

***THE PROVINCE OF
GAUTENG***

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1988

RANDFONTEIN LOCAL MUNICIPALITY

DECLARATION OF OASIS MANOR

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), Randfontein Local Municipality hereby declares the township Oasis Manor 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 SPACE SECURITISATION (PROPRIETARY) LIMITED, REGISTRATION NUMBER 2008/004516/07 (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 234 (PORTION OF PORTION 66) 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 **OASIS MANOR**.

1.2 DESIGN

The township shall consist of erven and streets as indicated on S.G. Plan 8089/2008.

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.

1.3.2 The local authority concerned shall be responsible for the installation and provision of external engineering services and the developer shall be responsible to pay a contribution towards external services, as per agreement between the Local Authority and the developer.

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

(a) 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

(b) 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, but excluding:

- (a) The condition in Deed of Transfer No. T40317/2009 which relates to a servitude in favour of Eskom Holdings Limited for Electric Power Transmission Purposes, 31 (thirty one) metres wide, as indicated on Diagram S.G. No. A7612/1994, which affects only Erven 82, 83, 85 and 86 in the township and Fedler Street.

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 OF 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.

The developer shall submit an application to ESKOM for wayleaves in respect of an access road serving the proposed township crossing the ESKOM servitude (Servitude A7612/1994) and all other permissions and/or wayleaves required from any applicable/relevant authorities will be the responsibility of the developer.

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 Each property shall be subject to a servitude for municipal purposes, 2m wide along any two boundaries of each stand, other than a street boundary and in the case of a panhandle stand, an additional servitude 2m wide across the access point of the stand, provided that the local authority may dispense with any 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.

3. CONDITIONS TO BE INCORPORATED INTO THE TOWN PLANNING SCHEME IN TERMS OF SECTION 125(1) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), IN ADDITION TO THE PROVISIONS OF THE RANDFONTEIN TOWN PLANNING SCHEME, 1988, IN OPERATION.

Erven 1-81

Use Zone	:	"Residential 1"
Height Zone	:	2 Storeys
Coverage	:	40 %, may be increased with Council's consent
Floor Area Ratio	:	0,8 may be increased with Council's consent
Density	:	1 dwelling per erf
Parking	:	As per Scheme
Building line	:	5m along street boundaries, to be relaxed by Council upon submission of building plans 1m along rear boundaries Total minimum of two side boundaries = 3m

Erven 82-87

Use Zone	:	"Residential 3"
Height Zone	:	2 Storeys
Coverage	:	40 %, may be increased with Council's consent
F.A.R.	:	0,8
Density	:	40 units/ha
Parking	:	One covered parking space per dwelling unit with 3 habitable rooms or less One covered and one uncovered parking space per dwelling unit with 4 or more habitable rooms One uncovered parking space per 3 dwelling units (visitor's parking)
Building line	:	8m along street boundaries 5m along rear boundaries 3m along other boundaries
Other	:	Submission of a Site Development Plan to Council, for approval prior to development

} To be relaxed by Council upon submission of Site Development Plans

Erf 88

Use Zone	:	"Institutional" for the purpose of a Crèche
Height Zone	:	2 Storeys
Coverage	:	40 %, may be increased with Council's consent
F.A.R.	:	0,8
Building lines	:	5m along street boundary, to be relaxed by Council upon submission of building plans

Public Street

LOCAL AUTHORITY NOTICE 1989**RANDFONTEIN LOCAL MUNICIPALITY****RANDFONTEIN TOWN PLANNING SCHEME 1988:****AMENDMENT SCHEME 625**

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 Oasis Manor, 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 625.

Adv. Olave Nthabiseng Sepanya Mogale, Municipal Manager,
Randfontein Local Municipality
P O Box 218, Randfontein, 1760
Notice No. 17/2009

LOCAL AUTHORITY NOTICE 1990

RANDFONTEIN LOCAL MUNICIPALITY

DECLARATION OF ORION PARK

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), Randfontein Local Municipality hereby declares the township Orion Park 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 SPACE SECURITISATION (PROPRIETARY) LIMITED, REGISTRATION NUMBER 2008/004516/07 (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 235 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 **ORION PARK**.

1.2 DESIGN

The township shall consist of erven and streets as indicated on S.G. Plan No. 265/2009.

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.

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.

