

*THE PROVINCE OF  
GAUTENG*

*DIE PROVINSIE  
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## LOCAL AUTHORITY NOTICES

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### LOCAL AUTHORITY NOTICE 2540

### LOCAL AUTHORITY NOTICE 35 OF 2007

### RANDFONTEIN LOCAL MUNICIPALITY

### DECLARATION OF GREENHILLS GARDENS EXTENSION 1

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), Randfontein Local Municipality hereby declares the township Greenhills Gardens Extension 1 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 TUTAM PROPERTIES 143 CC (2001/042505/23) (HEREIN AFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF SECTION 98(1) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 223 OF THE FARM RANDFONTEIN 247 I.Q., REGISTRATION DIVISION IQ PROVINCE OF GAUTENG, HAS BEEN GRANTED**

**1. Conditions of establishment**

**1.1 Name**

The name of the township shall be **GREENHILLS GARDENS EXTENSION 1**.

**1.2 Layout**

The township shall consist of erven and streets as indicated on General Plan S.G. No 6759/2006.

**1.3 Engineering services**

**1.3.1** The township owner shall be responsible for the installation and provision of internal engineering services including streets and storm water drainage and a contribution towards bulk sewerage services; and

**1.3.2** The local authority concerned shall be responsible for the installation and provision of external engineering services at the

cost of the developer as per the agreement between the Local Authority and the developer.

The township owner shall when he intends to provide the township with engineering and essential services:

1.3.3 By agreement with the local authority, classify every engineering service to be provided for the township in terms of Section 116 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) as an internal or external engineering service and in accordance with the guidelines; and

1.3.3.1 Install or provide all internal and essential services to the satisfaction of the local authority and for this purpose shall lodge reports, diagrams and specifications as the local authority may require.

#### **1.4 Disposal of existing conditions of title**

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals. Existing servitudes, as indicated on the Lay-out Plan, but excluding:

1.4.1 A servitude vide Deed of Cession of servitude K3318/2001S, 6m wide, of which the centre line is represented by the line abcdef on Diagram S.G. No. 11017/2000 in favour of TRANSNET LIMITED, (Registration Number 1990/000900/06), as will more fully appear from the abovementioned Deed, which affects erven 22, 23 and 24 in the township only as indicated on the General Plan.

#### **1.5 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.

#### **1.6 Removal of refuse**

The township owner shall at his own expense cause all refuse within the township area to be removed to the satisfaction of the local authority when required by the local authority to do so.

### **1.7 Removal or replacement of municipal services**

If, by reason of the establishment of the township, it should become necessary to remove, replace, upgrade or install any existing municipal services, the cost thereof shall be borne by the township owner.

### **1.8 Removal or replacement of power lines**

If, by reason of the establishment of the township, it should become necessary to remove, replace, upgrade or install any Eskom power lines, the cost thereof shall be borne by the township owner.

### **1.9 Removal or replacement of Telkom equipment**

If, by reason of the establishment of the township, it should become necessary to remove, replace, upgrade or install any Telkom service lines, the cost thereof shall be borne by the township owner however subject to arrangement with Telkom.

## **2. Conditions of Title**

### **2.1 Conditions imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)**

2.1.1 The erven are subject to a servitude, 2 metres wide, in favor of the local authority for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes, 2 metres 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.

2.1.2 No buildings 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 metres thereof.

2.1.3 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 work 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 carried out during the process of the

construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

2.1.4 Erf 24

The whole erf is subject to a Right of Way Servitude.

2.1.5 Erf 24

The whole erf is subject to a Servitude for municipal purposes, as indicated on the General Plan.

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**PLAASLIKE BESTUURSKENNISGEWING 2540**

**PLAASLIKE BESTUURSKENNISGEWING 35 VAN 2007**

**RANDFONTEIN PLAASLIKE MUNISIPALITEIT**

**VERKLARING VAN GREENHILLS GARDENS UITBREIDING 1 TOT  
GOEDGEKEURDE DORP**

Ingevolge Artikel 103 vna die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar Randfontein Plaaslike Munisipaliteit die dorp Greenhills Gardens Uitbreiding 1 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae:

**BYLAE**

**STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR TUTAM PROPERTIES 143 CC (2001/042505/23) (HIERNA DIE AANSOEKDOENER GENOEM) INGEVOLGE DIE BEPALINGS VAN ARTIKEL 98(1) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 223 VAN DIE PLAAS RANDFONTEIN 247 I.Q., REGISTRASIE AFDELING I.Q., PROVINSIE VAN GAUTENG, TOEGESTAAN IS.**

**1. Stigtingsvoorwaardes**

**1.1 Naam**

Die naam van die dorp is **GREENHILLS GARDENS UITBREIDING 1.**

**1.2 Ontwerp**

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan No. SG No 6759/2006.

### **1.3 Ingenieursdienste**

- 1.3.1 Die dorpseienaar is verantwoordelik vir die installering en voorsiening van ingenieursdienste insluitende strate en stormwater dreinerings en om 'n bydrae vir eksterne riooldienste te betaal
- 1.3.2 Die plaaslike bestuur is verantwoordelik vir die installering en voorsiening van eksterne ingenieursdienste ten koste van die ontwikkelaar soos ooreengekom tussen die Plaaslike Bestuur en die ontwikkelaar.

