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IMPORTANT

Information

from Government Printing Works

Dear Valued Customers,

Government Printing Works has implemented rules for completing and submitting the electronic Adobe Forms when you, the customer, submits your notice request.

Please take note of these guidelines when completing your form.



GPW Business Rules

1. No hand written notices will be accepted for processing, this includes Adobe forms which have been completed by hand.
2. Notices can only be submitted in Adobe electronic form format to the email submission address submit.egazette@gpw.gov.za. This means that any notice submissions not on an Adobe electronic form that are submitted to this mailbox will be **rejected**. National or Provincial gazette notices, where the Z95 or Z95Prov must be an Adobe form but the notice content (body) will be an attachment.
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4. All customers who walk in to GPW that wish to submit a notice that is not on an electronic Adobe form will be routed to the Contact Centre where the customer will be taken through the completion of the form by a GPW representative. Where a customer walks into GPW with a stack of hard copy notices delivered by a messenger on behalf of a newspaper the messenger must be referred back to the sender as the submission does not adhere to the submission rules.
5. All notice submissions that do not comply with point 2 will be charged full price for the notice submission.
6. The current cut-off of all Gazette's remains unchanged for all channels. (Refer to the GPW website for submission deadlines – www.gpwonline.co.za)
7. Incorrectly completed forms and notices submitted in the wrong format will be rejected to the customer to be corrected and resubmitted. Assistance will be available through the Contact Centre should help be required when completing the forms. (012-748 6200 or email info.egazette@gpw.gov.za)
8. All re-submissions by customers will be subject to the above cut-off times.
9. All submissions and re-submissions that miss the cut-off will be rejected to the customer to be submitted with a new publication date.
10. Information on forms will be taken as the primary source of the notice to be published. Any instructions that are on the email body or covering letter that contradicts the notice form content will be ignored.

You are therefore advised that effective from **Monday, 18 May 2015** should you not comply with our new rules of engagement, all notice requests will be rejected by our new system.

Furthermore, the fax number **012- 748 6030** will also be **discontinued** from this date and customers will only be able to submit notice requests through the email address submit.egazette@gpw.gov.za.

DISCLAIMER:

Government Printing Works reserves the right to apply the 25% discount to all Legal and Liquor notices that comply with the business rules for notice submissions for publication in gazettes.

National, Provincial, Road Carrier Permits and Tender notices will pay the price as published in the Government Gazettes.

For any information, please contact the eGazette Contact Centre on 012-748 6200 or email info.egazette@gpw.gov.za

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GENERAL NOTICES • ALGEMENE KENNISGEWINGS

NOTICE 2396 OF 2015**EKURHULENI METROPOLITAN MUNICIPALITY
EKURHULENI TOWN PLANNING SCHEME, 2014
EKURHULENI AMENDMENT SCHEME B0011**

The Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of Section 125(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), declares that it has approved an amendment of the Ekurhuleni Town Planning Scheme, 2014, comprising the same land as included in the township of **RYNFIELD EXTENSION 81**.

The amendment scheme documents will lie for inspection during normal office hours at the offices of the Head of Department: City Planning, Ekurhuleni Metropolitan Municipality, and at the offices of the Acting Area Manager: Mr Sibusiso Mbodi, Benoni Civic Centre; as well as at the Gauteng Provincial Government, Office of the Premier, Gauteng Planning Division.

This amendment scheme is known as Ekurhuleni Amendment Scheme B0011 and shall come into operation from date of publication of this notice.

Khaya Ngema, City Manager
2nd Floor, Head Office Building, Cnr Cross & Roses Streets, Germiston
Notice No. CD22/2015

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

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY JADE INVESTMENTS (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 214 (A PORTION OF PORTION 27) OF THE FARM VLAKFONTEIN 69 IR HAS BEEN GRANTED.

A. CONDITIONS OF ESTABLISHMENT**(1) NAME**

The name of the township shall be Rynfield Extension 81.

(2) DESIGN

The township shall consist of erven and streets as indicated on the S.G.900/2013.

(3) EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions of title and servitudes, if any:

a) Excluding the reservation of mineral rights which will not be brought forward to the erven in the township:

- (1) Portion of the property hereby transferred marked by the figure WVMNW on Diagram S.G. No. A 7459/50 annexed to Certificate of Consolidated Title No. 13152/1952 dated this day, is subject to Mynpacht No. 428.

