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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 559 OF 2024****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
PROCLAMATION OF APPROVED TOWNSHIP
(BENONI SUB-SECTION)
DECLARATION AS AN APPROVED TOWNSHIP**

It is hereby notified in terms of Section 103 of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986), read together with Spatial Planning and Land Use Management Act, 16 of 2013, that the City of Ekurhuleni Metropolitan Municipality (Benoni Sub-Section) hereby declares **MAYFIELD EXTENSION 24 TOWNSHIP** to be an approved township subject to the conditions set out in the schedule hereto.

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY DOMICILE PROPERTIES (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) UNDER THE PROVISIONS OF PART A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) READ TOGETHER WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 16 OF 2013, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 452 OF THE FARM PUTFONTEIN 26-IR, HAS BEEN GRANTED.

A. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP

- (1) The applicant shall ensure that the relevant amendment scheme is in order and can be published simultaneously with the declaration of the township as an approved township.
- (2) The applicant must comply with the requirements of Sections 72, 75 and 101 of Ordinance 15 of 1986 read together with Spatial Planning and Land Use Management Act, 16 of 2013.
- (3) Portion 142 and Portion 155 shall be consolidated and registered into Portion 452 of the Farm Putfontein 26 I.R.

B. CONDITION OF ESTABLISHMENT

(1) NAME

The name of the township shall be **Mayfield Extension 24 Township**.

(2) DESIGN

The township shall consist of erven, parks and roads as indicated on General Plan No: 2846/2021.

(3) EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes including the rights to minerals.

(4) DISPOSAL OF EXISTING CONDITIONS OF TITLE

The township owner shall, at his cost, be responsible for the removal of the following condition of title from the Title Deed Number T3838/1929:

- (a) That the said Transferee, or his successors in title shall not have the right to erect on the said ground hereby transferred any shop or other business place whatsoever, nor shall the owner, tenant, occupant or successor in

title have the right to carry on business on the said ground or to obtain a general dealer's licence in respect of premises erected thereon.

- (b) That the said ground hereby transferred shall be used for residential and agricultural purposes only.

(5) STORMWATER DRAINAGE AND STREET CONSTRUCTION

- (a) The township owner shall, on request by the Municipality, 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 Municipality. 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 City Engineer, carry out the approved scheme at his/her own expense on behalf of and to the satisfaction of the City Engineer under the supervision of the appointed professional engineer and shall, for this purpose, provide financial guarantees to the Municipality as determined by it.
- (c) The township owner shall be responsible for the maintenance for the streets and stormwater drainage system to the satisfaction of the City Engineer until the street and stormwater drainage system have been constructed as set out in Sub-clause (b) above.
- (d) Should the township owner failed to comply with the Municipality provision of (a)(b) and (c) hereof they shall be entitled to do the work at the cost of the township owner.

(6) OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The township owner shall within such period as the Municipality 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 Municipality.

(7) 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 the Municipality before any existing municipal service(s) need to be replaced or removed.

(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) 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.

(10) SOIL CONDITIONS

Proposals to overcome detrimental soil conditions to the satisfaction of the Municipality shall be contained in all buildings plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Municipality.

(11) PRECAUTIONARY MEASURES

The township owner shall at his own expense make arrangements with the Municipality 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.

(12) 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 Municipality, when required by the Municipality to do so.

(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 Municipality when required by the Municipality to do so.

3. CONDITIONS OF TITLE

- (1) All erven shall be subject to the following conditions imposed by the Municipality in terms of the provisions of the Town Planning and Townships Ordinance, 1986, read together with the Spatial Planning and Land Use Management Act, 16 of 2013.
 - (a) The erven is subject to a servitude 2m wide in favour of the Municipality for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf and 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 Municipality may dispense with any such servitude.
 - (b) No building or other structures 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 Municipality 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 and other works being made good by the Municipality

- (2) Except with the written consent of the Municipality and subject to such conditions as it may impose, neither the owner nor any other person shall:
- (i) save and except to prepare the erf for building purposes, excavate any material there from;
 - (ii) sink any wells or boreholes thereon or abstract any subterranean water there from; or
 - (iii) make or permit to be made, upon the erf for any purpose whatsoever, any bricks, tiles or earthenware pipes or other articles of a like nature.

4. **SPECIAL CONDITIONS**

- (a) The township owner shall ensure 24-hour unhindered access for maintenance purposes and emergency services (i.e. Water, electricity, Telkom, public safety, etc.).
- (b) The roads and storm water infrastructure and landscaping of sidewalks will not be taken over by the Municipality 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 legal entity.
- (c) The private road servitude (if applicable) shall be the responsibility of the legal entity and the legal entity shall manage and maintain all common property, including the refuse collection areas.
- (d) Where, in the opinion of the Municipality, it is impracticable for stormwater to be drained from higher-lying erven direct to a public street, the owner of the lower-lying erf shall be obliged to accept and/or permit the passage over the erf of such stormwater.

Provided that the owners of any higher-lying erven, the stormwater from which is discharged over any lower-lying erf, shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of such lower-lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf.

- (e) The siting of buildings, including outbuildings, on the erf and entrances to and exists from the erf, to a public street system, shall be to the satisfaction of the Municipality.
- (f) The main building, which shall be a completed building and not one which has been partly erected and is to be completed at a later date, shall be erected simultaneously with, or before, the outbuildings.
- (g) No materials or goods of any nature, whatsoever, shall be dumped or placed within the building restriction area along any street and such area shall be used for no other purpose than the laying out of lawns, gardens, parking or access road: Provided that if it is necessary for a screen wall to be erected on such boundary, this

condition may be relaxed by the Municipality, subject to such conditions as may be determined by it.

- (h) A screen wall or walls shall be erected and maintained to the satisfaction of the Municipality, as and when required by it.
- (i) If the erf is to be fenced, such fence and the maintenance thereof shall be to the satisfaction of the Municipality.
- (j) The registered owner is responsible for the maintenance of the whole development of the erf. If the Municipality is of the opinion that the erf or any portion of the development is not being satisfactorily maintained, the Municipality shall be entitled to undertake such maintenance to the cost of the registered owner.
- (k) All erven shall be made subject to the servitude / roads shown on the approved General Plan.

NOTICE OF APPROVAL

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY EKURHULENI AMENDMENT SCHEME NO. B0850C:

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 the Spatial Planning and Land Use Management Act, 16 of 2013, that the City of Ekurhuleni Metropolitan Municipality has approved and hereby adopted the land development application for the amendment scheme with regard to the properties in the township (Benoni Sub-Section) hereby declares **MAYFIELD EXTENSION 24** being an amendment of the City of Ekurhuleni Land Use Scheme, 2021 be an approved township subject to the conditions.

The approved 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 Manager: Town Planning (Benoni Sub-Section), 6th Floor, Treasury Building, Benoni, as well as at the Gauteng Provincial Government, Office of the Premier, Gauteng Planning Division.

This amendment is known as City of Ekurhuleni Amendment Scheme **B0850C** and shall come into operation from date of publication of this notice.

Dr Imogen Mashazi: City Manager
City of Ekurhuleni Metropolitan Municipality
Private Bag X1069
Germiston
1400

(Reference Number: CD20/2024)

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
26 April 2024

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