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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 1185 OF 2019

LOCAL AUTHORITY NOTICE CD29/2019

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
PROPOSED TOWNSHIP: RYNFIELD EXTENSION 103 TOWNSHIP
DECLARATION AS APPROVED TOWNSHIP

In terms of the provisions of Section 103(1) of the Town Planning and Townships Ordinance, 15 of 1986, the City of Ekurhuleni Metropolitan Municipality hereby declares Rynfield Extension 103 Township situated on Portion 180 (a portion of Portion 179) of the Farm Vlakfontein 69 IR, 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 THE OLUMPUS TRUST (HEREINAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 180 (A PORTION OF PORTION 179) OF THE FARM VLAKFONTEIN 69 – IR, HAS BEEN GRANTED

1 CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Rynfield Extension 103

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 1363/2018.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes

(i) Excluding the following servitude which only affects Erf 4175 in the township:

The erf is subject to a Servitude Right of Way as indicated by the figures Abjh on Subdivisional Diagram No. SG7539/1999 dated 4 October 1999.

1.4 STORMWATER DRAINAGE AND STREET CONSTRUCTION

- (a) The township owner shall, on request by the Local Authority, submit for his/her 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 stormwater 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 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.

1.5 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.

1.6 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.

1.7 ENDOWMENT

The township owner shall, in terms of Sections 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).

1.8 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.

1.9 ACCESS

Ingress and egress to and from the township shall be to the satisfaction of the Executive Director: Municipal Infrastructure Department (Roads and Stormwater Planning).

1.10 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.

1.11 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.

1.12 PRECAUTIONARY MEASURES

The township owner shall at his/her own expense, make arrangements with the Local Authority, in order to ensure that the recommendations as laid down in the Geological Report, prepared by M J van der Walt Engineering Geologist cc dated May 2006, are fully adhered to and complied with and when required to do so, engineering certificates for the foundations of the structures be submitted.

1.13 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.

1.14 SPECIAL CONDITIONS

- (a) The township owner shall ensure that a Body Corporate is established on the erven in the township.
- (b) The aforesaid Body Corporate shall, in addition to such other responsibilities as may be determined by the Sectional Titles Act and Sectional Title Schemes Management Act, also be responsible for the maintenance of the intercom and access control relating to the property.
- (c) The owner of the erf, or any subdivided portion thereof, or any person, who has an interest therein, shall not be entitled to transfer the erf or any subdivided portion therein, without a Clearance Certificate from the Body Corporate.
- (d) Confirmation of the opening of the sectional title scheme shall be submitted to the Local Authority (City Development Department), prior to the issuing of a Clearance Certificate for the transfer of any sectional title units in such scheme.
- (e) The Township Owner must accept the conditions regarding the establishment of a Body Corporate, in writing. This written acceptance shall include an undertaking that all buyers will be notified of all the conditions stipulated by the Local Authority, in writing.
- (h) The roads and stormwater infrastructure and landscaping of sidewalks will not be taken over by the Local Authority and the construction and cost thereof, shall be the responsibility of the township owner, where after the maintenance of these services and the pavements shall become the responsibility of the Body Corporate.
- (i) The private road servitude (if applicable) shall be the responsibility of the Body Corporate who shall manage and maintain all common property, including the refuse collection areas.

- (j) In the event that the development of any erf within the township shall constitute a development within the ambit of the Sectional Titles Act, 95 of 1986, then and in such an event, the conditions contained herein and in conflict with the provisions of the Sectional Titles Act, 95 of 1986, shall be read as pro-non-scripto.

1.15 CONDITIONS TO BE COMPLIED WITH PRIOR TO REGISTRATION OF THE ERVEN

The township owner shall at his/her own costs and within six (6) months from the date of proclamation of the township, cause Erven 4175 and 4176 to be consolidated.

2. CONDITIONS OF TITLE

2.1 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) 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.

2.2 All erven shall be made subject to the servitudes shown on the General Plan.

3. CONDITIONS TO BE INCORPORATED IN THE TOWN PLANNING SCHEME, IN TERMS OF SECTION 125 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986, IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION

3.1 GENERAL CONDITIONS

The following Conditions shall be contained in the Ekurhuleni Town Planning Scheme.

3.2 RESIDENTIAL 3

Erven 4175 and 4176 shall be subject to the following conditions:

- (a) The property and the buildings erected thereon or to be erected thereon, shall be used solely for the purposes of dwelling units.
- (b) The total coverage of buildings shall not exceed 50% of the property.
- (c) The height of buildings shall not exceed 3 storeys (excluding basements, but including lofts and parking floors), subject to the approval of a Site Development Plan and comments from all the surrounding and adjacent property owners.
- (d) The floor area ratio shall not exceed 1.3.
- (e) The density for the entire development shall not exceed 80 dwelling units per hectare.
- (f) Effective, paved parking spaces, together with the necessary manoeuvring area, shall be provided on the property, to the satisfaction of the Local Authority, in the following ratios:
 - (i) 1 covered parking space per dwelling unit with 3 habitable rooms or less.
 - (ii) 1 covered and 1 uncovered parking space per dwelling unit with 4 habitable rooms and more.
 - (iii) 1 uncovered parking space per every 3 dwelling units for visitor's parking.
- (g) Buildings, including outbuildings, hereafter erected on the property, shall be located not less than 5m from any public street or private road boundary (5m for garages) and 3m along all other property boundaries: Provided that the Local Authority may relax this restriction, if it would in its opinion, result in an improvement in the development of the property.

- (h) A Site Development Plan shall be submitted to the satisfaction of the Local Authority, for approval and such Site Development Plan shall be amended to the satisfaction of the Local Authority, prior to the submission and approval of any new building plans or development changes on the erf and shall be submitted to the surrounding and adjacent property owners for their comments. No buildings shall be erected on the property, before such Site Development Plan has been approved by the Local Authority and the whole development on the property, shall be in accordance with the approved plan. Such a Site Development Plan shall show at least the following:
- (i) The siting, height, coverage and where applicable, the floor area ratio of all buildings and structures.
- (ii) Vehicular entrances and exits to and from the property, to any existing or proposed public street.
- (iii) Entrances to buildings and parking areas.
- (iv) Building restriction areas (if any).
- (v) Parking areas and where required by the Local Authority, vehicular and pedestrian traffic systems.
- (vi) The elevational treatment of all buildings and structures.
- (vii) Grouping of the dwelling units and the programming of the development of the erven, if it is not proposed to develop all the erven simultaneously.
- (viii) Open spaces, children's playgrounds, screen walls or other acceptable methods of screening and landscaping.
- (i) A security control facility (which may include a guard house, stop sign, chain, boom or gate, irrespective of whether same is manned or automated) may be erected on the property for purposes of stopping and identifying vehicles and their occupants entering or leaving the township. 24 hour access shall be available at all times for municipal and emergency services.
- (j) Should such facility conflict with any services of the Local Authority, Eskom or Telkom within the aforesaid servitude area, the Local Authority shall have the sole discretion to inform the association, by registered letter, that the security control facility has been discontinued, where upon the facility shall be removed by the association, at its own cost.

LOCAL AUTHORITY NOTICE CD29/2019

NOTICE OF APPROVAL

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

EKURHULENI AMENDMENT SCHEME B0587

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 103** 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 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 B0587 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. CD29/2019

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