- (2) Portion of the property hereby transferred marked by the figure UJKLVWU on Diagram S.G. No. A 7459/50 aforesaid, is subject to Mynpacht No. 427.
- (3) All rights to minerals, mineral products, mineral oils, metals and precious stones shall be and are reserved to VAN RYN GOLD MINES ESTATES LIMITED, and its successors in title to such rights, as will more fully appear from Certificate of Mineral Rights 325/1953 R M issued in terms of Section 71 of Act 47 of 1937.
- (4) All rights which may be or become vested in the freehold owner to share in any proceeds which may accrue to the State from the disposal of the undermining rights of the said property, and also the share of claim licence monies and any share of rental or profits which may accrue to the owner under any lease granted in respect of the said property and the like, are reserved to the VAN RYN GOLD MINES ESTATES LIMITED, and its successors in title thereto.
- (5) By virtue of Proclamation 31 of 1961 which appeared in the Government Gazette 48 dated 28th July 1961 with approval of the State President, a portion of the within-mentioned property together with certain other portions of portions of the within farm, together measuring 139,6551 hectares has been de-proclaimed as a public digging for precious metals.
- b) Excluding the servitude in favour of Rand Water Board: the property held hereunder is subject to a perpetual servitude to transit water as depicted by the figure A B C D E F G on servitude diagram SG No 3793/1992, in favour of Rand Water Board, together with ancillary rights as will more fully appear from Notarial Deed of Servitude K 5325/2009S, which only affects erf 4086.
- c) Including the following servitude:
- (1) The within-mentioned property is subject to:
- (1.1) Restriction regarding the use of the property
- (1.2) Cemetery servitude with right of ingress and egress to the cemetery
- (1.3) Water tank servitude and pipeline servitude together with certain ancillary rights

in favour of Van Ryn Gold Mines Estates Limited as will more fully appear from Notarial Deed of Servitude No. K484/1953S dated 13 October 1953.

(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 S.A.B.T.A.C.O., for the collection and disposal of storm water 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 storm water 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, fulfil obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore.

(6) ACCEPTANCE AND DISPOSAL OF STORMWATER

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

(7) 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.

(8) 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).

(9) REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If, by reason of the establishment of the township, it becomes necessary to remove or replace any existing municipal services, the costs thereof shall be borne by the township owners.

(10) ACCESS

Ingress and egress to and from the township shall be to the satisfaction of the Executive Director: Roads, Transport and Civil Works Department.

(11) 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.

(12) PRECAUTIONARY MEASURES

The township owner shall at his own expense make arrangements with the Local Authority in order to ensure that the recommendations as laid down in the geological report are complied with and, when required, engineering certificates for the foundations of the structures are submitted.

(13) REMOVAL OF LITTER

The township owner shall at his own expense cause all litter within the township area to be removed to the satisfaction of the Local Authority, when required by the Local Authority to do so.

(14) TRANSFER OF ERVEN

Erven 4087 and 4088 shall, at the cost of the township owner, be transferred to Rynfield Extension 81 Home Owners Association prior to or simultaneously with the first transfer of any unit.

(15) SPECIAL CONDITIONS

- (a) The township owner shall ensure that a Body Corporate/Section 21 Company is established.
- (b) The said Body Corporate/Section 21 Company 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.

B. CONDITIONS OF TITLE

- (1) All 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, 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.
- (2) Erf 4087 (Private Road):
- (a) The entire erf is subject to a right of way servitude in favour of erven 4051 to 4062 and erven 4067 to 4086, as indicated on the general plan.
 - (b) The entire erf is subject to a servitude for sewerage, water, electricity and other municipal services in favour of the Local Authority, as indicated on the general plan.
- (3) Erven 4051 to 4062 and 4067 to 4086
- Erven 4051 to 4062 and 4067 to 4086 are entitled to a right of way servitude over erf 4087 as indicated on the general plan.
- (4) Erven 4088 (Private Road)
- (a) The entire erf is subject to a right of way servitude in favour of erven 4063 to 4066, as indicated on the general plan.
 - (b) The entire erf is subject to a servitude for sewerage, water, electricity and other municipal services in favour of the Local Authority, as indicated on the general plan.
- (5) Erven 4063 to 4066
- Erven 4063 to 4066 are entitles to a right of way servitude over erf 4088, as indicated on the general plan.

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