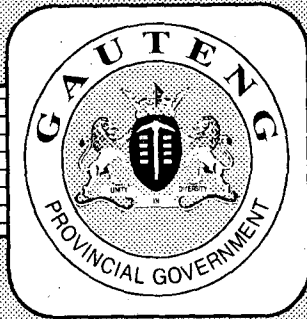


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**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

Selling price • Verkoopprys: **R2,50**
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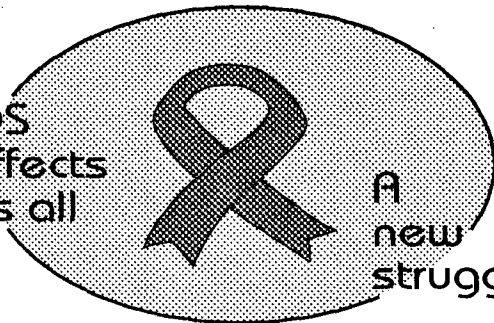
Vol. 8

PRETORIA, 8 APRIL 2002

No. 89

We all have the power to prevent AIDS

AIDS
affects
us all



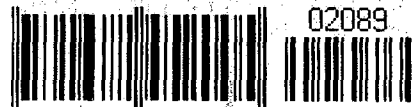
A
new
struggle

Prevention is the cure

**AIDS
HELPLINE**

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DEPARTMENT OF HEALTH



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GENERAL NOTICE

NOTICE 932 OF 2002

GAUTENG DEVELOPMENT TRIBUNAL

NOTICE IS HEREBY GIVEN BY THE DESIGNATED OFFICER OF THE CITY OF JOHANNESBURG THAT THE GAUTENG DEVELOPMENT TRIBUNAL HAS, IN TERMS OF SECTION 33 OF THE DEVELOPMENT FACILITATION ACT, 1995 (ACT 67 OF 1995), APPROVED THE ESTABLISHMENT OF A LAND DEVELOPMENT AREA ON PORTION 1 OF LOT 117 EDENBURG, SUBJECT TO THE CONDITIONS SET OUT HEREUNDER.

Approval

Having applied its mind to the case and the facts presented, including the Designated Officer's report, the applicant's case and the interested parties, the Tribunal, in terms of Section 33(2) of the Development Facilitation Act, 1995 approves:-

- (i) the rezoning of the property from "Residential 1" to "Residential 2", and
- (ii) the subdivision of the property into 7 portions as reflected on Plan B.

1.2 Conditions of Approval

1.2.1 Rezoning

1.2.1.1. The Sandton Town-planning Scheme, 1980, be amended by the rezoning of the property from Residential 1 to Residential 2 in Height Zone 4.

1.2.1.2. The density shall not exceed 15 dwelling units per hectare.

1.2.1.3. The height shall not exceed 2 storeys.

1.2.1.4. A 3 metre building line shall apply to all street frontages

1.2.1.5. Access shall be to the satisfaction of the local authority.

1.2.1.6. A site development plan, compiled to a scale of 1:500 or to such other scale as may be permitted by the local authority shall be submitted to the local authority prior to the submission of any building plans.

- i. the siting height, floor area and coverage of all structures
- ii. the clustering of floor area in the land development area with reference to sensitive boundaries and existing uses
- iii. the elevational treatment of all buildings and structures
- iv. the existing vegetation on the site, including all mature trees
- v. entrances to and exits from the erven
- vi. entrances to and exits from all buildings
- vii. vehicular and pedestrian circulation systems
- viii. parking areas
- ix. building restriction areas
- x. the consolidation, notarial tying or subdivision of erven
- xi. a landscaping plan, prepared by a professional Landscape Architect indicating the existing vegetation is to be both removed and retained and future land scaping proposals
- xii. the relationship with all adjoining development measures
- xiii. a schedule of planning controls

1.2.1.7 The rezoning of the property shall be known as Sandton Amendment Scheme S0065

1.2.1.8. The applicant shall forthwith prepare the necessary Map 3 documentation for signature by the Tribunal to give effect to this decision.

1.2.2. The Subdivision

1.2.2.1 The layout shall be in accordance with Plan B.

1.2.2.2. The applicant shall prepare the necessary subdivision sketch plan for signature by the Tribunal together with the conditions to be complied with as set out below.

