

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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

AIDS  
affects  
us all



A  
new  
struggle

Prevention is the cure

**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH

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## LOCAL AUTHORITY NOTICES

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### LOCAL AUTHORITY NOTICE 671

EKURHULENI METROPOLITAN MUNICIPALITY  
BENONI CUSTOMER CARE AREA

#### DECLARATION AS APPROVED TOWNSHIP

In terms of the provisions of Section 103(1) of the Town-planning and Townships Ordinance, 1986, the Ekurhuleni Metropolitan Municipality hereby declares Crystal Park Extension 57 township situated on Portion 388 of the Farm Vlakfontein Number 69 IR to be an approved township subject to the conditions set out in the schedule hereto:

#### SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY CRYSTAL PARK DEVELOPMENTS PROPRIETARY LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 388 OF THE FARM VLAKFONTEIN NUMBER 69 IR HAS BEEN GRANTED.

#### 1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be **Crystal Park Extension 57**.

(2) DESIGN

The township shall consist of erven and streets as indicated on **General Plan S.G. No 1222/2012**.

(3) STORMWATER DRAINAGE AND STREET CONSTRUCTION

- (a) The township owner shall, on request by the local authority, submit for its approval a detailed scheme complete with plans, sections and specifications prepared by a Professional Engineer who shall be a member of the South African Association of Consulting Engineers or S.A.B.T.A.C.O. for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, surfacing, kerbing and channelling of the streets therein together with the provisions of such retaining walls as may be considered necessary by the local authority. Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.
- (b) The township owner shall, when required to do so by the local authority, carry out the approved scheme at its own expense on behalf of and to the satisfaction of the local authority under the supervision of the appointed professional engineer and shall, for this purpose, provide financial guarantees to the local authority as determined by it.
- (c) The township owner shall be responsible for the maintenance of the streets and stormwater drainage system to the satisfaction of the local authority until the streets and stormwater drainage system have been constructed as set out in sub-clause (b) above.
- (d) Should the township owner fail to comply with the provisions of (a), (b) and (c) hereto the local authority shall be entitled to do the work at the cost of the township owner.

(4) OBLIGATIONS IN REGARD TO ENGINEERING SERVICES

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

(5) ACCEPTANCE AND DISPOSAL OF STORMWATER

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

(6) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, within a period of six (6) months from the date of publication of this notice.

(7) PRECAUTIONARY MEASURES

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

(8) REMOVAL OF LITTER

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

(9) REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

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

(10) ACCESS

Ingress to and egress from the township shall be to the satisfaction of the Roads and Stormwater Department of the Ekurhuleni Metropolitan Municipality.

## 2. DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

A. The following servitude, which condition only affects Third Road in the township:

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

By virtue of Notarial Deed of Servitude No. K5530/1997 dated the 7<sup>th</sup> of August 1997 the withinmentioned property is subject to a perpetual servitude for municipal purposes 2 metres wide, the centre line of which servitude is indicated by the lines ABCDE and FGH on diagram SG No. A9715/1994 in favour of the City Council of Greater Benoni as will more fully appear from the said Notarial Deed with the said diagram thereto annexed."

B. The following servitude, which condition only affects Van Ryn Road in the township:

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

By virtue of Notarial Deed of Servitude No. K1213/2001S dated the 30<sup>th</sup> August 2000 the withinmentioned property is subject to a perpetual servitude for municipal purposes indicated by the letters ABCDEFGHJKLMN on diagram S.G. No. A5896/1999 in favour of the City Council of Greater Benoni as will more fully appear from the said Notarial Deed with the said diagram thereto annexed."

### 3. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the Conditions of Title imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

(1) ALL ERVEN:

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

(2) ERVEN SUBJECT TO SPECIAL CONDITIONS:

- (a) ERVEN 6516 AND 6540

The erven are subject to a 3,00 metre wide servitude for municipal services, as indicated on the General Plan.

**LOCAL AUTHORITY NOTICE 672****NOTICE OF APPROVAL  
EKURHULENI METROPOLITAN MUNICIPALITY  
EKURHULENI AMENDMENT SCHEME B0002.**

The Ekurhuleni Metropolitan Municipality hereby in terms of the provisions of Section 125(1) of the Town-planning and Township Ordinance, 1986, declares that it has adopted an amendment scheme being an amendment to the Ekurhuleni Town Planning Scheme, 2014 relating to the land included in Crystal Park Extension 57. A copy of the said town-planning scheme as adopted is open for inspection at all reasonable times at the office of the Area Manager: City Planning, Benoni Customer Care Area. The said amendment scheme is known as Ekurhuleni Amendment Scheme B0002.

Khaya Ngema  
City Manager  
2<sup>nd</sup> Floor, Head Office Building  
Cnr Cross & Rose Streets  
Germiston  
DATE: 21 April 2015  
Notice No: CD18/2015

JAB/11243/bh

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# IMPORTANT *Reminder* from Government Printing Works

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