

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

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## LOCAL AUTHORITY NOTICES

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### LOCAL AUTHORITY NOTICE 509

#### LOCAL AUTHORITY NOTICE 2/2015 RANDFONTEIN LOCAL MUNICIPALITY DECLARATION OF MOHLAKENG EXT 9

In terms of Section 111 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), Randfontein Local Municipality hereby declares the township Mohlakeng Ext 9 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 RANDFONTEIN LOCAL MUNICIPALITY (HEREINAFTER REFERRED TO AS THE "APPLICANT/TOWNSHIP OWNER") IN TERMS OF THE PROVISIONS OF CHAPTER 4 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 95 (A PORTION OF PORTION 83) OF THE FARM MIDDELVLLEI 255 IQ, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

#### 1. CONDITIONS OF ESTABLISHMENT

1) TOWNSHIP NAME

The name of the township shall be **Mohlakeng Extension 9**.

2) DESIGN

The township shall consist of erven as indicated on the approved SG Plan no: **3115/2007**.

3) PROVISION AND INSTALLATION OF SERVICES

The provision and installation of electricity, water and sanitation, as well as the construction of roads and storm-water drainage in the township shall be made, to the satisfaction of the local authority and on the terms of the development agreement between the Randfontein Local Municipality and Zekwakor Investments (Pty) Ltd.

4) ACCESS

- a) No ingress from provincial roads K-11 and K-102 to the township and no egress to Roads K-11 and K-102 from the township shall be permitted: Provided that access to a filling station on Erf 12427 may be permitted with a written consent from the Gauteng Provincial Government: Department of Transport and Public Works.
- b) Access to and egress from the township shall be provided to the satisfaction of the local authority from Ralerata Street: Provided that only one access shall be provided from Ralerata Street and that such access shall not be in conflict with the existing services.

5) ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The developer shall at his own expense erect a fence or physical barrier along the boundary of the township with the Provincial Roads K-11 and K-102 to the satisfaction of the Gauteng Provincial Government: Department of Transport and Public Works, as and when required to do so, and shall maintain such fence or physical barrier in good order and repair until such time as this responsibility is taken over by the local authority.

6) CONSOLIDATION OF ERVEN

Erven 12426 and 12427 shall, after proclamation of the township, but prior to the development of the first erf, be consolidated at the cost of the township owner; Provided that this condition shall lapse upon the written consent of the Gauteng Provincial Government: Department of Transport and Public Works for access from Provincial Road K-11 to a filling station of Erf 12427.

## 7) DISPOSAL OF EXISTING TITLE CONDITIONS

All erven shall be made subject to existing conditions and servitudes, if any:

(a) Excluding the following which do not affect the township due to its locality:

Condition 4 : The property is subject to a sewer pipeline servitude 3.15 metres wide, the centre line of which is represented by the line **cdefg** indicated on diagram S.G. No. **12627/1997** annexed hereto in favour of the TOWN COUNCIL OF RANDFONTEIN as more fully will appear from the Notarial Deed No. **974/1961S** and diagram **S.G. A217/58** annexed thereto.

(b) Including the following which do affect the township and shall be made applicable to the individual erven in the township:

Condition 3 : Notwithstanding the provision of the Fencing Act No. 31/1963 as amended, THE RANDFONTEIN ESTATES GOLD MINING COMPANY, WITWATERSRAND, LIMITED shall not be responsible for any costs relating to the erection and maintenance of fencing on the common boundary of the property and the Remaining Extent of Portion 1 of the Farm Middelvlei No. 255.

## 2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as indicated, imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

### 2.1 ALL ERVEN

- a. The erf is subject to a servitude, 2m wide, in favour of the local authority, for sewage and other municipal purposes, along any two boundaries other than the 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 local authority: Provided that the local authority may dispense with 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 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 aforesaid purposes, subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other construction works, being made good by the local authority.

### 2.2 ERF 12427

The erf shall not be alienated without the written consent of the local authority; Provided that such consent shall only be granted upon proof that satisfactory arrangements had been made for access to the erf: Provided that if the erf is consolidated with Erf 12426, then this condition will lapse.

