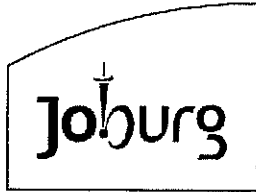


Elize Bruyns



a world class African city

City of Johannesburg
Department of Development Planning, and Urban Management

Land Use Management
Metropolitan Centre
15B Loveday Street
Braamfontein

PO Box 30733
Braamfontein
South Africa
2017

Tel +27(0) 11 407 6140
Fax +27(0) 11 339 3368
www.joburg.org.za

WEB CONSULTING
PO Box 5456
HALFWAY HOUSE
1685

Dear Sir

TOWNSHIP: PROPOSED ERAND GARDENS EXTENSION 33 SITUATED ON HOLDING 223 ERAND GARDENS AGRICULTURAL HOLDINGS AND PORTION 784 OF THE FARM RANDJESFONTEIN 405-JR. (07-7970)

The above application dated 13th July 2007, refers

Notwithstanding the provisions of any other law that the Executive Director: Development Planning, and Urban Management on behalf of the City of Johannesburg and in terms of the duly authorised delegated authority, approved the application made by HOCRAND TRADING (Pty) Ltd (hereinafter referred to as the applicants/township owners) under provision of Chapter 3 of the Town-Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), for permission to establish a township on Holding 223 Erand Gardens Agricultural Holdings and Portion 784 of the Farm Randjesfontein 405-JR, in terms of Section 98(1) of the Ordinance, subject to the following conditions:

1. DEVELOPMENT MANAGEMENT

1.1 GENERAL

1. The layout shall be in accordance with Plan No. 15/8/EG/33/P1/08 (attached).
2. Holding 223 Erand Agricultural Holdings shall be excised prior to proclamation.

1.2 DEVELOPMENT CONTROLS

ERF 785

USE ZONE ... XVI ... "SPECIAL"

1. Use Zone: "Special"

Primary Rights : offices, hotels, training centres, conference centres, institutions and residential buildings.

Consent Rights : As per Scheme

No Rights : As per Scheme

2. Coverage : 40%.

3. F.A.R. : Maximum 0,6, provided that offices, hotels, training centres, conference centres, institutions and residential buildings shall not exceed 0,4.

4. Height : 5 storeys.

5. Building lines : 20m along N1
10m along other Boundaries
Provided that the building lines may be relaxed by the relevant authority.

6. Parking: Effective, paved parking spaces, together with the necessary manoeuvring area, shall be provided on the erf to the satisfaction of the local authority in the following ratios:

- 4 Parking bays per 100m² gross office floor area.
- All other uses ; to the satisfaction of the Local Authority.

7. A Site Development Plan, drawn to scale 1:500 or to any other scale as may be approved by the Local Authority, shall be submitted for approval by the Local Authority prior to the submission of any building plans. No building plans shall be approved prior to the approval of the site development plan by the Local Authority and the entire development of the Erf shall be in accordance with the approved Site Development Plan; Provided that any subsequent amendments or additions to the building that, in the opinion of the Local Authority, will not have an influence on the development of the Erf as a whole, shall be deemed to be in accordance with the Development Plan

8. The Local Authority shall not approve any building plan, which does not comply with the proposals in the approved site development plan, with particular reference to the elevational and architectural treatment of the proposed building or structure.

9. Building plans submitted to the Local Authority must show measures to be taken, in accordance with recommendations contained in the Engineering-Geological Report for the township, to limit possible damage to buildings and structures as a result of detrimental foundation conditions unless it is proved to the Local Authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means.

10. Access to erven shall be in accordance with the relevant access policy for the area and/or to the satisfaction of the relevant authorities.

ERF 786

USE ZONE ... XVI ... "SPECIAL"

Zoning: "Special"

The erf shall be used for an electrical substation purposes

The following conditions (11 to 21) shall be residential buildings.

11. Density : 40 dwelling units per hectare.
12. Coverage : 40%.
13. F.S.R. : 0,6.
14. Height : 5 storeys
15. Subject to the provision of Section 92 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), but not withstanding any other provision contained herein, the local authority may consent to the subdivision of the erf, where such subdivision corresponds with the subdivisional proposals indicated in the approved site development plan applicable to the erf.
16. Effective, paved parking spaces, together with the necessary manoeuvring area, shall be provided on the erf to the satisfaction of the local authority in the following ratios:
 - (i) 2 parking spaces for each dwelling unit with 4 or more habitable rooms;
 - (ii) 1,25 covered parking spaces for each dwelling unit with 3 or more habitable rooms;
 - (iii) 1 covered parking space for each dwelling unit with 2 or less habitable rooms;
 - (iv) 0,3 parking spaces per dwelling unit for visitors.

One of the abovementioned parking bays per unit has to be covered.

17. Building lines: 20m along planned road N1.
10m along other Boundaries
Provided that the building lines may be relaxed by the relevant Authority.

18. A Site Development Plan, drawn to scale 1:500 or to any other scale as may be approved by the Local Authority, shall be submitted for approval by the Local Authority prior to the submission of any building plans. No building plans shall be approved prior to the approval of the site development plan by the Local Authority and the entire development of the Erf shall be in accordance with the approved Site Development Plan; Provided that any subsequent amendments or additions to the building that, in the opinion of the Local Authority, will not have an influence on the development of the Erf as a whole, shall be deemed to be in accordance with the Development Plan
19. The Local Authority shall not approve any building plan, which does not comply with the proposals in the approved site development plan, with particular reference to the elevational and architectural treatment of the proposed building or structure.
20. Building plans submitted to the Local Authority must show measures to be taken, in accordance with recommendations contained in the Engineering-Geological Report for the township, to limit possible damage to buildings and structures as a result of detrimental foundation conditions unless it is proved to the Local Authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means.
21. Access to erven shall be to the satisfaction of the relevant authorities. Provided that no ingress or egress to road K56 shall be allowed.

1.3 CONDITIONS TO BE COMPLIED WITH PRIOR TO THE OPENING OF THE TOWNSHIP REGISTER IN RESPECT OF THE SUPPLY OF ELECTRICITY.

- a) Neither the township register nor the proclamation of the township shall be done unless and until the Council and its authorized agent City Power is in a position to supply power to the township.
- b) The City of Johannesburg and City Power is indemnified against any claims for power until it is in a position financially and technically to provide it.
- c) Extensions of time in terms of Section 101 of the Town Planning and Townships Ordinance, 1986, will be favourably considered in the event of City Power not being able to provide the township with electricity within 12 months of Section 72 of the said Ordinance been complied with.

2. TECHNICAL SUPPORT

The requirements/conditions of this Section shall be complied with.

3. LAYOUT PLAN

The layout Plan shall be in accordance with Plan No. 15/8/EG/33/P1/08


4. CITY PARKS

The provision of open space shall be assessed at the Site Development Plan application stage.

5. ENVIRONMENTAL PLANNING AND MANAGEMENT

The requirements of the Environmental Conservation Act, 1989 (No. 73 of 1989) shall be complied with prior to the proclamation of the township.

*** It is hereby noted that the approval does not constitute conditions of establishment such conditions will be issued at a later stage.**

APPROVED: 
For, Executive Director: Development Planning,
and Urban Management
(City of Johannesburg)

Date: 01.09.2009

Assessed by : Maki Diseko
Tel : (011) 407-6247
Fax : (011) 403-1983

