslike bestuur eers verkry is nie. Hierdie beperking sal slegs van toepassing wees op die eerste oordrag van die erwe vanuit die dorperegister.

#### (2) Erf 25

Die erf is onderworpe aan 'n transformator substasieserwituut ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.

**P. Moloi, Stadsbestuurder**  
(Kennisgewing Nr 512/2004)  
Junie 2004.

**LOCAL AUTHORITY NOTICE 1040****AMENDMENT SCHEME 6959**

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 7**. 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 6959.

**P. Moloj, City Manager**  
(Notice No. 513/2004)  
June 2004

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**PLAASLIKE BESTUURSKENNISGEWING 1040****WYSIGINGSKEMA 6959**

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 7** 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 6959.

**P. Moloj, Stadsbestuurder**  
(Kennisgewing 513/2004)  
Junie 2004.

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**LOCAL AUTHORITY NOTICE 1041**

**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 9** 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 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 346 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 9.

**(2) Design**

The township shall consist of erven as indicated on General Plan S.G. No. 5152/2003.

**(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**

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

(b) Access to or egress from the township shall be to the satisfaction of the local authority and the 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, including the reservation of rights to minerals, 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. 54/1916S., registered on 13<sup>th</sup> March, 1916 vide diagram S.G. No. A2327/1914..*
- (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. 889/1939, 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. K1901/1984S.*
- (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 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.*
- (r) *Notarial Deed No. K6185/1999S: Right of way servitude and municipal purposes vide diagram S.G. No. 8075/1999.*
- (s) *Notarial Deed No. K4097/1998S: Right of way servitude and municipal purposes vide diagram S.G. No. A 5692/1995.*
- (t) *Notarial Deed No. K734/2002S: servitude for Electric Power Line Transmission vide diagram S.G. No. A6452/1994.*
- (u) *Notarial Deed No. K306/1985S: cancellation of servitude of pipeline.*
- (v) *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 the 11th 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 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) 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. 514/2004)

June 2004

**PLAASLIKE BESTUURSKENNISGEWING 1041**

**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 9** 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 346 VAN DIE PLAAS LANGLAAGTE 224 IQ TOEGESTAAN IS

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

Die naam van die dorp is Crown City Uitbreiding 9.

**(2) Ontwerp**

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 5152/2003.

**(3) Voorsiening en installering van dienste**

Die dorpsseienaar 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 alle koste daaraan verbonde deur die dorpsseienaar gedra word.

**(5) Ontvangs en versorging van stormwater**

Die dorpsseienaar moet die stormwaterdreinerings van die dorpsgebied 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 soos aangedui op die uitlegplan van die dorp.

(b) Toegang tot of uitgang vanuit die dorp moet tot tevredenheid van die plaaslike bestuur en Johannesburg Roads Agency (Edms) Bpk wees.

**(7) Sloping van geboue en strukture**

Die dorpsseienaar 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 wanneer die plaaslike bestuur dit vereis.

**(8) Besikking oor bestaande Titelloosvoorraades**

Alle erwe moet onderworpe gemaak word aan bestaande voorwaarde en servitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd die volgende 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. 54/1916S., registered on 13<sup>th</sup> March, 1916 vide diagram S.G. No. A2327/1914..*
- (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. 889/1939, 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. K1901/1984S.*
- (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 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.*
- (r) *Notarial Deed No. K6185/1999S: Right of way servitude and municipal purposes vide diagram S.G. No. 8075/1999.*
- (s) *Notarial Deed No. K4097/1998S: Right of way servitude and municipal purposes vide diagram S.G. No. A 5692/1995.*
- (t) *Notarial Deed No. K734/2002S: servitude for Electric Power Line Transmission vide diagram S.G. No. A6452/1994.*
- (u) *Notarial Deed No. K306/1985S: cancellation of servitude of pipeline.*
- (v) *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 the 11th 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 dorpsieenaar 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 bepalinge 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 rioolhoofpypleidinge, en ander werke wat hy volgens goeie doedunke 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. Moloi, Stadsbestuurder**  
(Kennisgewing Nr 514/2004)  
Junie 2004.