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

(a) 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

(b) 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, but excluding:

- (a) The condition in Deed of Transfer No. T40317/2009 which relates to a servitude in favour of Eskom Holdings Limited for Electric Power Transmission Purposes, 31 (thirty one) metres wide, as indicated on Diagram S.G. No. A7612/1994, which affects only Erf 223 in the township and Main Reef Road.
- (b) Conditions 1A and B in Deed of Transfer No. T40317/2009, which affects only –
 - a. Erven 1-91, 96-118, 123-164, 181-227 in the township as well as Slate Street, Pyrite Street, Rhinestone Street, Granite Street, Marbel Street, Mica Street, Anthracite Street, Quartz Street and Briti Street, Shale Street, Main Reef Road, Malachite Street in the township; and
 - b. Portions of Erven 92, 95, 119-122, 165, 180 in the township as well as Malachite Street, Grafite Street, Shale Street in the township

as indicated on General Plan S.G. No. 265/2009

- (c) Condition 2(a) and (b) and 2(1) and (2) in Deed of Transfer No. T40317/2009 which affect only –
 - a. Erven 93, 94, 166-179 in the township; and
 - b. Portions of Erven 92, 95, 119-122, 165, 180 as well as Malachite Street, Grafite Street, Shale Street in the township

as indicated on General Plan S.G. No. 265/2009.

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 OF 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.

The developer shall submit an application to ESKOM for wayleaves in respect of an access road serving the proposed township crossing the ESKOM servitude (Servitude A7612/1994) and all other permissions and/or wayleaves required from any applicable/relevant authorities will be the responsibility of the developer.

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 Each property shall be subject to a servitude for municipal purposes, 2m wide along any two boundaries of each stand, other than a street boundary and in the case of a panhandle stand, an additional servitude 2m wide across the access point of the stand, provided that the local authority may dispense with any 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.

3. CONDITIONS OF TITLE

3.1 CONDITIONS IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

3.1.1 Each property shall be subject to a servitude for municipal purposes, 2m wide along any two boundaries of each stand, other than a street boundary and in the case of a panhandle stand, an additional servitude 2m wide across the access point of the stand, provided that the local authority may dispense with any servitude.

3.1.2 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.

3.1.3 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.

4. CONDITIONS TO BE INCORPORATED INTO THE TOWN PLANNING SCHEME IN TERMS OF SECTION 125(1) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), IN ADDITION TO THE PROVISIONS OF THE RANDFONTEIN TOWN PLANNING SCHEME, 1988, IN OPERATION.

Erven 1-222

Use Zone	:	"Residential 1"
Height Zone	:	2 Storeys
Coverage	:	40 %, may be increased with Council's consent
Floor Area Ratio	:	0,8 may be increased with Council's consent
Density	:	1 dwelling per erf
Parking	:	As per Scheme
Building line	:	5m along street boundaries, to be relaxed by Council upon submission of building plans 1m along rear boundaries Total minimum of two side boundaries = 3m
Line of no access	:	Line of no access is applicable along Main Reef Road

Erven 223-226

Use Zone	:	"Residential 3"
Height Zone	:	2 Storeys
Coverage	:	40 %, may be increased with Council's consent
F.A.R.	:	0,8
Density	:	40 units/ha
Parking	:	One covered parking space per dwelling unit with 3 habitable rooms or less One covered and one uncovered parking space per dwelling unit with 4 or more habitable rooms One uncovered parking space per 3 dwelling units (visitor's parking)
Building line	:	16m along K11/Main Reef Road 5m along rear boundaries, to be relaxed by Council upon submission of a Site Development Plan 3m along other boundaries, to be relaxed by Council upon submission of Site Development Plan
Other	:	Submission of a Site Development Plan to Council, for approval prior to development

Erf 227

Use Zone	:	"Business 1"
Height Zone	:	2 Storeys
Coverage	:	40 %, may be increased with Council's consent
Parking	:	2 Parking spaces per 100m ² gross leasable shop floor area
Building lines	:	1,5 m along street boundary

Public Street

LOCAL AUTHORITY NOTICE 1991

RANDFONTEIN LOCAL MUNICIPALITY

RANDFONTEIN TOWN PLANNING SCHEME 1988:

AMENDMENT SCHEME 624

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 Orion Park, 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 624.

Adv. Olave Nthabiseng Sepanya Mogale, Municipal Manager,
Randfontein Local Municipality
P O Box 218, Randfontein, 1760
Notice No. 16/2009
