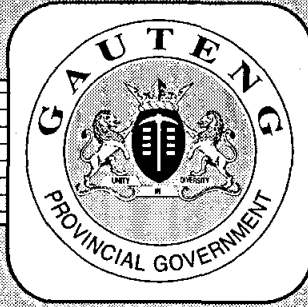


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

Selling price • Verkoopprys: **R2,50**
Other countries • Buitelands: **R3,25**

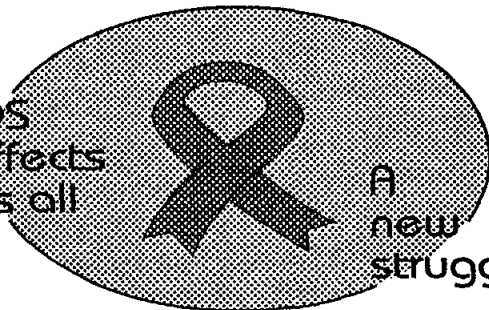
Vol. 11

PRETORIA, 9 SEPTEMBER 2005

No. 381

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
HELPUNE**

0800 012 322

DEPARTMENT OF HEALTH



9771682452005

05381

CONTENTS • INHOUD

No.

*Page
No. Gazette
 No.*

LOCAL AUTHORITY NOTICE

2186	Town-planning and Townships Ordinance (15/1986): Ekurhuleni Metropolitan Municipality: Declaration as an approved township: Rynfield Extension 55.....	3	381
------	--	---	-----

LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 2186w

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

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 55 Township, to be an approved township, subject to the conditions as set out in the schedule hereto.

SCHEDULE

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY EBOTSE GOLF AND COUNTRY ESTATE (PTY) LTD (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 270 AND PORTION 269 (A PORTION OF PORTION 37) OF THE FARM VLAKFONTEIN 69 I.R., BEEN GRANTED.

A. CONDITIONS OF ESTABLISHMENT.

(1) NAME.

The name of the township shall be Rynfield Extension 55.

(2) DESIGN.

The township shall consist of erven and streets as indicated on general plan SG no 4582/2005.

(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 and real rights, but excluding the following servitudes which will only affect the specified erven:

- 1) By virtue of Notarial Deed of Servitude K 1787/1991S dated 3 April 1991 the property is subject to a right in perpetuity to convey and transmit water by means of pipelines along a strip of ground 8,3876 hectares in extent as depicted by the figure ac,ad, B,C,ag,X4,Y4,Z4,A5,B5,C5,ac on diagram SG no 4581/2005 in favour of the Rand Water Board as will more fully appear from the above Notarial Deed, which affects erf 3374
- 2) By virtue of Notarial Deed of Servitude K2551/2001S the property is subject to a pipeline servitude 107 square metres in extent in favour of the Rand Water Board. The said servitude is depicted by the figure ac,ae,af,ac on diagram SG no 4281/2005, as will more fully appear from the said Deed of Servitude, which affects erf 3374.
- 3) By virtue of Notarial Deed of Servitude K5379/05S the property is subject to a servitude for a water pipeline, 2 metres wide in favour of the Ekurhuleni Metropolitan Municipality, together with ancillary rights. The centre line of the servitude is indicated by the line aj ah on diagram SG no 4581/2005, as will more fully appear from the said deed, which affects erf 3374

000040E0

- 4) By Notarial Deed K 5830/98S the property is subject to a perpetual servitude to convey and transmit water by means of pipelines already laid and which may be hereafter laid along a strip of ground ,2197 hectares in extent, indicated by the figure q,r,s,t,u,v,w,x,C1,q on diagram SG no 4581/2005,as will more fully appear from reference to the said notarial deed, which affects erf 3373.

The following servitude does not affect the township due to the location thereof:

Kragtens Notariële Akte no K 2386/1986S is die eiendom onderhewig aan 'n ewigdurende serwituuat van elektrisiteit plus bykomende regte, ten gunste van Gaskor soos meer volledig sal blyk uit gemelde Notariële Akte.

(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 South African Association of Consulting Engineers or SABBACO, 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 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 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, fulfill 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.

(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 parks (public open space)

(7) ACCEPTANCE AND DISPOSAL OF STORMWATER.

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

(8) 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.

(9) SPECIAL CONDITIONS.

(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 situated on Erf 3370.

