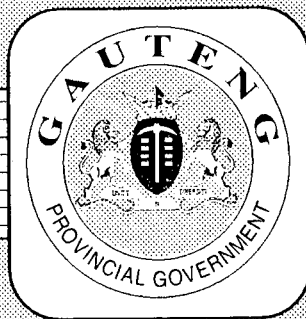


**THE PROVINCE OF
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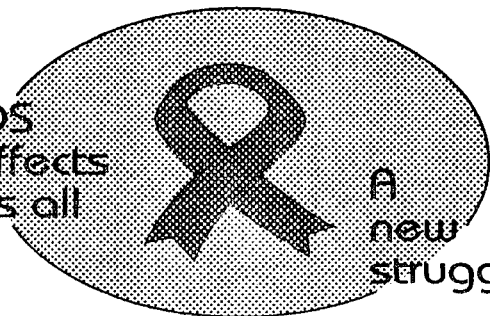
Vol. 11

PRETORIA, 24 AUGUST
AUGUSTUS 2005

No. 349

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

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PLAASLIKE BESTUURSKENNISGEWING 2003

PLAASLIKE BESTUURSKENNISGEWING 75 EKURHULENI METROPOLITAANSE MUNISIPALITEIT

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 69 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965 (Ordonnansie 25 van 1965), verklaar die Administrateur hierby die dorp Lakefield Uitbreiding 58 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

GO 15/3/2/6/34

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR HENEB FINANCE (PROPRIETARY) LIMITED INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 364 ('N GEDEELTE VAN GEDEELTE 57) VAN DIE PLAAS KLEINFONTEIN NO. 67-I.R., PROVINSIE GAUTENG, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is Lakefield Uitbreiding 58.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 11266/2004.

(3) STORMWATERDREINERING EN STRAATBOU

(a) Die dorpseienaar moet op versoek van die plaaslike bestuur aan sodanige bestuur 'n gedetailleerde skema, volledig met planne, deursnee 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, teermacadamisering, beranding en kanalisering van die strate daarin, tesame met die verskaffing van sodanige keermure as wat die plaaslike bestuur nodig ag, vir goedkeuring voorlê.

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 bevreëdiging 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 bevreëdiging 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.

(4) BEGIFTIGING

Die dorpseienaar moet kragtens die bepalings van artikel 63(1)(b) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, aan die plaaslike bestuur as begiftiging 'n globale bedrag van R15 318 - 96 betaal, welke bedrag deur die plaaslike bestuur aangewend moet word vir die verkryging van 'n park (openbare oopruimte).

Sodanige begiftiging is betaalbaar kragtens die bepalings van artikel 73 van genoemde Ordonnansie.

(5) BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd die volgende serwituut wat slegs Erf 920 en 'n straat in die dorp raak:

"The property hereby transferred is subject to a servitude for Road Purposes in favour of the Town Council of Benoni, as will more fully appear from Notarial Deed No. 537/1957S registered on the 3rd day of June 1957."

(6) SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

(7) FORMASIE EN PLIGTE VAN 'N INWONERS ASSOSIASIE

- (a) Die dorpseienaar sal verseker dat 'n regsliggaam, "Huseienaars Assosiasie" gestig word in terme van Artikel 21 van Wet 61 van 1973.
- (b) Die genoemde "Huseienaars Assosiasie", sal bykomend tot sulke ander verantwoordelikhede soos deur die ontwikkelaar bepaal, ook verantwoordelik wees vir die onderhoud van die interkom en toegangsbeheer met betrekking tot Erf 920.
- (c) Die dorpseienaar sal verseker dat 'n serwituut van reg van weg, vir munisipale doeleindes, geregistreer is oor die hele Erf 920, ten gunste van die plaaslike owerheid.

2. TITELVOORWAARDES

Die erwe is onderworpe aan die volgende voorwaardes opgelê deur die Administrateur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965.

- (1) Die erf is onderworpe aan 'n serwituut 2 m breed, vir rolerings- en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 m 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.

- (2) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 m daarvan geplant word nie.
- (3) 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 goeiddunke 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 vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpyleidings en ander werke veroorsaak word.
- (4) Erf 920 sal geregistreer word in die naam van die Assosiasie genoem in 2(7) hierbo en sal onderworpe wees aan 'n serwituut van reg van weg en vir munisipale doeleindes ten gunste van die plaaslike bestuur, asook vir nooddienste.