1.2.2.3. A servitude shall be registered over the entire width of the private road (Portion 8) in favour of the City of Johannesburg for right of access and underground services. No private services (apart from the access roadway) shall be constructed with the servitude area except with the consent of the City of Johannesburg and then only in accordance with any condition stated.

1.2.2.4. The City of Johannesburg shall be indemnified against any responsibility for the repair and/or the cost of repairs to the access roadway in the event of access to the underground services having to be gained for maintenance or other purposes.

1.2.2.5. The applicant shall properly and legally constitute a Homeowner's Association (association incorporated under Section 21 of Act 61 of 1973) before the first sale of any portion of the sub-divided erf is made, for the purpose of taking transfer of Portion 8 (road portion) and constructing and maintaining the access roadway and pavements for the benefit of all occupiers and owners of the subdivided portions.

1.2.2.6. The Conditions of Title of each subdivided portion shall provide that each and every owner of any portion or consolidation thereof shall become and remain a member of the Homeowner's Association and be subject to its memorandum and articles of association until he ceases to be an owner. The said property shall not be transferred to any person who has not bound himself to the satisfaction of the Homeowner's Association to become a member of such Association. The owner of the property shall not be entitled to transfer the property without a clearance certificate from the said Association that all amounts owing by such owner to the Association have been paid and the owner has generally complied with the Association's memorandum and articles of association.

1.2.2.7. The construction of the access roadway shall be to standards approved by the City of Johannesburg.

1.2.2.8. If found necessary, a pedestrian gate for access by the City of Johannesburg to the municipal services, including water and electricity metres shall be provided by the applicant.

1.2.2.9. The applicant be required to provide the City of Johannesburg with a copy of the registration certificate of the Homeowner's Association and a copy of the Memorandum of Association of the Company.

1.2.2.10. Street numbers shall be obtained from the City of Johannesburg and shall be clearly displayed to the satisfaction of the City of Johannesburg.

1.2.2.11. The applicant shall submit to the City of Johannesburg and to the electricity supply authority a tracing or photostat copy of a diagram of the consolidation/subdivision as soon as it has been approved by the Surveyor General.

1.2.2.12. The owner shall make suitable arrangements with and to the satisfaction of the City of Johannesburg regarding any private sewers, electricity cables and water pipes traversing newly created portions.

1.2.2.13. Units to be erected on newly created erven shall be in accordance with the approved site development plan.

1.2.2.14. Prior to the approval of any building plans by the local authority, the applicant shall pay to the local authority contributions in the amount of R 20 785,74 (TWENTY THOUSAND SEVEN HUNDRED AND EIGHT FIVE RAND AND SEVENTY FOUR CENTS), for the following services and/or endowments;

Water	R 3787,08 (VAT included)
Sewers (ex EMLC)	R 1114,92 (VAT included)
Roads and Stormwater	R 4500,00 (No VAT)
Sewers (ex CWRSC)	R 2639,35 (VAT included)
Parks	R 8744,39 (No VAT)

Such amounts having be calculated by the Director, Technical Support and Project Management, City of Johannesburg.

1.2.2.15. Prior to the approval of any building plans by the City of Johannesburg, the applicant shall satisfy it that the electricity provider is satisfied that all arrangements for the supply of electricity to the sub divided portions have been made.

1.2.2.16. Any relocation of services arising from the development shall be done to the satisfaction of the City of Johannesburg at the cost of the applicant.

1.2.2.17. The applicant shall, at its own cost, install water, sewer, roads and stormwater systems on the erf in accordance with plans WJW/011/01, WJW/ 011/02 AND WJW/011/03 and to the satisfaction of the City of Johannesburg.

1.2.2.18. No subdivided portion shall be transferred until such time as the City of Johannesburg is satisfied that the requirements of these conditions have been complied with by the applicant.

1.2.2.19. The applicant shall comply with the requirements of the City of Johannesburg with respect to the disposal of solid waste from the site.

1.2.2.20. Building plans submitted to the City of Johannesburg shall be certified by a registered or copmpetent person (as defined in the National Building Regulations) to the effect that the design of the foundations is such as to limit possible damage to buildings and structures as a result of detrimental founding conditions.

N LE ROUX
DESIGNATED OFFICER
GAUTENG DEVELOPMENT TRIBUNAL
 Reference : GDT/LDA/CJMM/0106/01/006

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