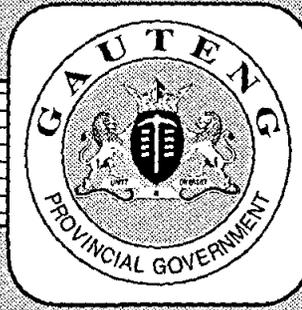


**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
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# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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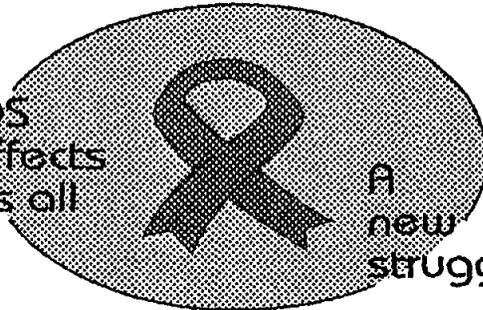
Vol. 12

PRETORIA, 30 JANUARY 2006  
JANUARIE 2006

No. 28

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

AIDS  
affects  
us all



A  
new  
struggle

**Prevention is the cure**

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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 171

#### EKURHULENI METROPOLITAN MUNICIPALITY (BENONI CUSTOMER CARE CENTRE) DECLARATION AS AN APPROVED TOWNSHIP

In terms of Section 103(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance No.15 of 1986), the Ekurhuleni Metropolitan Municipality (Benoni Customer Care Centre) hereby declares Rynfield Extension 63 to be an approved township, subject to the conditions set out in the Schedule hereto.

#### SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY SOUTHERN PALACE INVESTMENTS 22 (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT / 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 273 (A PORTION OF PORTION 23) OF THE FARM VLAKFONTEIN 69-IR, GAUTENG PROVINCE, HAS BEEN GRANTED.

#### 1. CONDITIONS OF ESTABLISHMENT

##### 1.1 NAME

The name of the township shall be Rynfield Extension 63.

##### 1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 8320/2005.

##### 1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions of title, including the reservation of minerals but excluding the servitude as shown on General Plan S.G. No. 8320/2005 which only affects President Boshoff Road.

##### 1.4 STORMWATER DRAINAGE AND STREET CONSTRUCTION

- (a) The township owner shall, on request by the Local Authority, submit for its 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 storm-water throughout the township by means of properly constructed works and for the construction, surfacing, kerbing and channeling of 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.

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- (b) The township owner shall, when required to do so by the Local Authority, carry out the approved scheme at its 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 storm-water drainage system to the satisfaction of the Local Authority until the streets and storm-water 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, 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 the adjacent public road, 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.

### 2. CONDITIONS OF TITLE

The 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, 1986.

#### 2.1 Erf 3449

- (a) The erf is subject to a servitude, 2m wide, in favor of the Local Authority, for sewerage and other municipal services, along any two boundaries other than a

street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide along 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) 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 construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

**2.2 Erf 3450**

- (a) The erf shall be registered in the name of the Body Corporate formed for this township.
- (b) The erf shall be subject to access being granted for emergency services.

Paul Mavi Maseko, City Manager, Administration Building, Municipal Offices, Elston Avenue, Benoni, 1501

**LOCAL AUTHORITY NOTICE 172**

**EKURHULENI METROPOLITAN MUNICIPALITY  
(BENONI CUSTOMER CARE CENTRE)**

**BENONI AMENDMENT SCHEME NO. 1/1422**

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 1/1947, comprising the same land as included in the township of Rynfield Extension 63, Benoni.

Map 3 and scheme clauses of the amendment scheme are available for inspection at all reasonable times of the office of the Head of Department, Department Development Planning and Local Government, Gauteng Provincial Government, Johannesburg as well as the office of the Executive Director: Development Planning, Ekurhuleni Metropolitan Municipality (Benoni Customer Care Centre), Civic Centre, Elston Avenue, Benoni.

This amendment is known as Benoni Amendment Scheme 1/1422.

Paul Mavi Maseko, City Manager, Administration Building, Municipal Offices, Elston Avenue, Benoni, 1501

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# IMPORTANT NOTICE

The  
**Gauteng Provincial Gazette Function**  
will be transferred to the  
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## NEW PARTICULARS ARE AS FOLLOWS:

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149 Bosman Street  
Pretoria

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*In future, adverts have to be paid in advance  
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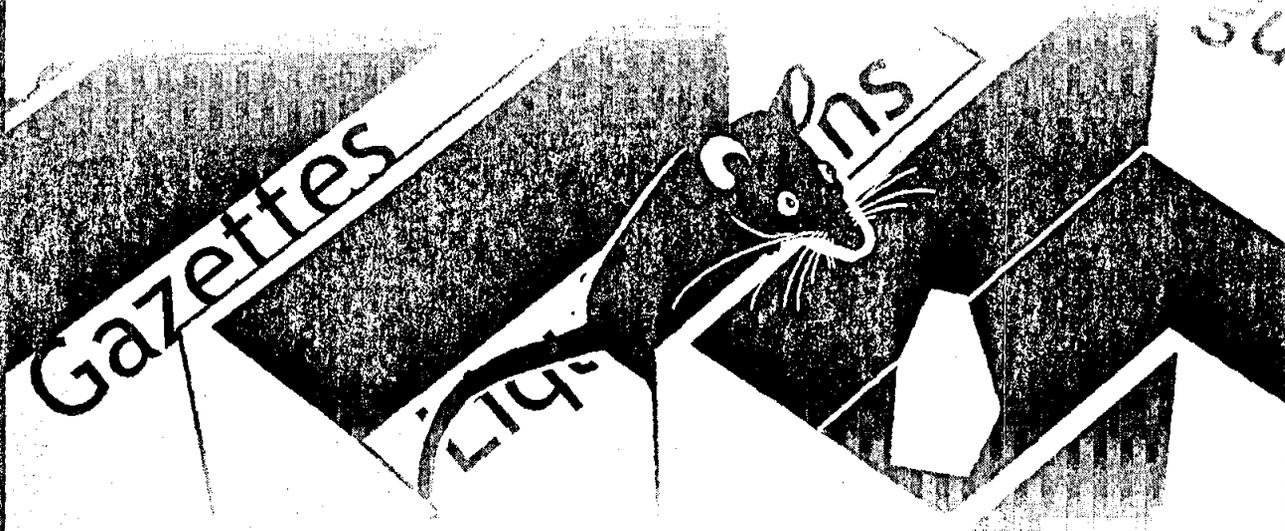
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Director: Financial Management  
Office of the Premier (Gauteng)



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