(c) The township owner shall ensure that a servitude of right of way, for municipal services, is registered over Erf 3370 in favour of the Local Authority.

(d) Erven 3370, 3371, 3372, 3373, 3374 and 3375 shall be registered in the name of the Association mentioned in (a) above.

The registration must be done within 5 years after proclamation of the township

B. CONDITIONS OF TITLE.

(1) All erven (excluding Erf 3370) 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 all 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) 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.

02040000

- (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 55 Township.
- (2) Erven 3372, 3373 and 3374 are subject to 16 metres wide servitudes for right of way as indicated on the general plan.
- (3) Erf 3370 is subject to a servitude in favour of the Local Authority for any municipal services, as well as for emergency services.

C. CONDITIONS TO BE INCORPORATED IN THE TOWN PLANNING SCHEME IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986 IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION.

(1) GENERAL CONDITIONS.

- (a) Except with the written consent of the Local Authority, and subject to such conditions as it may impose, neither the owner nor any other person shall:-
 - (i) save and except to prepare the erf for building purposes, excavate any material therefrom;
 - (ii) sink any wells or boreholes thereon or abstract any subterranean water therefrom; or
 - (iii) make or permit to be made, upon the erf for any purpose whatsoever, any bricks, tiles or earthenware pipes or other articles of a like nature.

- (b) Where, in the opinion of the Local Authority, it is impracticable for stormwater to be drained from higher-lying erven direct to a public street, the owner of the lower-lying erf shall be obliged to accept and/or permit the passage over the erf of such stormwater.

Provided that the owners of any higher-lying erven, the stormwater from which is discharged over any lower-lying erf, shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of such lower-lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf.

- (c) The siting of buildings, including outbuildings, on the erf and entrances to and exits from the erf to a public street system shall be to the satisfaction of the Local Authority.
- (d) The main building, which shall be a completed building and not one which has been partly erected and is to be completed at a later date, shall be erected simultaneously with, or before, the outbuildings.
- (e) No materials or goods of any nature whatsoever shall be dumped or placed within the building restriction area along any street, and such area shall be used for no other purpose than the laying out of lawns, gardens, parking or access roads: Provided that if it is necessary for a screen wall to be erected on such boundary this condition may be relaxed by the Local Authority subject to such conditions as may be determined by it.

- (f) A screen wall or walls shall be erected and maintained to the satisfaction of the Local Authority as and when required by it.
- (g) If the erf is fenced such fence and the maintenance thereof shall be to the satisfaction of the Local Authority.
- (h) The registered owner is responsible for the maintenance of the whole development on the erf. If the Local Authority is of the opinion that the erf or any portion of the development, is not being satisfactorily maintained, the Local Authority shall be entitled to undertake such maintenance at the cost of the registered owner.

(2) SPECIAL (RESIDENTIAL 2).

Erven 3232 to 3369 are subject to the following conditions:

- (a) The property and the buildings erected thereon or to be erected thereon, shall be used solely for the purposes of dwelling units.
- (b) The height of buildings shall not exceed 2 storeys.
- (c) Not more than 20 dwelling units per hectare shall be erected on the property.
- (d) The total coverage of buildings shall not exceed 60% of each of the erven created within the township.
- (e) Effective, paved parking spaces, together with the necessary manoeuvring area, shall be provided on the property to the satisfaction of the Local Authority in the following ratios:
 - (i) 1 covered parking space to 1 dwelling unit; and
 - (ii) 2 uncovered parking spaces to 1 dwelling unit, if so required by the Local Authority.
- (f) Buildings, including outbuildings, hereafter erected on the property, shall be located not less than 3m from any private road boundary : Provided that the Local Authority may relax this restriction if it would in its opinion result in an improvement in the development of the property.
- (g) A Block Plan, drawn to such a scale as may be approved by the Local Authority, shall be submitted to the Local Authority with the building plans. No building shall be erected on the property before such plans have been approved by the Local Authority and the whole development on the property shall be in accordance with the approved plan. Such a Block Plan shall show at least the following:
 - (i) The siting, height, coverage and where applicable the floor area ratio of all buildings and structures.
 - (ii) Vehicular entrance and exit to and from the property to any existing or proposed public street.
 - (iii) Entrance to buildings and parking areas.
 - (iv) Building restrictions (if any).

