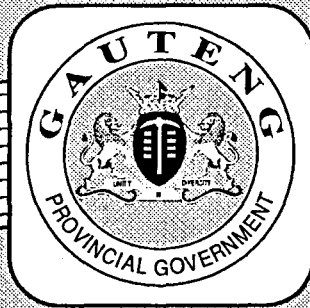


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

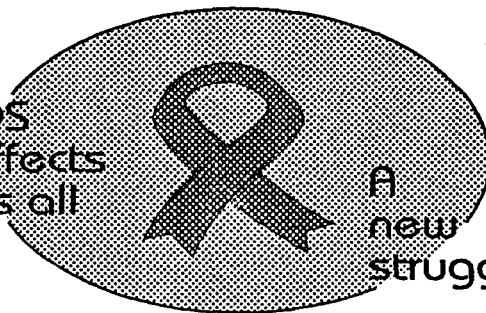
Vol. 12

PRETORIA, 29 SEPTEMBER 2006

No. 368

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2832

CORRECTION NOTICE:

It is hereby notified that Local Authority Notice No. 1515 that appeared on 6 June 2006 with regards to the proclamation of Rynfield Extension 75 be corrected by the substitution of the following conditions of establishment:

LOCAL AUTHORITY NOTICE 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 75 to be an approved township, subject to the conditions set out in the Schedule hereto.

All previous published conditions of establishment to be substituted by the following:

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY HOLDING 209 RYNFIELD AGRICULTURAL SEC 2 CC (HEREINAFTER 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 477 (PORTION OF PORTION 23) OF THE FARM VLAKFONTEIN 69-IR, GAUTENG PROVINCE, HAS BEEN GRANTED.

A. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Rynfield Extension 75.

(2) DESIGN

The township shall consist of erven and streets as indicated on the General Plan S.G. 934/2006.

(3) EXISTING CONDITIONS OF TITLE

The property shall be subject to existing conditions of title, but excluding servitude vide General plan S.G. No. 609/1937, which affects only Lessing Street.

(4) STORM WATER 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 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.

(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 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.

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(5) OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The township owner shall with 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 the adjacent public road, 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 3491.
- (c) The township owner shall ensure that a servitude of right of way, for municipal services, is registered over Erf 3491 in favor of the Local Authority.
- (d) Erf 3476 is subject to a servitude for municipal purposes.

B. CONDITIONS OF TITLE

- (1) All erven (excluding Erf 3491) 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.
 - (a) The property is subject to a servitude, 2m wide, in favor of the Local Authority, for sewerage and other municipal purposes, along all boundaries other than a street boundary, and in 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) 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.
 - (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 75 Township.
- (2) All erven shall be made subject to existing conditions and servitudes including the rights to minerals.

- (3) All erven shall be made subject to the servitudes shown on the General Plan.
- (4) Erf 3491, shall be registered in the name of the Association mentioned in A(9) above and shall be subject to a servitude in favor of the Local Authority for 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 : September 2006

LOCAL AUTHORITY NOTICE 2833

EKURHULENI METROPOLITAN MUNICIPALITY (BENONI CUSTOMER CARE CENTRE)

NOTICE OF BENONI AMENDMENT SCHEME NO. 1/1461

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 75, 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 City Engineer, Ekurhuleni Metropolitan Municipality (Benoni Customer Care Centre), Treasury Building, Elston Avenue, Benoni

This amendment is known as Benoni Amendment Scheme 1/1461

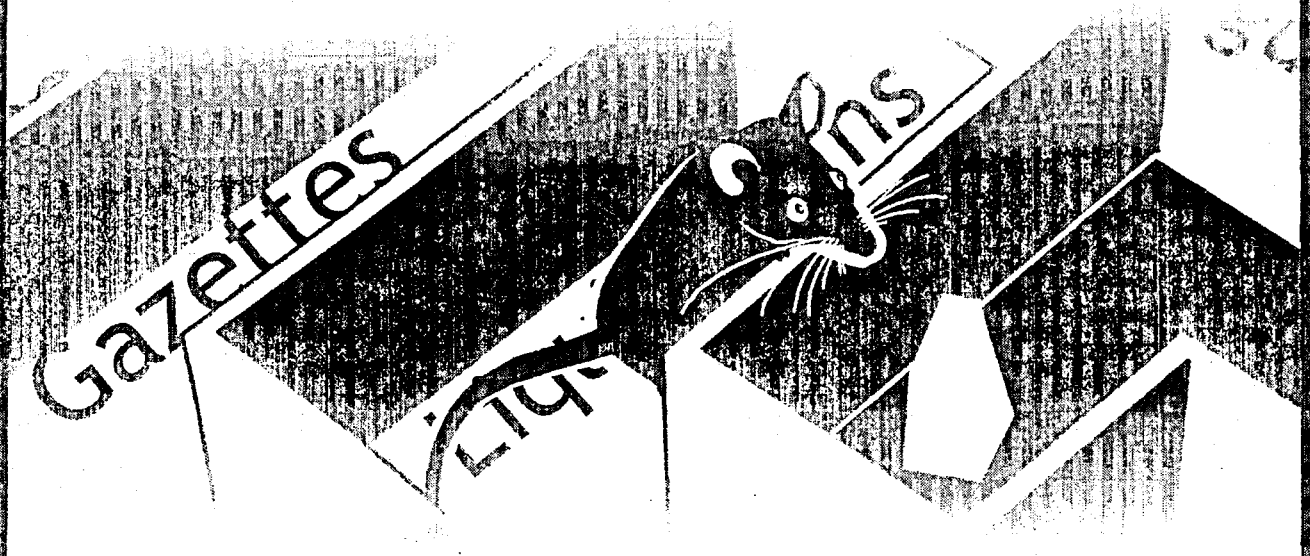
P.M. Maseko, City Manager, Ekurhuleni Metropolitan Municipality, 2nd Floor, Head Office Building, corner Cross and Rose Streets, Private Bag X1069, Germiston, 1400

