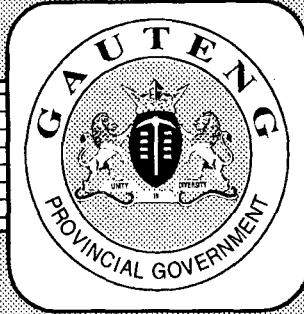


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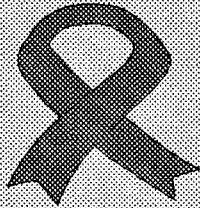
Vol. 9

**PRETORIA, 4 DECEMBER 2003
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No. 532

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2538

EKURHULENI METROPOLITAN MUNICIPALITY (BENONI SERVICE DELIVERY CENTRE) DECLARATION AS AN APPROVED TOWNSHIP

In terms of section 103(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986), the Ekurhuleni Metropolitan Municipality (Benoni Service Delivery Centre) hereby declares Rynfield Extension 50 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 VEXMA PROPERTIES 267 CC (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 201 (A PORTION OF PORTION 34) OF THE FARM VLAKFONTEIN 69 IR, GAUTENG PROVINCE, HAS BEEN GRANTED.

A. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Rynfield Extension 50.

(2) DESIGN

The township shall consist of erven and streets as indicated on the General Plan S.G. No. 2008/2003.

(3) 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.

(4) STORM-WATER DRAINAGE AND STREET CONSTRUCTION

(a) 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, who shall be a member of the South African Association of Consulting Engineers or SABTACO, for the collection and disposal of storm-water throughout the township by means of properly constructed works and for the construction, surfacing, tar macadamising, 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.

(b) 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.

(c) The township owner shall be responsible for the maintenance of the streets and storm-water drainage system to the satisfaction of the Local Authority until the streets and storm-water 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 Local Authority 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 Local Authority may determine, fulfil its obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefor, as previously agreed upon between the township owner and the Local Authority.

(6) ENDOWMENT

The township owner shall, in terms of section 98(2) and (3) of the Town-planning and Townships Ordinance 1986, pay an amount of R10 126,80 as endowment to the Local Authority for the provision of land for a park/parks (public open space).

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(7) ACCEPTANCE AND DISPOSAL OF STORM-WATER

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

(8) BULK WATER METER

A bulk water meter for the entire development, is to be installed by the township owner at a location determined by the Local Authority. All cost relating to the purchase and installation thereof, will be for the township owner's account.

(9) 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.

(10) SPECIAL CONDITIONS

- (a) The township owner shall ensure that a legal body, "Home Owners Association", is established in terms of Section 21 of the Companies Act, Act 61 of 1973, should the property be developed with a security gate and an internal private road.
- (b) The said "Home Owners Association" shall be in addition to such other responsibilities as may be determined by the developer, also be responsible for the construction and maintenance of the internal roads, which shall be private roads.
- (c) The township owner shall ensure that a servitude of right of way, for municipal services, is registered over the entire extent of the internal private road, in favour of the Local Authority.

B. CONDITIONS OF TITLE

- (1) All erven (excluding the internal private roads), shall be subject to the following conditions imposed by the Local Authority 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 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 or other works being made good by the Local Authority.
 - (d) The registered owner of an erf shall, by virtue of such ownership, be a member of an Association, incorporated in terms of Section 21 of the Companies Act, 61 of 1973, in accordance with the conditions of establishment for Rynfield Extension 50 Township, should the property be developed with a security gate and an internal private road.
- (2) All erven shall be made subject to existing conditions and servitudes including the rights to minerals.
- (3) All erven shall be made subject to the servitudes shown on the General Plan.
- (4) Internal private roads, which shall be registered in the name of the Association mentioned in (B)(1)(d) above, shall be subject to a servitude in favour of the Local Authority for any municipal services, as well as for emergency services. Twenty four (24) hours access, shall be available at all times for municipal and emergency services.

LOCAL AUTHORITY NOTICE 2539

**EKURHULENI METROPOLITAN MUNICIPALITY
(BENONI SERVICE DELIVERY CENTRE)**

NOTICE OF BENONI AMENDMENT SCHEME NO. 1/1215

The Ekurhuleni Metropolitan Municipality (Benoni Service Delivery 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 of Benoni Town-planning Scheme 1/1947, comprising the same land as included in the township of Rynfield Extension 50 Township, Benoni.

Map 3 and the scheme clauses of the amendment scheme are available for inspection at all reasonable times at the office of the Head of Department, Department Development Planning and Local Government, Gauteng Provincial Government, Johannesburg, as well as at the office of the Area Manager : Development Planning, Ekurhuleni Metropolitan Municipality (Benoni Service Delivery Centre), Treasury Building, Elston Avenue, Benoni.

This amendment is known as Benoni Amendment Scheme 1/1215 and shall come into operation on 4 December 2003.

**P M Maseko, City Manager, Ekurhuleni Metropolitan Municipality, 2nd Floor, Head Office Building,
corner Cross and Rose Streets, Private Bag X1069, Germiston, 1400
4 December 2003
Notice No. 286/2003**

02020000

IMPORTANT NOTICE

The
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Director: Financial Management
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