01040000

- (v) Parking areas and, where required by the Local Authority, vehicular and pedestrian traffic systems.
- (vi) The elevational treatment of all buildings and structures.
- (vii) The grouping of the dwelling units and the programming of the development of the erven if it is not proposed to develop all the erven simultaneously.
- (viii) Open spaces, children's playgrounds, screen walls or other acceptable methods of screening, and landscaping.

(3) SPECIAL (CLUBHOUSE AND PARKING)

Erven 3371 and 3372 are subject to the following conditions

- (a) The property and the buildings erected thereon or to be erected thereon, shall be used solely for a clubhouse and parking purposes.
- (b) The height of buildings shall not exceed 1 storeys.
- (c) The total coverage of buildings shall not exceed 50%.
- (d) Effective, paved parking spaces, together with the necessary manoeuvring area, shall be provided on the property to the satisfaction of the Local Authority.
- (e) Buildings, including outbuildings, hereafter erected on the property, shall be located not less than 3m from any private road boundary: Provided that the Local Authority may relax this restriction if it would in its opinion result in an improvement in the development of the property.
- (f) A Block Plan, drawn to such a scale as may be approved by the Local Authority, shall be submitted to the Local Authority with the building plans. No building shall be erected on the property before such plans have been approved by the Local Authority and the whole development on the property shall be in accordance with the approved plan. Such a Block Plan shall show at least the following:
 - (i) The siting, height, coverage and where applicable the floor area ratio of all buildings and structures.
 - (ii) Vehicular entrance and exit to and from the property to any existing or proposed public street.
 - (iii) Entrance to buildings and parking areas.
 - (iv) Building restrictions (if any).
 - (v) Parking areas and, where required by the Local Authority, vehicular and pedestrian traffic systems.
 - (vi) The elevational treatment of all buildings and structures.

(vii) Open spaces, children's playgrounds, screen walls or other acceptable

(4) SPECIAL (PRIVATE OPEN SPACE)

Erfven 3373 to 3375, are subject to the following conditions:

The property shall be used solely for the purposes of private open space.

(5) SPECIAL (PRIVATE ROAD).

Erf 3370, is subject to the following conditions:

- (a) The property shall be used solely for the purposes of a private road and stormwater purposes.
- (b) The township owner shall register Erf 3370 in the name of an Association incorporated in terms of Section 21 of the Companies Act, Act 61 of 1973, and every present or future owner of property in the township shall be a member of such Association by virtue of such ownership.
- (c) The private roads on the property shall be constructed by the township owner and be maintained by the Association mentioned in (b) above.
- (d) A security control facility (which may include a guardhouse, a stop sign, a chain, a boom or a gate, irrespective of whether same is manned or automated) may be erected on Erf 3370 for purposes of stopping and identifying vehicles and their occupants entering or leaving the township. 24 hour access shall be available at all times for municipal and emergency purposes.
- (e) The Association referred to in (b) above may erect and man the facility referred to in (d) above, all costs in this regard to be borne by the Association.

DATE: 2005/09/06

**M J ALLERS
AREA MANAGER
For EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING**



THE GOVERNMENT PRINTING WORKS

PUBLICATIONS DIVISION

NB: The Publications Division of the Government Printing Works will be relocating to its new premises within the:

**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
Tel: (012) 334-4653
Cell: 083 640 6121**

IMPORTANT NOTICE

The
Gauteng Provincial Gazette Function
will be transferred to the
Government Printer in Pretoria
as from 2nd January 2002

NEW PARTICULARS ARE AS FOLLOWS:**Physical address:**

Government Printing Works
149 Bosman Street
Pretoria

Postal address:

Private Bag X85
Pretoria
0001

New contact persons: Awie van Zyl Tel.: (012) 334-4523
Mrs H. Wolmarans Tel.: (012) 334-4591

Fax number: (012) 323-8805

E-mail address: awvanzyl@print.pwv.gov.za

Contact persons for subscribers:

Mrs S. M. Milanzi Tel.: (012) 334-4734
Mrs J. Wehmeyer Tel.: (012) 334-4753
Fax.: (012) 323-9574

This phase-in period is to commence from **November 2001** (suggest date of advert) and notice comes into operation as from **2 January 2002**.

Subscribers and all other stakeholders are advised to send their advertisements directly to the **Government Printing Works**, two weeks before the 2nd January 2002.