Date : September 2006



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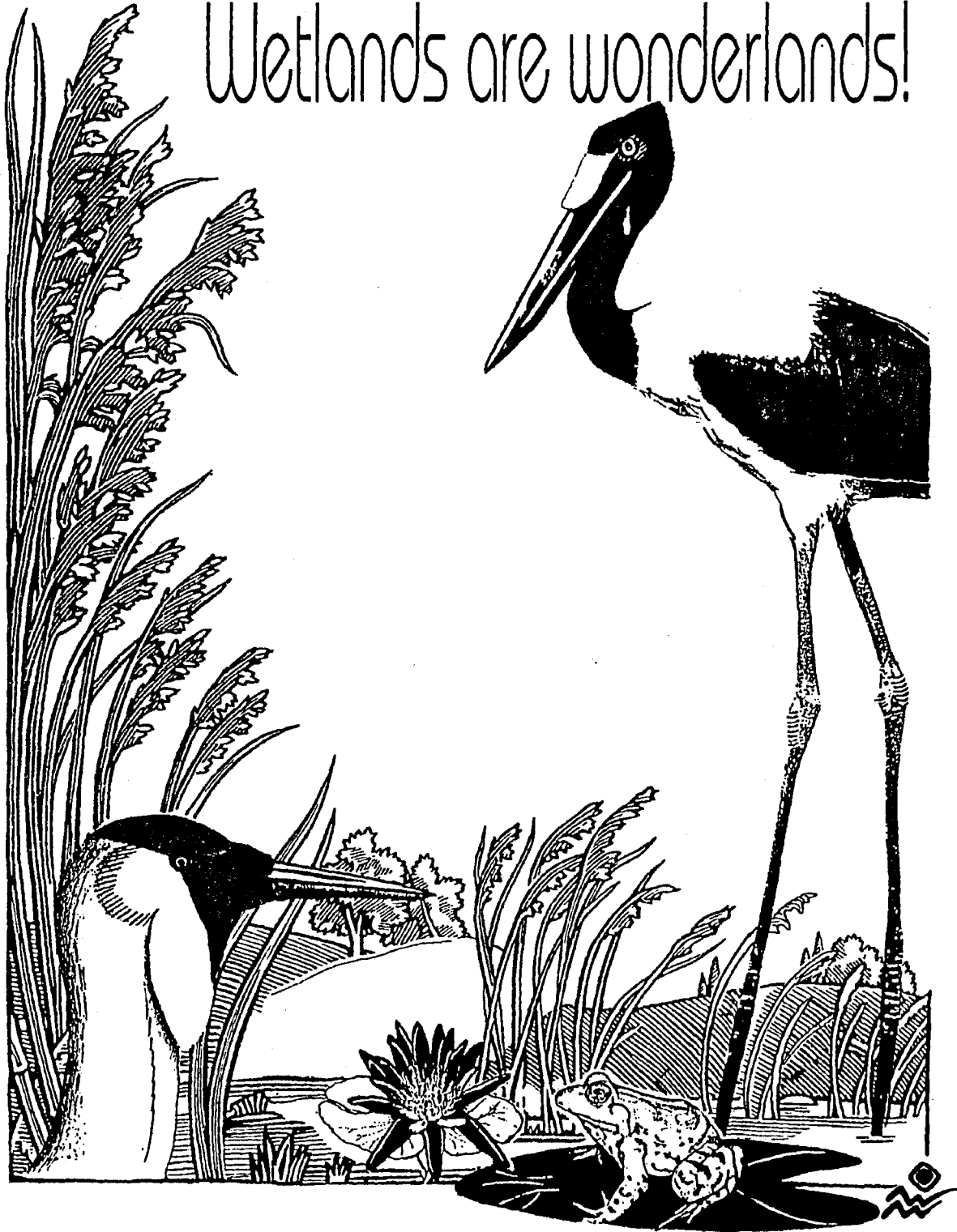
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