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GAUTENG**



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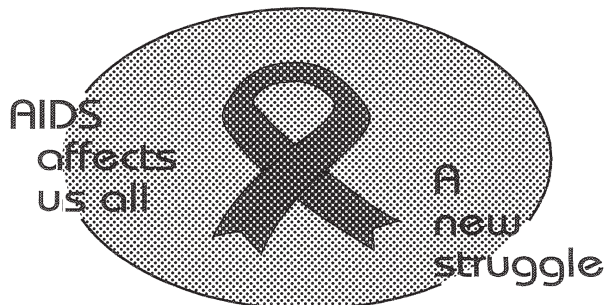
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GENERAL NOTICES • ALGEMENE KENNISGEWINGS

NOTICE 1046 OF 2020**LOCAL AUTHORITY NOTICE CD43/2020****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
(BENONI CUSTOMER CARE AREA)
DECLARATION AS AN APPROVED TOWNSHIP**

In terms of Section 103 of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986), read together with Section 44 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-laws, 2019, the City of Ekurhuleni Metropolitan Municipality (Benoni Customer Care Area) hereby declares **RYNFIELD EXTENSION 150** to be an approved township subject to the conditions set out in the schedule hereto.

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY TRIPPLE ROCK TRADING 162 PROPRIETARY LIMITED, WITH REGISTRATION NUMBER 2012/002213/07 (HEREAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) 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 450 (A PORTION OF PORTION 23) OF THE FARM VLAKFONTEIN 69 IR, PROVINCE GAUTENG, HAS BEEN APPROVED

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

The name of the township shall be **RYNFIELD EXTENSION 150**.

(2) DESIGN

The Township shall consist of erven and streets as indicated on the General Plan 3870/2019 dated 11 February 2020.

(3) EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions of title and servitudes, if any, excluding the following condition which affects only a street;

- (a) Ingress and egress to the holding 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 which 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 e f C D on diagram SG no A3279/1937 annexed to Deed of Transfer T5106/1943 dated 10th March, 1943, which condition affects President Kruger Road.

(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 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 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.

(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 owner.

The township owner 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 Sections 98(2) and (3) of the Town Planning and Township Ordinance, 15 of 1986, pay a lump sum endowment to the Local Authority, for the provision of land for parks (Public Open Space).

(8) **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.

(9) **ACCESS**

Ingress and egress to and from the township shall be to the satisfaction of the Head of Department: Roads and Stormwater Planning.

(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/her own expense, cause all existing buildings and structures, situated within the building line reserves, side spaces or other common boundaries to be demolished, to the satisfaction of the Local Authority, when required to do so by the Local Authority.

(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 of the township must be complied with and, when required, engineer certificates for the foundations of the structures must be submitted.

(13) **REMOVAL OF LITTER**

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

(14) **PROPERTY OWNER'S ASSOCIATION**

- (a) The township owner shall establish a Property Owner's Association ("POA") to be incorporated as an association not for gain in terms of the Non-Profit Companies Act, 2008, before the commencement of registration of ownership of all erven in the township.
- (b) The registered owner of each erf shall automatically become a member of the POA, and shall be bound by its Articles of Association, and any rules issued in terms thereof, as well as its Memorandum of Association.
- (c) The registered owner of each erf shall, by virtue of such ownership, be a member of an Association, incorporated in terms of Non-Profit Companies, 2008, in accordance with the conditions of establishment for Rynfield Extension 150 Township.
- (d) **FURTHER RESPONSIBILITY OF NON-PROFIT COMPANY, 2008 (POA)**

Subject to the responsibilities of the POA as set out above, the POA shall also be responsible for the following:

- (i) All matters of common interest to its members.

- (ii) All matters specified in the Articles of Association.
- (e) A copy of the registered Memorandum of Association and Statutes of the Company shall be submitted to the Local Authority who shall verify compliance with sub-clause (b) and (c) above.
- (f) The POA shall be entitled to levy periodical contributions from its members, excluding the township owner or its successors in township title, for the fulfilment of its obligations in the manner prescribed in the Articles of Association.
- (g) In respect of any transfer of any erf in the township, or any subdivision or consolidation thereof subsequent to the initial transfer thereof from the applicant or its successor in township title, the erf shall be subject to the following:

The Registrar of Deeds shall not register the transfer of the erf/erven, or any subdivisions or consolidations thereof, and the owner thereof shall not be entitled to procure such transfer before and unless the POA has certified that all levies or other amounts owing to it by the owner, have been paid in full.

B. CONDITIONS OF TITLE

- (A) 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 as indicated on the General Plan 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) 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.
 - (d) Erven 4179 to 4213
 - (i) The erven are entitled to a servitude of right of way for access purposes over the whole of erf 4214.
 - (e) Erven 4179 and 4182
 - (i) The erven are subject to a servitude of right of way in favour of erven 4180 and 4181, as indicated on the general plan.