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**LOCAL AUTHORITY NOTICE 1042****AMENDMENT SCHEME 01-0049**

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 9**. 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 01-0049.

**P. Moloi, City Manager**  
(Notice No. 515/2004)  
June 2004

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**PLAASLIKE BESTUURSKENNISGEWING 1042****WYSIGINGSKEMA 01-0049**

Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepalinge 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 9** 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 01-0049.

**P. Moloi, Stadsbestuurder**  
(Kennisgewing 515/2004)  
Junie 2004.

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**LOCAL AUTHORITY NOTICE 1043****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 10** 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 347 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 10.

**(2) Design**

The township shall consist of erven and the thoroughfare as indicated on General Plan S.G. No. 5153/2003.

**(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**

(a) No access to or egress from the township shall be permitted along the lines of no access as indicated on layout plan 01-0223/1X.

(b) Access to or egress from the township shall be to the satisfaction of the local authority and the 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, including the reservation of rights to minerals, 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. 889/1939, 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 rods, 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. K1901/1984S.*
- (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 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.*
- (r) *Notarial Deed No. K6185/1999S: Right of way servitude and municipal purposes vide diagram S.G. No. 8075/1999.*
- (s) *Notarial Deed No. K4097/1998S: Right of way servitude and municipal purposes vide diagram S.G. No. A 5692/1995.*
- (t) *Notarial Deed No. K734/2002S: servitude for Electric Power Line Transmission vide diagram S.G. No. A6452/1994.*
- (u) *Notarial Deed No. K306/1985S: cancellation of servitude of pipeline.*
- (v) *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 the 11th 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 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) 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. 516/2004)  
June 2004

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**PLAASLIKE BESTUURSKENNISGEWING 1043**

**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 10** 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 347 VAN DIE PLAAS LANGLAAGTE 224 IQ TOEGESTAAN IS

**1. STIGTINGSVOORWAARDES**

**(1) Naam**

Die naam van die dorp is Crown City Uitbreiding 10.

**(2) Ontwerp**

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 5153/2003.

**(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 dorpstigting, nodig is om enige bestaande munisipale, TELKOM en/of ESKOM dienste te verwyder of te vervang, sal alle koste daaraan verbonde deur die dorpseienaar gedra word.

**(5) Ontvangs en versorging van stormwater**

Die dorpseienaar moet die stormwaterdreinerings van die dorpsgebied 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 soos aangedui op uitlegplan 01-0223/1X.

(b) Toegang tot of uitgang vanuit die dorp moet tot tevredenheid van die plaaslike bestuur en Johannesburg Roads Agency (Edms) Bpk wees.

**(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 wanneer die plaaslike bestuur dit vereis.

**(8) Beskikking oor bestaande Titelloosvoorraades**

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd die volgende 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 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. 889/1939, 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. K1901/1984S.*
- (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 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.*
- (r) *Notarial Deed No. K6185/1999S: Right of way servitude and municipal purposes vide diagram S.G. No. 8075/1999.*
- (s) *Notarial Deed No. K4097/1998S: Right of way servitude and municipal purposes vide diagram S.G. No. A 5692/1995.*
- (t) *Notarial Deed No. K734/2002S: servitude for Electric Power Line Transmission vide diagram S.G. No. A6452/1994.*
- (u) *Notarial Deed No. K306/1985S: cancellation of servitude of pipeline.*
- (v) *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 the 11th 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 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 rioolhoofpyleidings, 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 rioolhoofpyleiding en ander werke veroorsaak word.

**P. Moloi, Stadsbestuurder**  
(Kennisgewing Nr 516/2004)  
Junie 2004.

**LOCAL AUTHORITY NOTICE 1044****AMENDMENT SCHEME 01-0223**

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 10**. 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 01-0223.

**P. Moloï, City Manager**  
(Notice No. 517/2004)  
June 2004

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**PLAASLIKE BESTUURSKENNISGEWING 1044****WYSIGINGSKEMA 01-0223**

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 10** 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 01-0223.