*In future, adverts have to be paid in advance
before being published in the Gazette.*

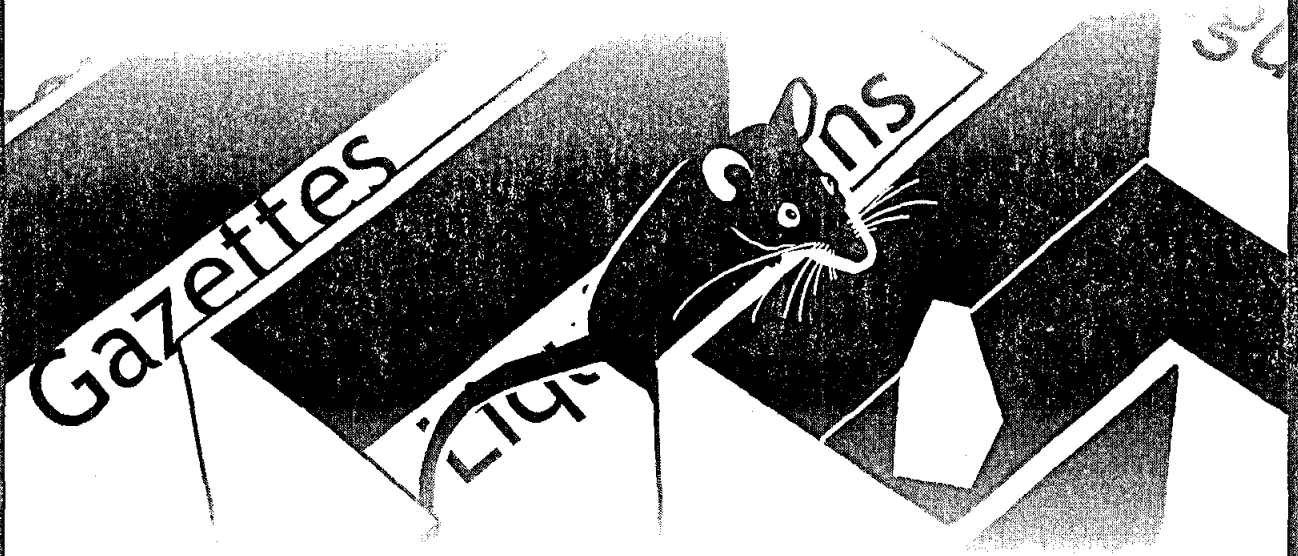
HENNIE MALAN

Director: Financial Management
Office of the Premier (Gauteng)



Sabinet Online Ltd has established itself, for more than a decade, as a leader in facilitating electronic access to gazetted information.

Are you looking for information published in Gazettes such as changes to Acts, Regulations of Acts, Notices, Liquidation & distribution accounts on deceased estates?



Search no more.

Sabinet Online's SA Gazettes provides immediate access to full-text databases of Government and Provincial Gazettes, the Government Gazette Index and Parliamentary Bills. Updated daily.

The SA Gazettes is considered in all industry sectors as the most comprehensive collection of searchable gazette data on the Internet. With SA Gazettes you have access to the electronic full-text of the Government Gazette and all Provincial Gazettes.