- (f) Erven 4180 and 4181
 - (i) The erven are entitled to a servitude of right of way over erven 4179 and 4182, as indicated on the general plan.
- (g) Erven 4183 and 4186
 - (i) The erven are subject to a servitude of right of way in favour of erven 4184 and 4185, as indicated on the general plan.
- (h) Erven 4184 and 4185
 - (i) The erven are entitled to a servitude of right of way over erven 4183 and 4186, as indicated on the general plan.
- (i) Erven 4187 and 4190
 - (i) The erven are subject to a servitude of right of way in favour of erven 4188 and 4189, as indicated on the general plan.
- (j) Erven 4188 and 4189
 - (i) The erven are entitled to a servitude of right of way over erven 4187 and 4190, as indicated on the general plan.
- (k) Erf 4191
 - (i) The erf is entitled to a servitude of right of way over erf 4192 as indicated on the general plan.
- (l) Erf 4192
 - (i) The erf is subject to a servitude of right of way in favour of erf 4191 as indicated on the general plan.
- (m) Erf 4194 to 4198
 - (i) The erven are subject to a sewer line servitude 2 metres wide on the North Western Boundary in favour of the local municipality, as indicated on the general plan.
- (n) Erf 4200
 - (i) The erf is subject to a servitude of right of way in favour of Erf 4201, as indicated on the general plan.
- (o) Erf 4201
 - (i) The erf is entitled a servitude of right of way over erf 4200, as indicated on the general plan.
- (p) Erf 4202 and 4205
 - (i) The erven are subject to a servitude of right of way in favour of erven 4203 and 4204, as indicated on the general plan.
- (q) Erven 4203 and 4204
 - (i) The erven are entitled to a servitude of right of way over erven 4202 and 4205, as indicated on the general plan.

- (r) Erven 4206 and 4209
 - (i) The erven are subject to a servitude of right of way in favour of erven 4207 and 4208, as indicated on the general plan.
- (s) Erven 4207 and 4208
 - (i) The erven are entitled to a servitude of right of way over erven 4206 and 4209, as indicated on the general plan.
- (t) Erven 4213
 - (i) The whole erf is subject to an electric mini substation servitude in favour of the Local Authority.
- (u) Erf 4214
 - (i) The whole erf is subject to a servitude of right of way for access purposes in favour of erven 4179 to 4213.

B. CONDITIONS OF TITLE IMPOSED IN FAVOUR OF THIRD PARTIES TO BE REGISTERED/CREATED ON THE FIRST REGISTRATION OF THE ERVEN

No erf in the township shall be transferred or shall a Certificate of Registered Title be registered, unless the following conditions and/or servitudes have been registered:

- (a) Every owner of the property or of any subdivided portion thereof or any person who has an interest therein shall become and shall remain a member of the Property Owners Association and be subject to its constitution until he/she ceases to be an owner of the aforesaid. Neither the property nor any subdivided portion thereof nor any interest therein shall be transferred to any person who has not bound himself/herself to the satisfaction of such Association to become a member of the Property Owner's Association.
- (b) The owner of the property or of any subdivided portion thereof or any person who has an interest therein, shall not be entitled to transfer the property or any subdivided portion thereof or any interest therein without the Clearance Certificate from the Property Owners Association that the provisions of the Property Owners Association have been complied with.
- (c) Erf 4198
 - (i) The erf is subject to a servitude 3,00 metres wide on the North Eastern boundary for engineering services in favour of the Property Owner's Association, as indicated on the general plan.
- (d) Erf 4199
 - (i) The erf is subject to 3,00 metres wide on the Western and North Western boundary for engineering services in favour of the Property Owner's Association, as indicated on the general plan.
- (e) Erven 4199, 4201, 4203, 4204, 4207, 4208 and 4211
 - (i) The erven are subject to a sewer line servitude 2,00 metres wide on the North Eastern boundary in favour of the Property Owner's Association, as indicated on the general plan.

- (f) Erven 4203, 4207 and 4211
- (i) The erven are subject to a sewer line servitude 2,00 metres wide on the North Western Boundary in favour of the Property Owner's Association, as indicated on the general plan.
- (g) Erf 4212
- (i) The erf is subject to 2,00 metres wide on the North Western and Western boundary for a sewer line servitude in favour of the Property Owner's Association, as indicated on the general plan.
- (h) Erf 4214
- (i) The whole erf is subject to a servitude for engineering services in favour of the Property Owner's Association, as indicated on the general plan.

Dr Imogen Mashazi: City Manager,
City of Ekurhuleni Metropolitan Municipality, Private Bag X 1069 Germiston 1400
Notice CD43/2020

NOTICE OF APPROVAL
CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
EKURHULENI AMENDMENT SCHEME B0651

The City of Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, (Ordinance 15 of 1986), read together with Section 44 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-laws, 2019, the City of Ekurhuleni Metropolitan Municipality (Benoni Customer Care Area) hereby declares **RYNFIELD EXTENSION 150** to be an approved township subject to the conditions set out in the schedule hereto.

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

This amendment is known as Ekurhuleni Amendment Scheme B0651 and shall come into operation from date of publication of this notice.

Dr Imogen Mashazi: City Manager
City of Ekurhuleni Metropolitan Municipality
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Germiston 1400

Local Authority Notice CD43/2020

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