

**PROVINCIAL NOTICE 266 OF 2025****LOCAL AUTHORITY NOTICE CD15/2025****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 51** to be an approved township subject to the conditions set out in the schedule hereto.

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION IS MADE BY ALLIED HOLDING COMPANY PROPRIETARY LIMITED REGISTRATION NUMBER 2017/367648/07. (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 18 (A PORTION OF PORTION 4) OF THE FARM VLAKFONTEIN 69-IR PROVINCE OF GAUTENG, 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 the Town Planning and Townships Ordinance, 15 of 1986.

**B. CONDITIONS OF ESTABLISHMENT**

**(1) NAME**

The name of the township shall be **RYNFIELD EXTENSION 51**.

**(2) DESIGN**

The township shall consist of erven and streets as indicated on the General Plan 9473/2003.

**(3) DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven shall be made subject to the existing title conditions:

- i) Excluding the following servitudes which only affect the following erven in the township:

a) ERVEN 2996,2997,2998,2930 and Prince Alfred road

Subject to a servitude for pipelines along the entire length of the eastern boundary indicated by the figure AB on SG No A 1587/1935 in favour of the Rand Water Board created under Notarial Deeds No K2513/1992 dated the 4 May 1992.

b) ERVEN 2968-2973,2999 and Prince Alfred road.

Subject to a servitude of perpetuity rights as indicated by figure ABCD on SG No A4484/1991 in favour of the City Council of Greater Benoni created under Notarial Deed No K6690/1997.

**(4) STORM WATER 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 Municipality, carry out the approved scheme at his/her own expense on behalf of and to the satisfaction of the Municipality 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 of the streets and storm water drainage system to the satisfaction of the Municipality 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 Municipality 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 Municipality 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 Municipality.

**(6) BULK WATER METER**

A bulk water meter for the entire development is to be installed by the applicant at a location determined by the Municipality. All costs relating to the purchase and installation thereof, will be for the applicant's account.

**(7) 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.

**(8) SOIL CONDITIONS**

Proposals to overcome detrimental soil conditions to the satisfaction of the Municipality 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 Municipality.

**(9) 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 Municipality for the provision of land for parks (public open space).

**(10) ACCESS**

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

**(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 Municipality when required by the Municipality to do so.

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

**(14) SPECIAL CONDITIONS**

- (a) The township owner shall ensure that a Home Owners Association is registered in terms of Section (2) of Act 61 of 1973 and that all owners become members of the Home Owners Association.
- (b) The said "Home Owners Association" 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 Erven 2995 and 2996.
- (c) Erven 2995 and 2996 shall be registered in the name of the Association mentioned in para B(14)(a) above.

**C. CONDITIONS OF TITLE**

(1) All erven (excluding erven 2995 and 2996) shall be subject to the following conditions imposed by the Municipality 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 Municipality, for sewerage and other municipal purposes, along any 2 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 Municipality: Provided that the Municipality 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 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 or other works being made good by the Municipality.

(d) ERVEN 2995 and 2996

The entire erven 2995 and 2996 are subject to a servitude for municipal purposes and right of way as indicated on the general plan.

(2) **CONDITIONS IN FAVOUR OF A HOME OWNERS ASSOCIATION (THIRD PARTY)**

Erven 2929 to 2994

a) Each owner shall automatically become a member of the Home Owners Association upon registration.

- b) No erf will be transferred to a transferee who doesn't bind himself to be a member of the Home Owners Association and a clearance from the Home Owners Association confirms that all levies due by the owner to the Home Owners Association have been fully paid.

NOTICE OF APPROVAL  
CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
EKURHULENI AMENDMENT SCHEME B01084C

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 51** 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 Manager: Town Planning Benoni, as well as at the Gauteng Provincial Government, Office of the Premier, Gauteng Planning Division.

This amendment is known as Ekurhuleni Amendment Scheme B01084C and shall come into operation from date of publication of this notice.

Local Authority Notice CD15/2025