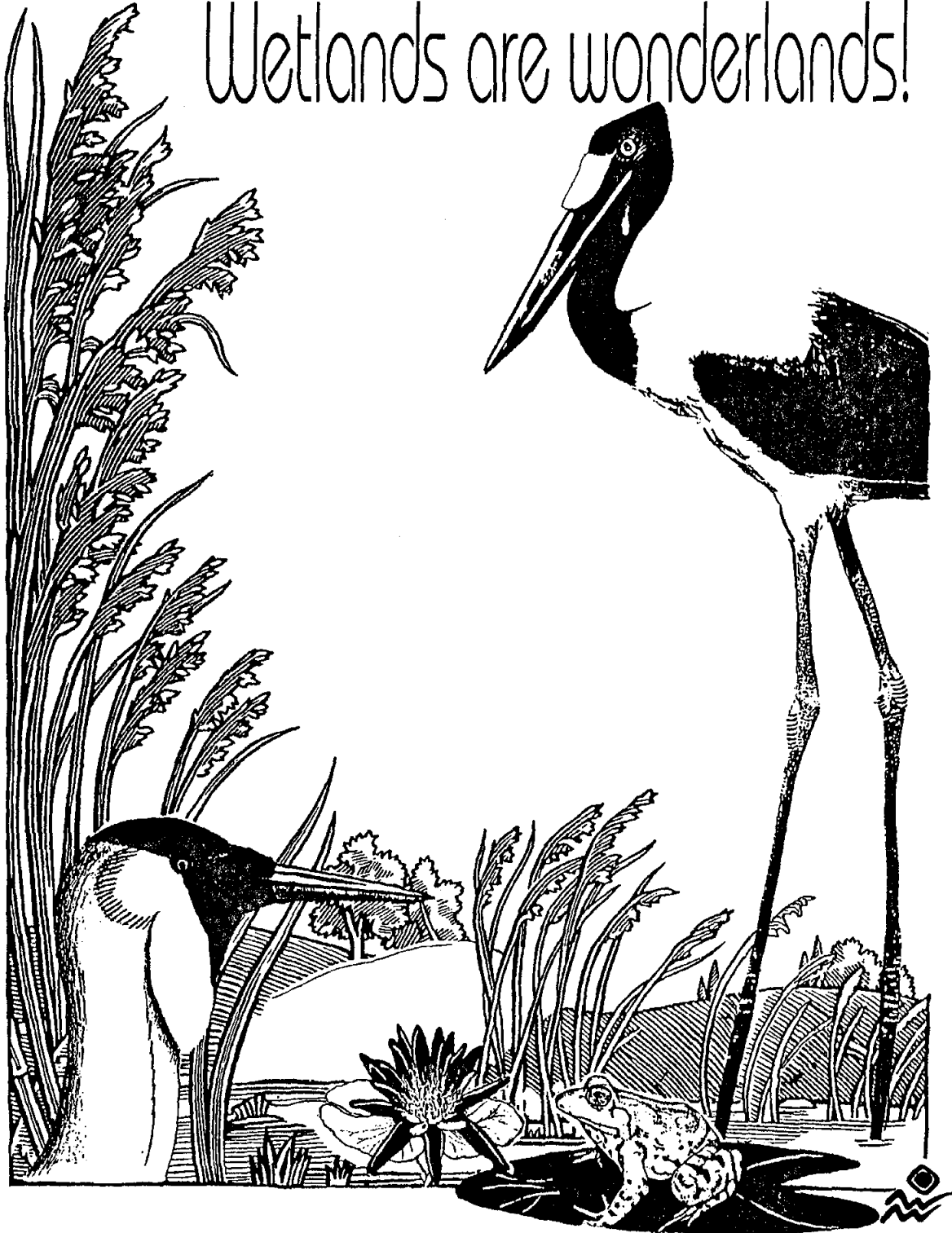
- The Government Gazette - from January 1994
- All Provincial Gazettes - from September 1995
- Indexes pertaining to the past week's Government and all Provincial Gazettes.
- Parliamentary Bills - from January 1999

We facilitate access to information
www.sabinet.co.za

Tel: +27 12 643 9500; Fax: +27 12 663 3543; E-mail: info@sabinet.co.za

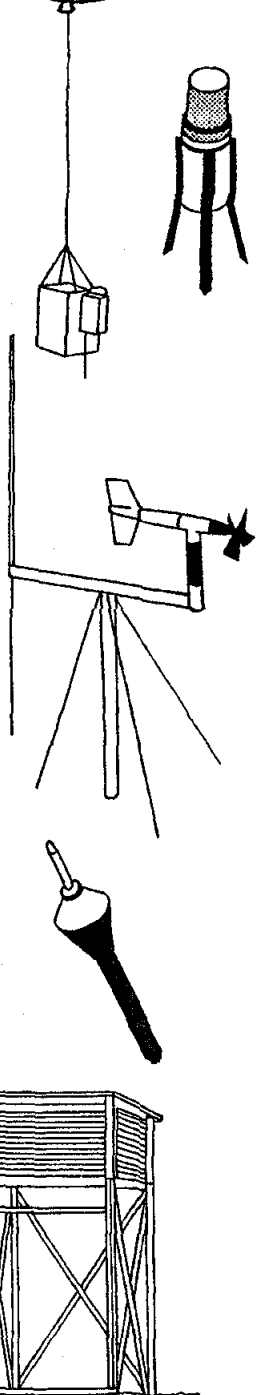
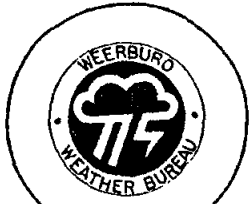


Wetlands are wonderlands!

