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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1778

EKURHULENI METROPOLITAN MUNICIPALITY BENONI CUSTOMER CARE CENTRE

DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103(1) of the Town-planning and Townships Ordinance, (Ordinance 15 of 1986), the Ekurhuleni Metropolitan Municipality (Benoni Customer Care Centre) hereby declares that Crystal Park Extension 31 to be an approved Township, subject to the conditions set out in the schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY MARIA LURDES Smit, (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III PART C OF THE TOWN-PLANNING AND Townships Ordinance, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 303 (A PORTION OF PORTION 53) OF THE FARM VLAKFONTEIN 69 I.R GAUTENG HAS BEEN GRANTED.

A. CONDITIONS OF ESTABLISHMENT

1. NAME.

The name of the township shall be **Crystal Park Extension 31**.

2. DESIGN

The township shall consist of 31 erven (over which a servitude of right of way will be registered) as indicated on the Surveyor General Plan No. 395/2007.

2. EXISTING CONDITIONS OF TITLE

The property shall be subject to any existing conditions of title, except for the servitude of right of way, as will appear from servitude diagram number S G 394/2007, and as indicated on the General Plan, which servitude only effects the following erven in the township namely erven 5695-5709, 5711 and 5713-5725, in favour of the Birds View home owners association.

3. STORMWATER DRAINAGE AND STREET CONSTRUCTION.

- (i) The township owner shall, on request by the Local Authority, submit for his approval a detailed scheme complete with plans, sections and specifications, prepared by a professional Engineer, Ekurhuleni who shall be a member of the South African Association of Consulting Engineers or SABTACO, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, surfacing, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the Local Authority. Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.
- (ii) The township owner shall, when required to do so by the Local Authority, carry out the approved scheme at his/her own expense on behalf of and to the satisfaction of the Local Authority under the supervision of the appointed Professional Engineer and shall, for this purpose, provide financial guarantees to the Local Authority as determined by it.

- (iii) The township owner shall be responsible for the maintenance of the streets and stormwater drainage system to the satisfaction of the Local Authority until the streets and stormwater drainage system have been constructed as set out in sub-clause (b) above.
- (iv) Should the township owner fail to comply with the provisions of (a), (b) and (c) hereof the Local Authority shall be entitled to do the work at the cost of the township owner.

4. OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES.

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

5. REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES.

If, by reason of the establishment of the township, it becomes necessary to remove or replace any existing municipal services, the costs thereof shall be borne by the township owners. The township owners shall consult the Local Authority before any existing municipal service(s) need to be replaced or removed.

6. ENDOWMENT.

The township owner shall, in terms of Section 98(2) and (3) of the Town Planning and Township Ordinance, 15 of 1986, pay a lump sum endowment to the Local Authority for the provisioning of land for parks (public open space.)

7. ACCEPTANCE AND DISPOSAL OF STORMWATER

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

8. ACCESS

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

9. SERVITUDE

All erven, except erven 5710 and 5712, are subject to a reciprocal servitude of Right of Way, for access and services as shown on the Servitude Diagram S G 394/2007 and a General Plan no 395/2007.

10. SOIL CONDITIONS.

Proposals to overcome detrimental soil conditions to the satisfaction of the Local Authority shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Local Authority.

11. DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at his own expenses 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.

12. PRECAUTIONARY MEASURES

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

13. REMOVAL OF LITTER

The township owner shall at his own expenses cause all litter within the township area to be removed to the satisfaction of the Local Authority, when required by the Local Authority to do so.

14. SPECIAL CONDITIONS.

- (i) The township owner shall ensure that a Legal Body / Home Owner's Association is established.
- (ii) The said Home Owner's Association/Body Corporate shall be in addition to such other responsibilities as may be determined by the developer, also be responsible for the maintenance of the intercom and access control.
- (iii) Erven 5695-5709, 5711 and 5713-5725 are subject to a reciprocal of Right-of-Way, 10 meters wide, for access, municipal and emergency vehicles and personnel. Twenty-four hour access shall be available for such municipal and emergency personnel.

B.. CONDITIONS OF TITLE.

All ervens shall be subject to the following conditions imposed by the Local Authority in terms of the provisions of the Town Planning and Township Ordinance, 15 of 1986;

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

LOCAL AUTHORITY NOTICE 1779**EKURHULENI METROPOLITAN MUNICIPALITY
(BENONI CUSTOMER CARE CENTRE)****NOTICE OF BENONI AMENDMENT SCHEME NO 1/1696**

The Ekurhuleni Metropolitan Municipality (Benoni Customer Care Centre) hereby, in terms of the provisions of Section 125(1) of the Town-planning and Townships Ordinance, 1986, declares that it has approved an amendment scheme being an amendment to the Benoni Town Planning Scheme, 1/1946, comprising that same the same land as included in the Township of **Crystal Park Extension 31**.

Map 3 and the scheme clauses of the amendment scheme are available for inspection at all reasonable times at the office of the Area Manager: City Development, Ekurhuleni Metropolitan Municipality (Benoni Customer Care Centre), Treasury Building, Elston Avenue, 6th Floor, Benoni.

This amendment is known as Benoni Amendment Scheme 1/1696 and shall come into operation on the date of the date of this publication.

PP Flusk, City Manager, Ekurhuleni Metropolitan Municipality, 2nd Floor, Head Office Building, Corner Cross And Rose Street, Germiston, Private Bag X1069, Germiston,1400

(Date of placement).... 2008

Notice No: 21./2008
