

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

Vol. 21

**PRETORIA, 25 MAY
MEI 2015**

No. 203

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DEPARTMENT OF HEALTH

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LOCAL AUTHORITY NOTICE

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 15 of 1986), the Ekurhuleni Metropolitan Municipality (Benoni Customer Care Centre) hereby declares that Rynfield Extension 125 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 Meat World Properties and Investments CC (Reg. No. 2005/005167/23), (hereinafter referred to as the township owner) 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 376 (a portion of portion 34) of the farm Vlakfontein 69 IR., Registration Division, Province of Gauteng, has been granted.

B. CONDITIONS OF ESTABLISHMENT

(1) NAME.

The name of the township shall be **RYNFIELD EXTENSION 125 TOWNSHIP**.

(2) DESIGN.

The township shall consist of erven and streets as indicated on the General Plan S. G. No. 4937/2012.

(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, 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 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 to the Local Authority for the provision of land for parks (public open space) of R243 000.00.

(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 Executive Director: 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 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) SPECIAL CONDITIONS.

- (a) The township owner shall ensure that a Body Corporate/Section 21 Company (legal entity), is established to the cost of the developer/owner.
- (b) The said Body Corporate/Section 21 Company (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) The township owner shall ensure that a servitude of right of way, for municipal services, is registered over the private road in favour of the Local Authority.
- (d) 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 Titles Act, 1986, shall be read as pro-non-scripto.
- (e) The internal private road on the erf shall be constructed and maintained by the registered owner to the satisfaction of the Local Authority.
- (f) The township owner shall register the internal private road in the name of an Association incorporated in terms of Section 21 of the Companies Act, Act 61 of 1973, and every present future owner of property in the township shall be a member of such Association by virtue of such ownership.
- (g) 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.
- (h) The Association referred to in (f) above may erect and man the facility referred to in (g) above, all costs in this regard will be borne by the Association.
- (i) 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 facility has been discontinued, whereupon the facility shall be removed by the Association at it's own cost.
- (j) The legal entity shall indemnify Council against any and all claims regarding:
 - (i) The maintenance and the provision of any roads and storm water services in the development. The provision of engineering services under paved areas is to be avoided.
 - (ii) Any damage that may be caused by an emergency vehicle or any vehicle of the municipality that is involved with the maintenance of services.
 - (iii) Any damage and/or incidental damage to the water and sewer infrastructure (shall be for the account of the owner/legal entity).
 - (iv) The developer/owner shall be responsible for all road signs and markings in proposed development where after the legal entity shall be responsible for the maintenance thereof.

- (k) The township owner shall at his own cost and within six months from the date of publication of the Section 103 notice, cause Erven 4091 & 4092 in the township to be consolidated.

C. 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, 2,00m 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 2,00m 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 2,00m 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. CONDITIONS TO BE INCORPORATED IN THE TOWN PLANNING SCHEME IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986 IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION

- (1) GENERAL CONDITIONS.
- (a) Except with the written consent of the Local Authority, 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 therefrom;
- (ii) sink any wells or boreholes thereon or abstract any subterranean water therefrom; 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.
- (b) Where, in the opinion of the Local Authority, it is impracticable for storm water 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 storm water.

Provided that the owners of any higher-lying erven, the storm water 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.

- (c) The siting of buildings, including outbuildings, on the erf and entrances to and exits from the erf to a public street system shall be to the satisfaction of the Local Authority.
- (d) 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.
- (e) 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 roads: Provided that if it is necessary for a screen wall to be erected on such boundary this condition may be relaxed by the Local Authority subject to such conditions as may be determined by it.
- (f) A screen wall or walls shall be erected and maintained to the satisfaction of the Local Authority as and when required by it.
- (g) If the erf is fenced such fence and the maintenance thereof shall be to the satisfaction of the Local Authority.
- (h) The registered owner is responsible for the maintenance of the whole development on the erf. If the Local Authority is of the opinion that the erf or any portion of the development, is not being satisfactorily maintained, the Local Authority shall be entitled to undertake such maintenance at the cost of the registered owner.

(2) "SPECIAL" FOR RESIDENTIAL 3

Erven 4091 and 4092

Erven 4091 and 4092 RYNFIELD EXTENSION 125 shall be subject to the following conditions:

- (a) The properties shall be zoned "Special" for Residential 3.
- (b) The properties and the buildings erected thereon or to be erected thereon shall be used solely for residential dwelling units.
- (c) The coverage of all buildings shall not exceed 60% of the property for ground floor and below and 40% for floors above ground.
- (d) The maximum number of units shall not exceed 60 units.
- (e) The height of the buildings shall not exceed two (2) storeys.
- (f) All buildings, including outbuildings, hereafter erected on the property, shall be located not less than 5m from any street boundary, 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.
- (g) The erf shall be subject to a 2m wide servitude on all boundaries other than a street boundary.
- (h) Parking shall be provided at the following ratio:
 - (i) One covered bay per unit.
 - (ii) Two bays per 2 or 3 bedroom unit.
 - (iii) One visitor parking bay per 3 units.

- (i) A Site Development Plan, drawn to such a scale as may be approved by the Local Authority, shall be submitted to the Local Authority prior to the submission of any building plans. No building shall be erected on the erf before such building plans have been approved by the Local Authority and the whole development on the erf shall be in accordance with the approved plan. Such Site Development Plan shall show at least the following:
- (i) The sitting, height, coverage and where applicable, the floor area ratio of all buildings and structures.
 - (ii) Vehicular entrances and exits to and from the erf to any existing or proposed public street.
 - (iii) Entrances to buildings and parking areas.
 - (iv) Buildings restrictions (if any)
 - (v) Parking areas and where required by the Local Authority, vehicular and pedestrian traffic systems.
 - (vi) The elevational treatment of buildings and structures.
 - (vii) Open spaces and landscaping.

Khaya Ngema, City Manager, Ekurhuleni Metropolitan Municipality, 2nd Floor, Head Office Building, corner Cross and Rose Streets, Germiston, Private Bag X1069, Germiston, 1400

08 April 2015

Notice No: CD07/2015

**LOCAL AUTHORITY NOTICE 880
CORRECTION NOTICE**

LOCAL AUTHORITY NOTICE

**EKURHULENI METROPOLITAN MUNICIPALITY
EKURHULENI TOWN PLANNING SCHEME, 2014
EKURHULENI AMENDMENT SCHEME B0054**

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 125**.

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 Mdumiseni Mkhize, Benoni Civic Centre; as well as at the Gauteng Provincial Government, Office of the Premier, Gauteng Planning Division.

This amendment scheme is known at Ekurhuleni Amendment Scheme B0054 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. CD07/2015