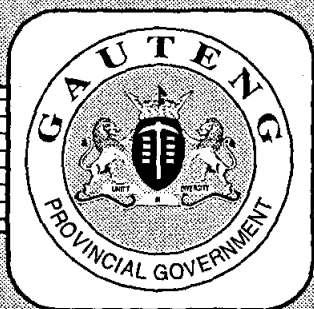


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

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

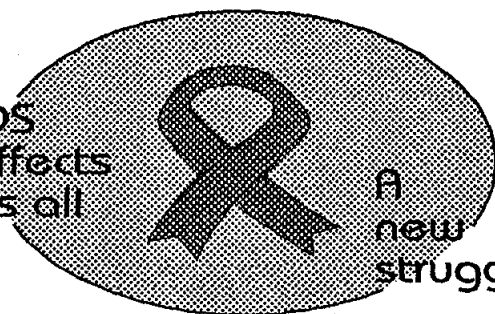
Vol. 11

PRETORIA, 18 NOVEMBER 2005

No. 494

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
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DEPARTMENT OF HEALTH



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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2986

EKURHULENI METROPOLITAN MUNICIPALITY (BENONI CUSTOMER CARE CENTRE)

DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986, the Ekurhuleni Metropolitan Municipality hereby declares Rynfield Extension 65 to be an approved township subject to the conditions set out in the schedule hereto:

SCHEDULE

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY NEW WORLD VALUATION 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 274 OF THE FARM VLAKFONTEIN 69 I.R., HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT.

1.1 NAME.

The name of the township shall be Rynfield Extension 65.

1.2 DESIGN.

The township shall consist of erven and streets as indicated on the General Plan S.G. No. 4950/2005.

1.3 EXISTING CONDITIONS OF TITLE.

The township shall be subject to existing conditions including:

- (a) The following servitudes which affects a street (Lessing Street) in the township:

Deed of Transfer 7817/94

- (i) "INGRESS 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 other authority upon whom the power may devolve, these provisions shall be as shown upon the said General Plan as amended from time to time, and as shown by the figure lettered AefD on Diagram S.G. No. A3323/37 annexed to Deed of Transfer No. 33046/1946."

Deed of Transfer 188862/96

- B. "INGRESS and egress to the abovementioned property 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 other authority upon whom the power may devolve, these provisions shall be as shown upon the said General Plan as amended from time to time

(as shown by the figure lettered AefD on Diagram S.G. No. A3321/1937 annexed hereto, viz a servitude of Right of Way 18,89 metres wide, as will more fully appear from Deed of Transfer T13398/1949)."

- (b) The following servitudes which affects Erven 3402, 3422, 3429 and 3432:

Deed of Transfer 18862/96

C. "The within mentioned property is subject to a perpetual servitude two metres wide, for a water main in favour of the TOWN COUNCIL OF BENONI, as will more fully appear from Notarial Deed of Servitude No. K705/1975."

D. "The within mentioned property is subject to a perpetual servitude six metres wide, for sewerage and stormwater drains, in favour of the TOWN COUNCIL OF BENONI, as will more fully appear from Notarial Deed of Servitude No. K96/1978."

1.4 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 SABTACO, 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.

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, as

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 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 that 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 in 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.

- (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 3432.
- (c) The township owner shall ensure that a servitude of right of way, for municipal services, is registered over Erf 3432 in favour of the Local Authority.

2. CONDITIONS OF TITLE.

2.1 All erven (excluding Erf 3432) 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 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.

2.1.2. 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 2m thereof.

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- 2.1.3. 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 65 Township.
- 2.2. All erven shall be made subject to existing conditions and servitudes including the rights to minerals.
- 2.3 Erf 3399 is subject to a 4m servitude as indicated on the General Plan.
- 2.4 Erf 3432, shall be registered in the name of the Association mentioned in B(9) above and shall be subject to a servitude in favour of the Local Authority for any municipal services, as well as for emergency services.

P.M. MASEKO, City Manager

Ekurhuleni Metropolitan Municipality, 2nd Floor, Head Office Building, corner Cross and Rose Streets, Private Bag X1069, Germiston, 1400

Date:

Notice No.

LOCAL AUTHORITY NOTICE 2987

EKURHULENI METROPOLITAN MUNICIPALITY (BENONI CUSTOMER CARE CENTRE)

NOTICE OF BENONI AMENDMENT SCHEM NO 1/1410

The Ekurhuleni Metropolitan Municipality (Benoni Customer Care Centre) hereby, in terms of Section 125 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, 1/1947, comprising the same land as included in the township of Rynfield Extension 65.

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 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), 6th Floor, Treasury Building, Elston Avenue, Benoni.

P.M. MASEKO, City Manager

Ekurhuleni Metropolitan Municipality, 2nd Floor, Head Office Building, corner Cross and Rose Streets, Private Bag X1069, Germiston, 1400

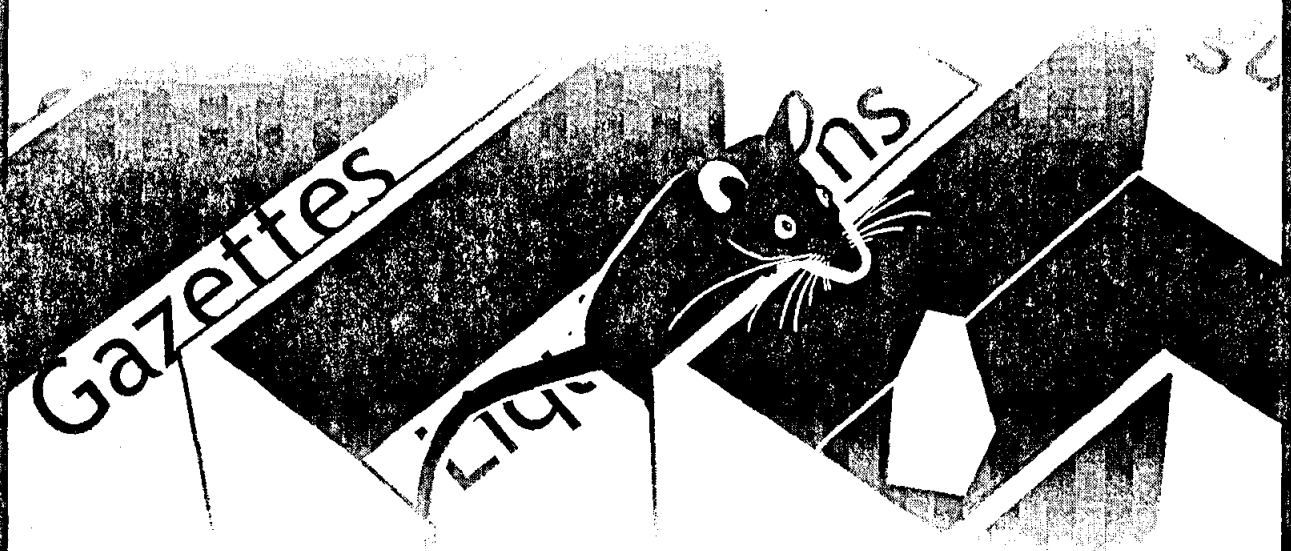
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