

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE VAN  
GAUTENG**

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5 APRIL 2019

**No. 110**

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**GENERAL NOTICES • ALGEMENE KENNISGEWINGS**

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**NOTICE 569 OF 2019****LOCAL AUTHORITY NOTICE CD22/2019  
CITY OF EKURHULENI (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 City of Ekurhuleni Metropolitan Municipality (Benoni Customer Care Area) hereby declares **RYNFIELD EXTENSION 107 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 IS MADE BY NICKMAR RETAIL INVESTMENTS (PTY) LTD REGISTRATION NUMBER 2005/014599/07 (HEREAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 396 (A PORTION OF PORTION 23) OF THE FARM VLAKFONTEIN 69-IR, PROVINCE OF GAUTENG, HAS BEEN GRANTED**

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

The name of the township shall be RYNFIELD EXTENSION 107.

**(2) DESIGN**

The township shall consist of erven and streets as indicated on the General Plan no. 119/2014.

**(3) EXISTING CONDITIONS OF TITLE**

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

**(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 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 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 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.

(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, as previously agreed upon between the township owner and the Local Authority.

(6) 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. The township owners shall consult with the Local Authority before any existing municipal service(s) need to be replaced or removed.

(7) 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 of R86 400.00 to the Local Authority for the provision of land for parks (public open space), which is to be determined upon Council's approval of this application.

(8) ACCEPTANCE AND DISPOSAL OF STORM WATER

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

(9) ACCESS

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

(10) 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.

(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 its 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 are to be removed to the satisfaction of the Local Authority, when required by the Local Authority to do so.

(14) SPECIAL CONDITIONS

(a) The township owner shall ensure that a legal entity, is established to the cost of the developer.

- (b) The said legal entity 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 relating to the property.
- (c) In the event that the development of any erf within the township shall constitute a development within the ambit of the Sectional Titles Act, 1986 (Act 95 of 1986) then and in such event the conditions contained herein and in conflict with the provisions of the Sectional Title Act, 1986, shall be read as pro-non-scripto.
- (d) A security control facility which may include a guardhouse, a stop sign, a chain, a boom, a gate irrespective of whether same is manned or automated, may be erected on the internal private road for purposes of stopping and identifying vehicles and their occupants entering or leaving the township. A 24-hour access shall be available at all times for municipal and emergency purposes.
- (e) The Association referred to in (f) above may erect and man the facility to in (g) above, all costs in this regard will be borne by the Association.
- (f) Should such facility conflict with any services of the Local Authority or Eskom or Telkom within the servitude area, the Local Authority shall have the sole discretion to inform the Association by registered letter that the security control has been discontinued, whereupon the facility has been discontinued, whereupon the facility shall be removed by the Association at its own cost.

#### 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 the panhandle erf, an additional service 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 the construction, maintenance or removal of such sewerage mains or other works being made good by the Local Authority.

Dr I Mashazi, City Manager, City of Ekurhuleni Metropolitan Municipality, 2<sup>nd</sup> Floor, Head Office Buildings, corner Cross and Roses Streets, Germiston, Private Bag X 1069, Germiston, 1400.

Notice CD 22/2019

..... April 2019

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**LOCAL AUTHORITY NOTICE CD22/2019**  
**NOTICE OF APPROVAL**  
**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY**  
**EKURHULENI AMENDMENT SCHEME B0600**

The City of Ekurhuleni, Benoni Customer Care Area hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, read together with SPLUMA, 2013 declares that it has approved an amendment scheme, being an amendment of the Ekurhuleni Town Planning Scheme 2014, comprising the same land as included in the township of **RYNFIELD EXTENSION 107** Township.

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

This amendment is known as Ekurhuleni Amendment Scheme B0600 and shall come into operation from date of publication of this notice.

Dr Imogen Mashazi

City Manager

City of Ekurhuleni Metropolitan Municipality

Civic Centre, Cross Street,

Germiston

Notice No. CD22/2019



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