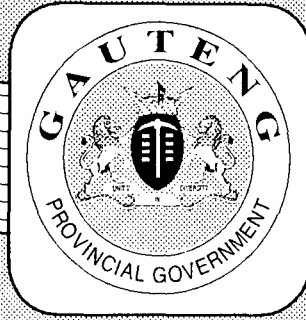


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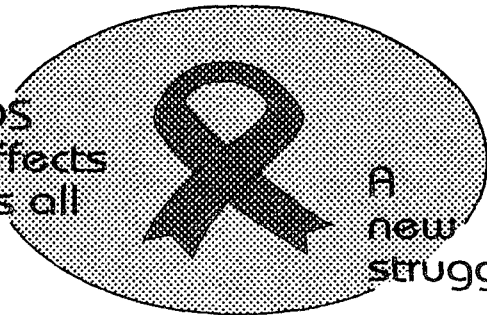
Vol. 11

PRETORIA, 25 MAY  
MEI 2005

No. 217

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

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## THE GOVERNMENT PRINTING WORKS

### PUBLICATIONS DIVISION

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**MASADA BUILDING at 196 PROES STREET, PRETORIA  
(i.e. CORNER OF PAUL KRUGER AND PROES STREETS)  
with effect from 3 May 2005.**

For enquiries and information:

**Mr M Z Montjane**  
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**Cell: 083 640 6121**

## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 1115

EKURHULENI METROPOLITAN MUNICIPALITY

(BENONI SERVICE DELIVERY CENTRE)

**RYNFIELD EXTENSION 40 TOWNSHIP**

In terms of Section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Ekurhuleni Metropolitan Municipality (Benoni Service Delivery Centre) hereby declares Rynfield Extension 40 to be an approved township, subject to the conditions as set out in the Schedule hereto.

#### Declaration as approved township.

#### SCHEDULE

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY **CHAR-TRADE 246 CC** (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 PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 176 OF THE FARM VLAKFONTEIN 69-IR, HAS BEEN GRANTED

#### 1. CONDITIONS OF ESTABLISHMENT

(1) Name

The name of the township shall be Rynfield Extension 40.

(2) Design

The township shall consist of erven and streets as indicated on the General Plan S. G. 10318/1999.

(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 the following servitudes which affect Erf 2824 only:

- (i) The property is subject to a servitude (right in perpetuity) 3 metres wide on the center line indicated by the line ABCDE on diagram SG A10365/84 in favour of the Town Council of Benoni as will more fully appear from Notarial Deed K1896/85 dated 25 May 1985;
- (ii) Ingress to and egress to the Holdings shall be provided, and until the General Plan is amended by the Townships Board constituted by the Agricultural Holdings (Transvaal) Registration Act, 1919, or any amendment thereof or any authority upon whom the power may devolve, these provisions shall be shown upon the said General Plan as amended from time to time and as shown by the figure lettered Bcef on the annexed diagram, SG No. A3334/1937 framed by Surveyor W van der Want in December 1936.

(4) Stormwater 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 SAACE or SABBACO., for the collection and disposal of stormwater throughout the township, by means of properly constructed works and for the construction, tarmacadamising, 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 stormwater drainage system, to the satisfaction of the Local Authority, until the streets and stormwater drainage systems 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) Access
- No access for Erf2823 onto Pretoria Road shall be permitted. Erf 2823 must obtain access across Erf 2824 by means of an adequate right-of-way servitude, to be registered in favour of Erf 2823 over Erf 2824.
- (6) 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.
- (7) 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, is previously agreed upon between the township owner and the Local Authority.

## 2. CONDITIONS OF TITLE

- (1) All erven 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 erf is subject to a servitude, 2 metres 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 metres 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 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 metres thereof.
- (c) The Local Authority shall be entitled to deposit temporarily on the land, adjoining the aforesaid servitude, such material as may 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.

P. MASEKO  
City Manager  
Ekurhuleni Metropolitan Municipality  
Benoni Service Centre  
Administration Building  
Municipal Offices  
Elston Avenue  
BENONI  
1501

**PLAASLIKE BESTUURSKENNISGEWING 1115**

Ekurhuleni Metropolitaanse Munisipaliteit

(BENONI DIENSLEWERINGSENTRUM)

RYNFELD UITBREIDING 40 DORP: STIGTINGSVOORWAARDES

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Ekurhuleni Metropolitaanse Munisipaliteit (Benoni Diensleweringsentrum) hiermee die dorp Brentwood Uitbreiding 13 tot 'n goedgekeurde dorp, onderworpe aan die volgende voorwaardes uiteengesit in die bygaande Bylae.

Verklaring tot goedgekeurde dorp

**BYLAE**

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR CHAR-TRADE 246 CC (HIERNA DIE AANSOEKDOENER GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 176) VAN DIE PLAAS VLAKFONTEIN 69 IR, TOEGESTAAN IS

**1. STIGTINGSVOORWAARDES**

(1) Naam

Die naam van die dorp is Rynfield Uitbreiding 40.

(2) Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op die Algemene Plan L. G. 10318/1999.

(3) Beskikking oor bestaande titelvoorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesluit die volgende serwitute wat slegs Erf 2824 affekteer:

- (i) Die eiendom is onderhewig aan 'n serwitut (ewigdurende reg) 3 meter wyd op die middellyn soos aangetoon deur lyn ABCDE op diagram LG A 10365/84 ten gunste van die Stadsraad van Benoni soos aangetoon op Notariële Akte K1896/85 gedateer 25 Mei 1985;
- (ii) Ingang tot en uitgang van die Hoewes moet voorsien word, en totdat die Algemene Plan gewysig word deur die Dorperaad saamgestel deur die Landbouhoewes (Transvaal) registrasie Wet, 1919, of enige wysiging daarvan of enige owerheid wat die bevoegdheid mag besit, sal hierdie voorwaardes wees soos aangetoon op die genoemde Algemene Plan soos gewysig van tyd tot tyd and soos aangetoon deur die figuur geletter Bcf op die aangehegte diagram, LG No. A3334/1937 opgestel deur landmeter W van der Want in Desember 1936.