**3. CONDITIONS TO BE INCORPORATED INTO 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.**

**3.1 CONDITIONS IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986.**

**3.1.1 ERF 12426**

**USE ZONE 5: "BUSINESS 1"**

The erf shall be zoned "Business 1" in terms of the Randfontein Town Planning Scheme of 1988, and shall be subject to the following further conditions:

- 1) In addition to the above zoning, the erf may also be used for drive in restaurant, a motor sales market, a public garage, municipal purposes, institutions, places of amusement, service industries and a taxi rank.
- 2) A Site Development Plan shall be submitted for approval by the local authority prior to the approval of building plans.
- 3) Coverage : 40%
- 4) FAR : 0.8
- 5) Height : 2 Storeys
- 6) Parking : 6 parking bays per 100m<sup>2</sup> gross leasable shopping floor area 4 parking bays per 100m<sup>2</sup> gross leasable office floor area, whilst parking for all other land uses shall be determined and provided to the satisfaction of the local authority in terms of the approved Site Development Plan.
- 7) Building lines: 16m along Provincial Roads K-11 and K-102  
5m along the southern boundary of Erf 12426  
6m along Ralerata Street  

The building lines from all other boundaries of the erf, shall be located and applied to the satisfaction of the local authority in terms of the approved Site Development Plan.
- 8) A line of no access shall be applicable along Provincial Roads K-11 and K-102.
- 9) The siting of buildings, including outbuildings to be erected on the erf and entrances and exits from the erf shall be to the satisfaction of the local authority in terms of the approved Site Development Plan.
- 10) The erf shall be landscaped and maintained to the satisfaction of the local authority.
- 11) The natural flow of storm water shall not be obstructed or inhibited in any manner and stormwater received onto or originating from the property shall be handled to comply with clause 16.1.2 of the Randfontein Town Planning Scheme.

**3.1.2 ERF 12427****USE ZONE 9: SPECIAL**

The erf shall be zoned "Special" in terms of the Randfontein Town Planning Scheme, 1988, and shall be subject to the following further conditions:

- 1) The erf may be used for purposes of a petrol and diesel filling station, including a place of refreshment and an automatic teller machine.
- 2) A Site Development Plan shall be submitted for approval by the local authority prior to the approval of building plans.
- 3) Coverage: 30%
- 4) FAR : 0.3
- 5) Height : 1 storey
- 6) Parking : Parking spaces shall be provided to the satisfaction of the local authority in terms of the approved Site Development Plan
- 7) Building lines: 16m along Provincial Road K-11  
The building lines from all other boundaries erf, shall be located and applied to the satisfaction of the local authority in terms of the approved Site Development Plan.
- 8) A line of no access shall be applicable along Provincial Road K-11 : Provided that access from Provincial Road K-11 may be granted with written consent of the Gauteng Provincial Government : Department of Transport and Public Works for purpose of a filling station on the erf.
- 9) The siting of buildings, including outbuildings to be erected on the erf and entrances and exits from the erf shall be to the satisfaction of the local authority in terms of the approved Site Development Plan.
- 10) The internal roads, driveways, parking areas and entrances to and exits from the erf shall be sited, constructed, paved and maintained to the satisfaction of the local authority in terms of the approved Site Development Plan and in terms of the geometric standards of the Gauteng Provincial Government: Department of Transport and Public Works.
- 11) The erf shall be landscaped and maintained to the satisfaction of the local authority.

**3.2 CONDITIONS IMPOSED BY THE CONTROLLING AUTHORITY IN TERMS OF ACT 21 OF 1940.****ALL ERVEN**

- 1) The registered owner of the erf shall erect a physical barrier consisting of a 1.3m high wire fence, or a fence of such materials as may be approved by the local authority in accordance with the most recent standards of Gauteng Provincial Government: Department of Transport and Public Works, before or during the development of the erf, along the boundary thereof abutting on Provincial Road K-11 and K-102.

- 2) Except for the physical barrier referred to in paragraph 4.2(1) above, a swimming pool or any essential stormwater drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 16m from the existing structures or buildings situated within such distance from the said boundary be made except with consent in writing of the Gauteng Provincial Government : Department of Transport and Public Works.
- 3) Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on Provincial Roads K-11 and K-102 : Provided that the Gauteng Provincial Government : Department of Transport and Public Works may grant access from Provincial Road K-11 to a filling station on Erf 12427.

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### **LOCAL AUTHORITY NOTICE 510**

#### **LOCAL AUTHORITY NOTICE 1989 RANDFONTEIN LOCAL MUNICIPALITY RANDFONTEIN TOWN PLANNING SCHEME, 1988 AMENDMENT SCHEME 597**

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 Mohlakeng Ext 9, 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 597.

Acting Municipal Manager,  
Randfontein Local Municipality  
P O Box 218, Randfontein, 1760  
Notice No. 2/2015

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