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GENERAL NOTICES • ALGEMENE KENNISGEWINGS**GENERAL NOTICE 229 OF 2024****PROCLAMATION OF APPROVED TOWNSHIP**

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
PROCLAMATION OF APPROVED TOWNSHIP IN TERMS OF SECTION 103 OF
THE TOWN PLANNING AND TOWNSHIP ORDINANCE, 1986 (ORDINANCE 15 OF
1986) FOR AN APPROVED TOWNSHIP

ERF 7042, CRYSTAL PARK EXTENSION 20 TOWNSHIP

It is hereby declared that In terms of Section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), read together with SPLUMA, 2013, that ERF 7042, CRYSTAL PARK EXTENSION 20 TOWNSHIP is an approved Township, subject to the conditions set out in the Schedule hereto.

SCHEDULE

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY SAMMY PROPERTY INVESTMENTS PROPRIETARY LIMITED WITH REGISTRATION NUMBER: 2021/848756/07 (HEREAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF CHAPTER III PART C OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR THE INCORPORATION OF PORTION 411 (A PORTION OF PORTION 402) OF THE FARM VLAKFORNTEIN 69 IR INTO CRYSTAL PARK EXTENSION 20 TOWNSHIP, HAS BEEN GRANTED

A. CONDITIONS OF ESTABLISHMENT.**(1) NAME**

The name of the township shall be Crystal Park Extension 20.

(2) DESIGN

The township shall consist of erven and streets as indicated on the General Plan No: S.G. 2168/2015

(3) EXISTING CONDITIONS OF TITLE

The property shall be subject to any existing conditions of title, if any.

(4) STORMWATER DRAINAGE AND STREET CONSTRUCTION.

- (a) The township owner shall, on request by the Municipality, submit for his approval a detailed scheme complete with plans, sections and specifications, prepared by a Professional Engineer, who shall be a member of the South African Association of Consulting Engineers or 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 Municipality. Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

- (b) The township owner shall, when required to do so by the Municipality, carry out the approved scheme at his/her own expense on behalf of and to the satisfaction of the Municipality under the supervision of the appointed Professional Engineer and shall, for this purpose, provide financial guarantees to the Municipality as determined by it.
- (c) The township owner shall be responsible for the maintenance of the streets and stormwater drainage system to the satisfaction of the Municipality until the streets and stormwater drainage system have been constructed as set out in sub-clause (b) above.
- (d) Should the township owner fail to comply with the provisions of (a), (b) and (c) hereof the Municipality shall be entitled to do the work at the cost of the township owner.

(5) OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The township owner shall within such period as the Municipality 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 Municipality.

(6) ENDOWMENT

The township owner shall, in terms of Section 98(2) and (3) of the Town Planning and Townships Ordinance, 15 of 1986, pay a lump sum endowment to the Municipality for the provision 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 the adjacent public roads and for all stormwater running off or being diverted from the roads to be received and disposed of.

(8) SOIL CONDITIONS

Proposals to overcome detrimental soil conditions to the satisfaction of the Municipality 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 Municipality.

(9) SPECIAL CONDITIONS.

- (a) The township owner shall ensure that a legal body, albeit a Property Owner's Association and/or Body Corporate, is established.
- (b) The aforesaid Property Owner's Association and/or Body Corporate shall, in addition to such other responsibilities as may be determined by the township owner, also be responsible for the maintenance of the intercom and access control relating to the property.

- (c) The township owner shall ensure that Erf 7042 is registered in the name of the legal entity referred to in (a) above.
- (d) The township owner shall ensure 24hour unhindered access for maintenance purposes and emergency services (i.e. water, electricity, Telkom, public safety, etc.)
- (e) A copy of the legal entity and its constitution shall be submitted to the Local/Legal Authority (City Development Department), prior to the issuing of a Clearance Certificate for the transfer of any erven.
- (f) The Township Owner must accept the conditions regarding the establishment of a legal entity, in writing. This written acceptance shall include an undertaking that all buyers will be notified of all the conditions stipulated by the Municipality, in writing.
- (g) The roads and stormwater infrastructure and landscaping of sidewalks will not be taken over by the Municipality and the construction and cost thereof, shall be the responsibility of the township owner, where after the maintenance of these services and the pavements shall become the responsibility of the legal entity.

(10) 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 oven common boundaries to be demolished to the satisfaction of the Municipality when required by the Municipality to do so.

(11) PRECAUTIONARY MEASURES

The township owner shall at his own expense, make arrangements with the Municipality 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.

(12) REMOVAL OF LITTER

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

B. CONDITIONS OF TITLE

- (1) All erven shall be subject to the following conditions imposed by the Municipality in terms of the provisions of the Town Planning and Townships Ordinance, 15 of 1986:
 - (a) The property is subject to a servitude, 2m wide, in favour of the Municipality, 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 Municipality: Provided that the Municipality may dispense with any such servitude.
 - (b) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be

planted within the area of such servitude or within 2m thereof.

- (c) Municipality 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 Municipality.
- (2) All erven shall be made subject to existing conditions and servitudes, if any, including the rights to minerals.
- (3) All erven shall be made subject to the servitudes shown on the General Plan, if any.

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
CITY OF EKURHULENI AMENDMENT SCHEME B01016C Notice No. CD08/2024
ERF 7042, CRYSTAL PARK EXTENSION 20 TOWNSHIP

It is hereby notified in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, read together with SPLUMA, 2013 that the City of Ekurhuleni Metropolitan Municipality has approved and hereby adopted the land development application for the amendment scheme with regard to ERF 7042, CRYSTAL PARK EXTENSION 20 TOWNSHIP, being an amendment of the Ekurhuleni Town Planning Scheme 2014.

The approved amendment scheme documents will lie for inspection at the Manager: Town Planning, Benoni Sub Section during normal office hours.

This amendment scheme is now known as City of Ekurhuleni Land Use Scheme B01016C and shall come into operation from date of publication of this notice.

Dr Imogen Mashazi, City Manager, City of Ekurhuleni Metropolitan Municipality, Civic Centre, Cross Street, Germiston. Notice No. CD08/2024

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