Die dorpseienaar sal, wanneer hy van voorneme is om die dorp van ingenieurs- en noodsaaklike dienste te voorsien:

- 1.3.3 By ooreenkoms met die Plaaslike Bestuur elke ingenieursdiens wat vir die dorp voorsien moet word, ingevolge artikel 116 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) klassifiseer as interne en eksterne ingenieursdienste; en
- 1.3.4 Alle interne ingenieursdienste en noodsaaklike dienste installeer en voorsien tot bevrediging van die plaaslike bestuur en vir hierdie doel moet die verslae, planne en spesifikasies soos vereis deur die plaaslike owerheid ingedien word.

### **1.4 Beskikking oor bestaande titel voorwaardes**

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is met inbegrip van die regte op minerale. Bestaande serwitute, soos aangedui op die Uitlegplan, maar uitgesluit:

- 1.4.1 'n Serwituut vide Akte van Sessie van serwituut K3318/2001S, 6m wyd, waarvan die binnelyn verteenwoordig word deur lyn abcdef op Diagram SG No. 11017/2000 ten gunste van TRANSNET LIMITED, (Registrasie Nommer 1990/000900/06), wat meer volledig sal beskryf word in bogenoemde Akte, wat slegs erwe 22, 23 en 24 affekteer in die dorp soos aangedui op die Algemene Plan.

### **1.5 Sloping van geboue en strukture**

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kant ruimtes en oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

### 1.6 **Verwydering van rommel**

Die dorpseienaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

### 1.7 **Verskuiwing of vervanging munisipale dienste**

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale dienste te verskuif of te vervang moet die koste daarvan deur die dorpseienaar gedra word.

### 1.8 **Verskuiwing of vervanging van kraglyne**

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande kraglyne van Eskom te verwyder, vervang, opgradeer of te installeer moet die koste daarvan deur die dorpseienaar gedra word.

### 1.9 **Verskuiwing of vervanging van Telkom toerusting**

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande Telkom dienstelyne te verwyder, vervang, opgradeer of te installeer, moet die koste daarvan deur die dorpseienaar gedra word.

## 2. **TITELVOORWAARDES**

### 2.1 **Voorwaardes opgelê deur die Plaaslike Bestuur kragtens die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986)**

2.1.1 Die erwe is onderworpe aan 'n serwituut 2 meter breed vir riolerings- en ander munisipale doeleindes en ten gunste van die plaaslike bestuur langs enige twee grense, uitgesonderd 'n straatgrens en in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 meter breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van sodanige serwituut mag afsien.



2.1.2 Geen geboue of ander strukture mag binne die voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 meter daarvan geplant word nie.

2.1.3 Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypoleidings en ander werke wat hy volgens goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir doe voorgenomede doel onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpypoleidings en ander werke veroorsaak word.

2.1.4 Erf 24

Die hele erf is onderworpe van 'n reg-van-weg serwituut.

2.1.5 Erf 24

Die hele erf is onderworpe aan 'n Serwituut vir munisipale doeleindes, soos aangedui op die Algemene Plan.

**LOCAL AUTHORITY NOTICE 2541**

**LOCAL AUTHORITY NOTICE 35 OF 2007**

**RANDFONTEIN LOCAL MUNICIPALITY**

**RANDFONTEIN TOWN PLANNING SCHEME 1988: AMENDMENT SCHEME 515**

The Randfontein Local Municipality hereby declares that it has approved an amendment scheme, being an amendment of the Randfontein Town Planning Scheme, 1988 comprising the same land as included in the township of Greenhills Gardens Extension 1, in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

Map 3 and scheme clauses of the amendment scheme are filed with the Municipal Manager, Municipal Offices, c/o Sutherland Avenue and Stubbs Street, Randfontein and are open for inspection at all reasonable times.

The scheme will come into operation on the date of publication hereof.

This amendment is known as the Randfontein Amendment Scheme 515.

L E Ntshinga-Makoro, Municipal Manager,  
Randfontein Local Municipality  
P O Box 218, Randfontein, 1760  
24 October 2007 (Notice No. 35/2007)

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**PLAASLIKE BESTUURSKENNISGEWING 2541**

**PLAASLIKE BESTUURSKENNISGEWING 35 VAN 2007**

**RANDFONTEIN PLAASLIKE MUNISIPALITEIT**

**RANDFONTEIN DORPSBEPLANNINGSKEMA 1988: WYSIGINGSKEMA 515**

Randfontein Plaaslike Munisipaliteit, verklaar hierby ingevolge die bepalings van Artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) dat hy 'n wysigingskema synde 'n wysiging van die Randfontein Dorpsbeplanningskema 1988, wat uit dieselfde grond as die dorp Greenhills Gardens Uitbreiding 1 bestaan goedgekeur het.

Kaart 3 en skemaklousules van die wysigingskema word in bewaring gehou deur die Munisipale Bestuurder, Munisipale Kantore, h/v Sutherlandlaan en Stubbsstraat, Randfontein en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie skema sal op datum van hierdie kennisgewing in werking tree.

Hierdie wysiging staan bekend as Randfontein Wysigingskema 515.

L E Ntshinga-Makoro, Munisipale Bestuurder,  
Randfontein Plaaslike Munisipaliteit  
P O Box 218, Randfontein, 1760  
24 Oktober 2007 (Kennisgewing No. 35/2007)

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