**P. Moloï, Stadsbestuurder**  
(Kennisgewing 517/2004)  
Junie 2004.

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## LOCAL AUTHORITY NOTICE 1045

### 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 11** 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 348 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 11.

**(2) Design**

The township shall consist of erven and a thoroughfare as indicated on General Plan S.G. No. 5154/2003.

**(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**

(a) No access to or egress from the township shall be permitted along the lines of no access as indicated on layout plan 01-0360/1X.

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

**(7) Demolition of buildings and structures**

The township owner shall at his 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 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, including the reservation of rights to minerals, 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 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. 889/1939, 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. K1901/1984S.*
- (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 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.*
- (r) *Notarial Deed No. K6185/1999S: Right of way servitude and municipal purposes vide diagram S.G. No. 8075/1999.*
- (s) *Notarial Deed No. K4097/1998S: Right of way servitude and municipal purposes vide diagram S.G. No. A 5692/1995.*
- (t) *Notarial Deed No. K734/2002S: servitude for Electric Power Line Transmission vide diagram S.G. No. A6452/1994.*
- (u) *Notarial Deed No. K306/1985S: cancellation of servitude of pipeline.*
- (v) *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 the 11th November 1936 vide diagram S.G. No. 195/1933.*

**(9) Notarial tie of erven**

Erven 32 and 34 shall, after proclamation of the township and at the cost of the township owner, be notarially tied to the satisfaction of the local authority, prior to the development or transfer of any of the erven in the township.

**(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) 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. Molo, City Manager**  
(Notice No. 518/2004)  
June 2004

**PLAASLIKE BESTUURSKENNISGEWING 1045**

**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 11** 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 348 VAN DIE PLAAS LANGLAAGTE 224 IQ TOEGESTAAN IS

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

Die naam van die dorp is Crown City Uitbreiding 11.

**(2) Ontwerp**

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 5154/2003.

**(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 alle koste daaraan verbonde deur die dorpseienaar gedra word.

**(5) Ontvang en versorging van stormwater**

Die dorpseienaar moet die stormwaterdreinerings van die dorpsgebied 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 lyne van geen toegang soos aangedui op uitlegplan 01-0360/1X.

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

**(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 wanneer die plaaslike bestuur dit vereis.

**(8) Beskikking oor bestaande Titelloosvoorraades**

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd die volgende 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 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. 889/1939, 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. K1901/1984S.*
- (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 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.*
- (r) *Notarial Deed No. K6185/1999S: Right of way servitude and municipal purposes vide diagram S.G. No. 8075/1999.*
- (s) *Notarial Deed No. K4097/1998S: Right of way servitude and municipal purposes vide diagram S.G. No. A 5692/1995.*
- (t) *Notarial Deed No. K734/2002S: servitude for Electric Power Line Transmission vide diagram S.G. No. A6452/1994.*
- (u) *Notarial Deed No. K306/1985S: cancellation of servitude of pipeline.*
- (v) *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 the 11th November 1936 vide diagram S.G. No. 195/1933.*

**(9) Notariële verbinding van erwe**

Erwe 32 en 34 moet na proklamasie van die dorp en op koste van die dorpsieenaar, notarieël verbind word tot tevredenheid van die plaaslike bestuur, voor ontwikkeling of oordrag van enige erf in die dorp.

**(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 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 rioolhoofpypleidings, en ander werke wat hy volgens goeie doedunke 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. Moloi, Stadsbestuurder**  
(Kennisgewing Nr 519/2004)  
Junie 2004.

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**LOCAL AUTHORITY NOTICE 1046**

**AMENDMENT SCHEME 01-0360**

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 11**. 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 01-0360.

**P. Moloi, City Manager**  
(Notice No. 519/2004)  
June 2004

**PLAASLIKE BESTUURSKENNISGEWING 1046**

**WYSIGINGSKEMA 01-0360**

Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepalinge 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 11** 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 01-0360.

**P. Moloi, Stadsbestuurder**  
(Kennisgewing 519/2004)  
Junie 2004.

