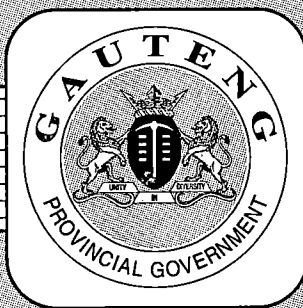


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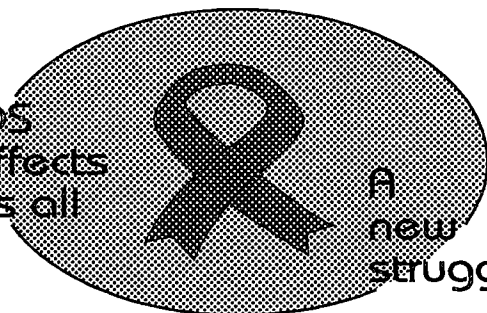
Vol. 10

PRETORIA, 15 JULY 2004
JULIE 2004

No. 282

We all have the power to prevent AIDS

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affects
us all



A
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struggle

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1434

GAUTENG DEVELOPMENT TRIBUNAL

SANDTON AMENDMENT SCHEME 15-1958

It is hereby notified in terms of Section 33(2) of the Development Facilitation Act, 1995 (Act No. 67 of 1995) that the Gauteng Development Tribunal has approved the amendment of the Sandton Town Planning Scheme, 1980, comprising the same land as included in the Land Development Area of Lone Hill Extension 79.

Map 3 and Scheme Clauses of the Amendment Scheme are filed with the Executive Director: Development Planning, Transportation and Environment, City of Johannesburg and are open for inspection at all reasonable times.

This amendment is known as Sandton Amendment Scheme 15-1958.

N. Le Roux : Designated Officer, City of Johannesburg

Ref.: GDT/LDA/CJMM/0307/03/010

LOCAL AUTHORITY NOTICE 1435

GAUTENG DEVELOPMENT TRIBUNAL

NOTICE IN TERMS OF SECTION 33(4) OF THE DEVELOPMENT FACILITATION ACT, 1995

It is hereby notified in terms of Section 33(4) of the Development Facilitation Act, 1995 (Act No. 67 of 1995) that the Gauteng Development Tribunal has approved the suspension of Conditions B(a) up to and including B(i) from Deed of Transfer No. T35378/1996 in respect of Holding 8 Blandford Ridge Agricultural Holdings.

N. Le Roux : Designated Officer, City of Johannesburg

Ref.: GDT/LDA/CJMM/0307/03/010

LOCAL AUTHORITY NOTICE 1436
GAUTENG DEVELOPMENT TRIBUNAL

DECLARATION AS AN APPROVED LAND DEVELOPMENT AREA

It is hereby notified in terms of Section 33(4) of the Development Facilitation Act, 1995 (Act 67 of 1995) that the Gauteng Development Tribunal has declared Lonehill Extension 79 Land Development Area to be an approved Land Development Area subject to the conditions set out in the Schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY PARKCOR PROPERTY DEVELOPMENTS (PTY) LIMITED (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF THE DEVELOPMENT FACILITATION ACT, 1995 (ACT 67 OF 1995) FOR PERMISSION TO ESTABLISH A LAND DEVELOPMENT AREA ON PORTION 543 (A PORTION OF PORTION 542) OF THE FARM RIETFONTEIN 2 I.R. HAS BEEN GRANTED BY THE GAUTENG DEVELOPMENT TRIBUNAL

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the development area / township shall be Lone Hill Extension 79.

1.2 LAYOUT

The development area / township shall consist of erven indicated on approved General Plan No. SG 2831/2004.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject and entitled to existing conditions and servitudes, if any, including the rights to minerals.

1.4 EXISTING SERVICES

The Township Owner shall, at its own expense, make arrangements to the satisfaction of the municipality for the construction of a vehicular access to the development area / township on Dennis Road in accordance with the plans approved by the municipality.

1.5 PROVISION OF ENGINEERING SERVICES

1.5.1 The Township Owner shall be responsible for the provision of all necessary link engineering services to the boundary of the development area / township as provided for in the Services Agreement approved by the Tribunal.