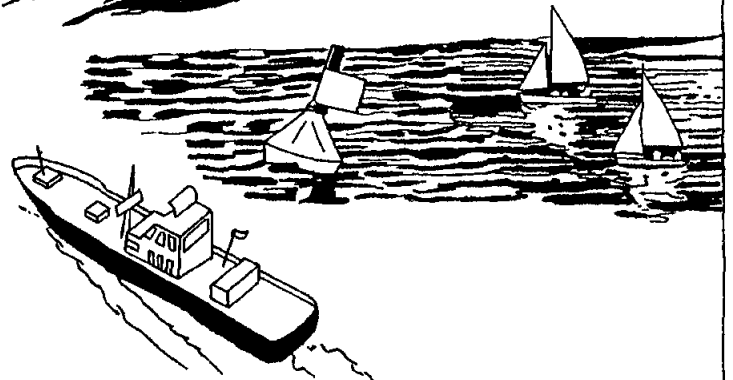
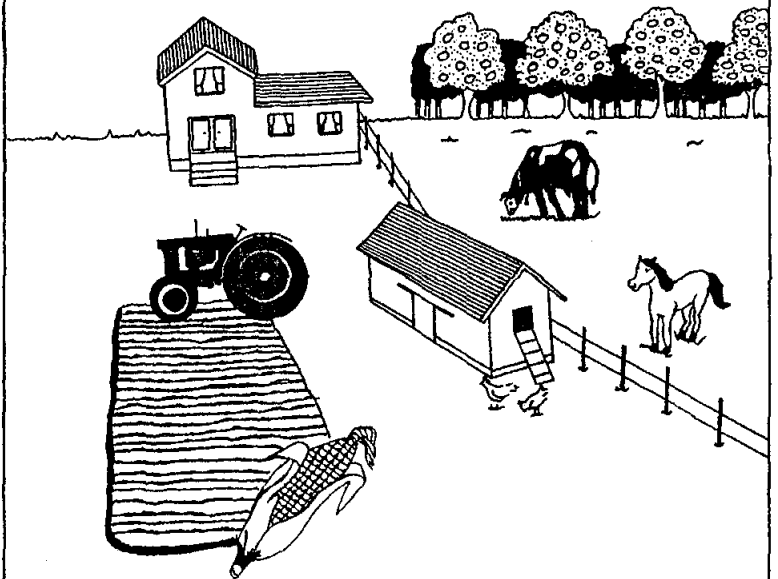
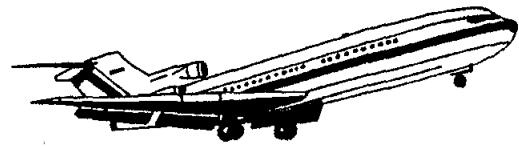
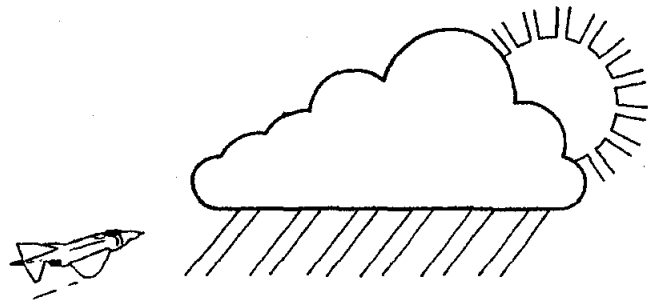


Department of Environmental Affairs and Tourism

SA WEATHER BUREAU SA WEERBURO



**W
E
A
T
H
E
R
·
S
E
R
V
I
C
E
S
·
W
E
E
R
D
I
E
N
S
T
E
·**



THE WEATHER BUREAU HELPS FARMERS TO PLAN THEIR CROP



THE WEATHER BUREAU: DEPARTMENT OF ENVIRONMENTAL AFFAIRS & TOURISM
DIE WEERBURU: DEPARTEMENT VAN OMGEWINGSAKE EN TOERISME

