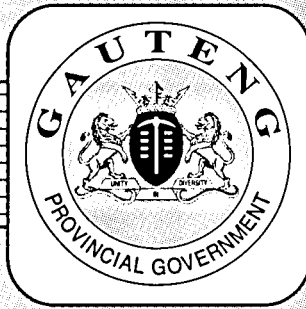


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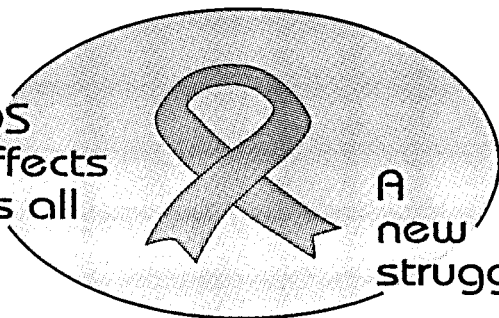
Vol. 10

**PRETORIA, 26 MARCH
MAART 2004**

No. 115

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GENERAL NOTICE

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GENERAL NOTICE

NOTICE 970 OF 2004

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 AMENDMENT OF THE SANDTON TOWN PLANNING SCHEME, 1980 BY THE REZONING OF ERVEN 1 AND 2 THE WOODLANDS TOWNSHIP 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:

1. PROVISION AND INSTALLATION OF SERVICES

The Land Development Applicant shall provide and install the required internal engineering services in the Land Development Area, as provided for in terms of Section 40 of the Development Facilitation Act, 1995 and Regulation 19 of the Development Facilitation Regulations.

2. OPEN SPACE ENDOWMENT

The Land Development Applicant shall not be required to pay or contribute in lieu of the provision of public open spaces.

3. PROVISION OF STREET, PARKS AND OTHER OPEN SPACES

The Land Development Applicant shall not be required to provide any erven or portions of land to be used as street, parks or other open spaces.

4. SUSPENSION OF EXISTING CONDITIONS OF TITLE

It is not required of the Land Development Applicant or any other authority to suspend, remove or cancel any conditions of title or existing servitudes in respect of the approved Land Development area.

5. POSITIONING OF NEW SERVITUDES

It is not required to register any new servitudes in respect of Land Development Area.

6. BUILDING STANDARDS

The building standards applicable in terms of the National Building Regulations Act, shall apply within the Land Development Area and be enforced by the City of Johannesburg Metropolitan Municipality or its successors in title.

7. APPLICATION OF ZONING SCHEME OR OTHER MEASURES

7.1 The Sandton Town Planning Scheme, 1980, will apply in the Land Development Area and shall be amended by the rezoning of Erven 1 and 2 The Woodlands Township as follows:

7.1.1 Approved zoning: "Special"

Erven 1 and 2 The Woodlands shall be used for the purpose of:

- Offices;
- Shops;
- Businesses;
- Attached or detached dwelling units;
- Places of refreshment;
- Residential buildings;
- Social halls; and
- Places of Instruction.

And with the consent of the local authority.

- A heliport
- A public garage
- Special buildings
- Places of amusement; and
- Institutions

7.1.2 The floor area ratio shall not exceed 0,25 of the area of the erf.

7.1.3 The following maximum floor areas shall be allowed for the following land use categories:

- (i) Shops: 1000m² leasable shop floor area
- (ii) Residential buildings (Hotels): 13 000m² gross floor area

7.1.4 The coverage of buildings and structures on the erf shall not exceed 25% of the area of the erf.

7.1.5 A maximum of 200 residential units may be erected on the combined area of Erven 1 and 2 The Woodlands Township.

7.1.6 Parking shall be provided in accordance with the provisions of the ruling town planning scheme: Provided that at least 50% of the required parking for offices shall be provided in subterranean basements.

7.1.7 The height of buildings and structures on the erf shall be restricted to not more than 5 storeys in accordance with an approved site development plan.

7.1.8 The development on the erf shall be subject to the prior approval of a site development plan, drawn to a scale of 1:500 or such other scale as may be approved by the local authority, and shall be submitted to the local authority for approval prior to the submission of any building plans. No buildings shall be erected on the erf before such site development plan has been approved by the local authority and whole development on the erf shall be in accordance with the approved site development plan: Provided that the plan may from time to time be amended with the written consent of the local authority: Provided further that amendments or additions to buildings, which in the opinion of the local authority will have no influence on the total development of the erf, shall be deemed to be in accordance with the site development plan. Such site development plan shall indicate at least the following:

- (i) The siting, height, floor area, floor area ratio and coverage of all buildings and structures on the erf.
- (ii) Open spaces and landscaping
- (iii) Entrances to and exits from the erf, internal roadways and parking areas
- (iv) Entrances to buildings and parking areas
- (v) Building restriction areas and building lines
- (vi) Parking areas and vehicular traffic systems
- (vii) The elevational treatment of all buildings and structures

7.1.9 The properties lies in an area where soil conditions can affect buildings and structures and may result in damage to them. Building plans submitted to the local authority shall show measures to be taken in accordance with the recommendations contained in the engineering geological report for the property, 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 same purpose can be achieved by other more effective means.

8. PUBLICATION OF NOTICE IN RESPECT OF AMENDMENT SCHEME

The Designated Officer shall arrange for an appropriate notice to be published in the Provincial Gazette in terms of which the approved amendment scheme shall be promulgated. The new land use rights will become effective from the date of publication: Provided that such notice shall be prepared and published at the cost of the Land Development Applicant.

9. APPLICABILITY OF CERTAIN LAWS

No laws or other legislation required to be suspended for the purposes of this development area.

10. PROVISION OF EDUCATIONAL AND OTHER COMMUNITY FACILITIES

The Land Development Applicant shall not be required to set aside or provide any erven or portions of land as educational or community facilities.

11. SUBDIVISION

The Land Development Area is not required to be subdivided.

12. OWNERSHIP AND ADMINISTRATION

The land remains in the ownership of the existing Land Development Applicant and no arrangements in this regard are required.

13. ENVIRONMENTAL CONSERVATION

The Land Development Applicant is not required to undertake any activities or fulfill any conditions in terms of Regulation 31 of the Development Facilitation Regulations.

14. CONSOLIDATION OF COMPONENT PORTIONS

It is not required of the Land Development Applicant to consolidate any portions of land to give effect to the approval of this development area.

N. LE ROUX
DESIGNATED OFFICER
GAUTENG DEVELOPMENT TRIBUNAL
REFERENCE: GDT/LDA/CJMM 2907/03/012

D:500832Notice2303(HJ'04/hww)

IMPORTANT NOTICE

The
Gauteng Provincial Gazette Function
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Government Printer in Pretoria
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NEW PARTICULARS ARE AS FOLLOWS:

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Pretoria

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Private Bag X85
Pretoria
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Fax.: (012) 323-9574

This phase-in period is to commence from **November 2001** (suggest date of advert) and notice comes into operation as from **2 January 2002**.

Subscribers and all other stakeholders are advised to send their advertisements directly to the **Government Printing Works**, two weeks before the 2nd January 2002.

*In future, adverts have to be paid in advance
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HENNIE MALAN

Director: Financial Management
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