1.5.2 The Township Owner shall be responsible for the provision of all necessary reticulation of engineering services within the development area / township and to the erven within the development area / township as provided for in the Services Agreement approved by the Tribunal provided that the private road and stormwater drainage in the development area / township shall not be taken over or operated by the municipality.

1.5.3 The Township Owner shall pay the agreed contributions of external engineering services to the municipality.

1.6 OPEN SPACE

The Township Owner shall, prior to the transfer of any erven in the development area / township, pay an amount of R38 304.00 to the municipality in lieu of the provision of open space or parks in the development area / township.

1.7 OWNERSHIP

The Township Owner shall, prior to the transfer of any erven in the development area / township:

1.7.1 Establish a company (Property Owners Association) in terms of Section 21 of the Companies Act, 1973, for the purposes of owning and maintaining Erf 1320 in the development area / township to the satisfaction of the municipality and the Articles of Association of the company shall not be amended without the written consent of the municipality.

1.7.2 The main purpose of the proposed Section 21 company shall include, but not be limited to, the ownership of Erf 1320 in the development area / township and the maintenance of access roads, stormwater and related functions in the development area / township.

1.7.3 The company shall be liable for any obligations to the municipality in respect of its responsibilities in Condition 1.7.2 above and the municipality shall not be liable for any maintenance of access roads, stormwater and related functions in the development area / township.

1.7.4 A copy of the registered Memorandum of Association and Statutes of the company shall be submitted to the Registrar of the Tribunal as well as the municipality which shall verify the fulfilment of Conditions 1.7.1, 1.7.2 and 1.7.3 above.

1.8 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

Should it become necessary to move or replace any existing municipal services as a result of the establishment of the development area / township, the cost thereof shall be borne by the Township Owner.

1.9 REMOVAL OF REFUSE

The Township Owner shall provide the necessary facilities for the removal of refuse to the satisfaction of the municipality.

1.10 TRANSFER OF ERVEN

Prior to the transfer of any erf in the development area / township, the Township Owner shall submit a certificate from the municipality to the Registrar of Deeds that Conditions 1.4, 1.5, 1.6, 1.7, 1.8 and 1.9 have been complied with or have been provided for, to the satisfaction of the municipality.

2. CONDITIONS OF TITLE

2.1 ALL ERVEN

The erven lie in an area where soil conditions can affect buildings and structures and result in damage to them. Building plans submitted to the Council 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 Council that such measures are unnecessary or that the same purpose can be achieved by other more effective means.

2.2 ERVEN 1308 TO 1319

2.2.1 The owner of the erf or any subdivision thereof shall automatically be and shall remain a Member of the Section 21 Company and shall not be entitled to transfer the erf except with a clearance certificate from the Company to the effect that the provisions of the Articles of Association of the Company have been complied with.

2.2.2 The erf shall not be transferred to any person who has not bound himself / herself to be a member of the Section 21 Company, to the satisfaction of the Company.

2.3 ERVEN 1318 AND 1319

The erf shall be subject to a servitude as shown on the General Plan of the development area / township in favour of the Eskom for electricity substation purposes.

2.4 ERF 1320

2.4.1 The entire erf shall be subject to a servitude in favour of the City of Johannesburg for municipal purposes.

2.4.2 The entire erf shall be subject to a servitude for access and drainage purposes in favour of Erven 1308 to 1319.

2.4.3 No buildings or structures other than approved security structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitudes or within a distance of 2m thereof.

2.4.4 The Council shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material excavated during the laying, maintenance or removal of such services and other work which in its discretion it regards necessary, and furthermore, the municipality shall be entitled to reasonable access to the said servitude for the aforesaid purpose, subject to the provision that the municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

2.4.5 The erf shall only be registered in the name of a Section 21 Company of which every owner from time to time of all other erven in the township is a member.

2.4.6 The Section 21 Company, as the registered owner, shall be responsible for the maintenance of the road access and stormwater drainage of the erf in favour of and on behalf of the owners of all other erven in the township and shall have the power to recover the costs of such maintenance from the owners of such erven.

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