LOCAL AUTHORITY NOTICE 2003

**LOCAL AUTHORITY NOTICE 75
EKURHULENI METROPOLITAN MUNICIPALITY**

DECLARATION AS APPROVED TOWNSHIP

In terms of section 69 of the Town-planning and Townships Ordinance, 1965 (Ordinance 25 of 1965), the Administrator hereby declares Lakefield Extension 58 township to be an approved township subject to the conditions set out in the Schedule hereto.

GO 15/3/2/6/34

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY HENEB FINANCE (PROPRIETARY) LIMITED UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 364 (A PORTION OF PORTION 57) OF THE FARM KLEINFONTEIN NO. 67-I.R., PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Lakefield Extension 58.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 11266/2004.

(3) STORMWATER DRAINAGE AND STREET CONSTRUCTION

- (a) The township owner shall on request by the local authority submit to such authority for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer approved by the local authority, 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 by the local authority to do so, carry out the approved scheme at its own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.
- (c) The township owner shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the streets have been constructed as set out in subclause (b).
- (d) If the township owner fails to comply with the provisions of paragraphs (a), (b) and (c) hereof the local authority shall be entitled to do the work at the cost of the township owner.

(4) ENDOWMENT

The township owner shall, in terms of the provisions of section 63(1)(b) of the Town-planning and Townships Ordinance, 1965, pay a lump sum endowment of R15 318 - 96 to the local authority for the provision of land for a park (public open space).

Such endowment shall be payable in terms of section 73 of the said Ordinance.

(5) 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 servitude which affects Erf 920 and a street in the township only:

"The property hereby transferred is subject to a servitude for Road Purposes in favour of the Town Council of Benoni, as will more fully appear from Notarial Deed No. 537/1957S registered on the 3rd day of June 1957."

(6) 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 over common boundaries to be demolished to the satisfaction of the local authority, when required by the local authority to do so.

(7) FORMATION AND DUTIES OF RESIDENTS ASSOCIATION

- (a) The township owner shall ensure that a legal body, "Home Owners Association", is established in terms of Section 21 of Act 61 of 1973.

- (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 maintenance of the intercom and access control, relating to Erf 920.
- (c) The township owner shall ensure that a servitude of right of way, for municipal purposes, is registered over the whole of Erf 920 in favour of the local authority.

3. CONDITIONS OF TITLE

The erven shall be subject to the following conditions imposed by the Administrator in terms of the provisions of the Town-planning and Townships Ordinance, 1965.

- (1) The erf is subject to a servitude, 2 m 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 m 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) 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 2 m thereof.
- (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 and other works being made good by the local authority.
- (4) Erf 920 shall be registered in the name of the Association mentioned in 2(7) above and shall be subject to a servitude of right of way and for any municipal purposes in favour of the local authority, as well as for emergency services.

LOCAL AUTHORITY NOTICE 2004

LOCAL AUTHORITY NOTICE 76

EKURHULENI METROPOLITAN MUNICIPALITY

BENONI AMENDMENT SCHEME 1/1309

The Administrator hereby, in terms of the provisions of Section 89(1) of the Town-planning and Townships Ordinance, 1965, declares that he approved an amendment scheme, being an amendment of Benoni Town-planning Scheme 1/1947, comprising the same land as included in the township of Lakefield Extension 58.

Map 3 and the scheme clauses of the amendment scheme are filed with the Gauteng Provincial Government, (Department of Finance and Economic Affairs), Johannesburg, and the Town Clerk Benoni, and are open for inspection at all reasonable times

The amendment is known as Benoni Amendment Scheme 1/1309.

DPLG 11/3/14/B/28(1/1309)

PLAASLIKE BESTUURSKENNISGEWING 2004**PLAASLIKE BESTUURSKENNISGEWING 76****EKURHULENI METROPOLITAANSE MUNISIPALITEIT****BENONI WYSIGINGSKEMA 1/1309**

Die Administrateur verklaar hierby, ingevolge die bepalings van Artikel 89(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, dat hy 'n wysigingskema, synde 'n wysiging van Benoni Dorpsbeplanningskema 1/1947, wat uit dieselfde grond as die dorp Lakefield Uitbreiding 58 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Gauteng Provinsiale Regering, (Departement van Finansies en Ekonomiese Sake), Johannesburg, en die Stadskerk Benoni, en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Benoni Wysigingskema 1/1309

DPLG 11/3/14/B/28(1/1309)

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