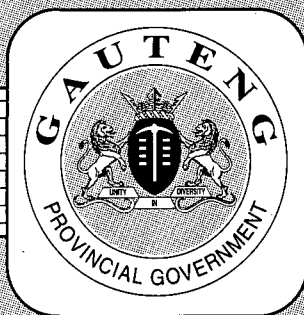


**THE PROVINCE OF  
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# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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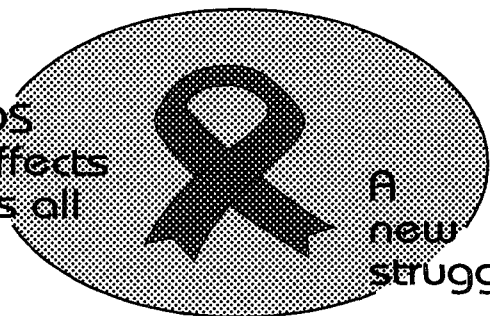
Vol. 11

PRETORIA, 20 JANUARY 2005  
JANUARIE 2005

**No.17**

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## LOCAL AUTHORITY NOTICES

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### LOCAL AUTHORITY NOTICE 75

#### LOCAL AUTHORITY NOTICE 238 OF 2004 EKURHULENI METROPOLITAN MUNICIPALITY (BENONI CUSTOMER CARE CENTRE)

#### DECLARATION AS AN APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) the Ekurhuleni Metropolitan Municipality, (Benoni Customer Care Centre), hereby declares RYNFIELD EXTENSION 54 Township to be an approved township subject to the conditions set out in the schedule hereto.

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#### SCHEDULE

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY SHADES OF SUMMER INVESTMENTS 143 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 219 (A PORTION OF PORTION 23) OF THE FARM VLAKFONTEIN 69, REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG, HAS BEEN GRANTED

#### 1. CONDITIONS OF ESTABLISHMENT

##### 1.1 NAME

The name of the township shall be Rynfield Extension 54.

##### 1.2 DESIGN

The township shall consist of erven and streets, as indicated on the General Plan S.G. No. 10840/2003.

##### 1.3 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, but excluding servitude vide General Plan SG. No. 609/1937, which affects only Lessing Street.

##### 1.4 STORMWATER DRAINAGE AND STREET CONSTRUCTION

1.4.1 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 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 channeling 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.

1.4.2 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.

1.4.3 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.

- 1.4.4 Should the township owner fail to comply with the provisions of 1.4.1, 1.4.2 and 1.4.3 hereof, the Local Authority shall be entitled to do the work at the cost of the township owner.

## 1.5 OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

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

## 1.6 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 Local Authority for the provision of land for a park/parks (public open space).

## 1.7 ACCEPTANCE AND DISPOSAL OF STORMWATER

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

## 1.8 SOIL CONDITIONS

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

## 1.9 SPECIAL CONDITIONS

- 1.9.1 The township owner shall ensure that a legal body, Home Owners Association, is established in terms of section 21 of Act 61 of 1973, which shall effect Erven 3027 to 3055 and 3056.

- 1.9.2 The aforesaid 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.

- 1.9.3 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 Erf 3056, in favour of the Local Authority.

- 1.9.4 Access to Rynfield Extension 54 township, can only be obtained by means of the 5 meter wide right of way servitude, registered as Tjello Street.

## 2. CONDITIONS OF TITLE

- 2.1 All erven (excluding the internal private road) 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:

- 2.1.1 The erf is subject to a servitude, 2 meter 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 meter 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.

- 2.1.2 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 2 meter thereof.
- 2.1.3 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.
- 2.1.4 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 54 Township.
- 2.2 All erven shall be made, subject to existing conditions and servitudes, including the rights to minerals.
- 2.3 All erven shall be made, subject to the servitudes shown on the General Plan.
- 2.4 Erf 3056, which shall be registered in the name of the Association, mentioned in 2.1.4 above, shall be subject to a servitude, in favour of the Local Authority, for any municipal services, as well as for emergency services. 24-hour access shall be available at all times for municipal and emergency purposes.

**P M Maseko, City Manager, Ekurhuleni Metropolitan Municipality, 2<sup>nd</sup> Floor, Head Office Building, corner Cross and Rose Streets, Germiston, Private Bag X1069, Germiston, 1400**

## LOCAL AUTHORITY NOTICE 76

### LOCAL AUTHORITY NOTICE 238 OF 2004 EKURHULENI METROPOLITAN MUNICIPALITY (BENONI CUSTOMER CARE CENTRE) NOTICE OF BENONI AMENDMENT SCHEME NO. 1/1289

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 of the Benoni Town Planning Scheme 1/1946, comprising the same land as included in the township of Rynfield Extension 54, 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 Customer Care Centre), Treasury Building, Elston Avenue, 6<sup>th</sup> Floor, Benoni.

This amendment is known as Benoni Amendment Scheme 1/1289 and shall come into operation on the date of the date of this publication.

**P M Maseko, City Manager, Ekurhuleni Metropolitan Municipality, 2<sup>nd</sup> Floor, Head Office Building, corner Cross and Rose Streets, Germiston, Private Bag X1069, Germiston, 1400**

# IMPORTANT NOTICE

The  
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## NEW PARTICULARS ARE AS FOLLOWS:

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### Postal address:

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Mrs J. Wehmeyer Tel.: (012) 334-4753

Fax.: (012) 323-9574

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**HENNIE MALAN**

Director: Financial Management  
Office of the Premier (Gauteng)

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