(4) Stormwater dreinerings en straatkonstruksie

- (a) Die dorpseienaar moet op versoek van die Plaaslike Bestuur aan sodanige bestuur 'n gedetailleerde skema, volledig met planne, deursneë en spesifikasies, opgestel deur 'n siviele ingenieur wat deur die Plaaslike Bestuur goedgekeur is, vir die opgaar en afvoer van stormwater deur die hele dorp deur middel van behoorlike aangelegde werke en vir die aanlê, teermakadimisering, branding en kanalisering van die strate daarin, tesame met die verskaffing van sodanige keermure as wat die Plaaslike Bestuur nodig ag, vir goedkeuring voortlê.

Verder moet die skema die roete en helling aandui deur middel waarvan elke erf toegang tot die aangrensende straat verkry.

- (b) Die dorpseienaar moet, wanneer die Plaaslike Bestuur dit vereis, die goedgekeurde skema op eie koste namens en tot bevrediging van die Plaaslike Bestuur, onder toesig van 'n siviele ingenieur deur die Plaaslike Bestuur goedgekeur, uitvoer.
- (c) Die dorpseienaar is verantwoordelik vir die instandhouding van die strate tot bevrediging van die plaaslike bestuur totdat die strate ooreenkomstig subklousule (b) gebou is.
- (d) Indien die dorpseienaar versuim om aan die bepalings van paragrawe (a), (b) en (c) hiervan te voldoen, is die Plaaslike Bestuur geregtig om die werk op koste van die dorpseienaar te doen.

## (5) Toegang

Geen toegang vir Erf 2823 na Pretoriaweg sal toegelaat word nie. Erf 2823 moet toegang oor Erf 2824 by wyse van 'n Reg-van Weg serwituut verkry, wat ten gunste van Erf 2823 oor Erf 2824 geregistreer moet word.

## (6) Aanvaarding en verwydering van stormwater

Die dorpseienaar sal reëlings tref vir die dreinerings van die dorp om in te pas met die aangrensende publieke paaie, vir al die stormwater wat afloop of wat afgelei word van die strate wat ontvang en verwyder sal word.

## (7) Verpligtinge ten opsigte van noodsaaklike dienste

Die dorpseienaar sal binne 'n tydperk wat deur die Plaaslike Bestuur bepaal mag word, verpligtinge in terme van die voorsiening van water, elektrisiteit en sanitêre dienste en die installering van sisteme nakom, soos voorheen nagekom tussen die dorpseienaar en die Plaaslike Bestuur.

## 2. TITELVOORWAARDES

- (1) Alle erwe is onderworpe aan die volgende voorwaardes, opgelê deur die Administrateur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 15 of 1986:
  - (a) Die erf is onderwore aan 'n serwituut, 2 meter breed, vir riolerings- en ander munisipale doeleindes, ten gunste van die Plaaslike Bestuur, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteel, 'n addisionele serwituut vir munisipale doeleindes 2 meter breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die Plaaslike Bestuur. Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
  - (b) Geen geboue of ander strukture mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 meter daarvan geplant word nie.
  - (c) Die Plaaslike Bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke wat hy volgens goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die Plaaslike Bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Plaaslike Bestuur enige skade verged wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke veroorsaak word.

P. MASEKO  
Ekurhuleni Metropolitaanse Munisipaliteit  
(Benoni Dienleweringssentrum)  
Administratiewe Gebou  
Munisipale Kantore  
Elstonlaan  
BENONI  
1501

**LOCAL AUTHORITY NOTICE 1116**

**EKURHULENI METROPOLITAN MUNICIPALITY  
BENONI AMENDMENT SCHEME 1/1027**

The Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 15 of 1986, declares that it has approved an Amendment Scheme being an amendment of the Benoni Town Planning Scheme, 1948, comprising the same land as included in the township of Rynfield Extension 40.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Area Manager: Benoni Customer Care Centre, Sixth floor, Treasury Building, Elston Avenue, Benoni.

The amendment is known as Benoni Amendment Scheme 1/1027

Paul Maseko  
City Manager  
Treasury Building  
Elston Avenue  
BENONI

**PLAASLIKE BESTUURSKENNISGEWING 1116**

**EKURHULENI METROPOLITAANSE MUNISIPALITEIT  
BENONI WYSIGINGSKEMA 1/1027**

Die Ekurhuleni Metropolitaanse Munisipaliteit verklaar hierby, ingevolge die bepalings van Artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 15 van 1986, dat 'n wysigingskema synde 'n wysiging van die Benoni Dorpsbeplanningskema, 1948, wat uit dieselfde grond as die dorp Rynfield Uitbreiding 40 bestaan, goedgekeur het.

Kaart 3 en die Skemaklousules van die Wysigingskema word vir bewaring gehou by die Areabestuurder: Benoni Dienssentrum, Sesde vloer, Tesourie Gebou, Elstonlaan, Benoni.

Hierdie wysiging staan bekend as Benoni Wysigingskema 1/1027

Paul Maseko  
Stadsbestuurder  
Tessourie Gebou  
Elstonlaan  
BENONI

