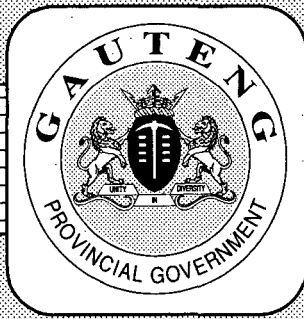


**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

**Provincial Gazette Extraordinary  
Buitengewone Provinsiale Koerant**

Selling price • Verkoopprys: **R2,50**  
Other countries • Buitelands: **R3,25**

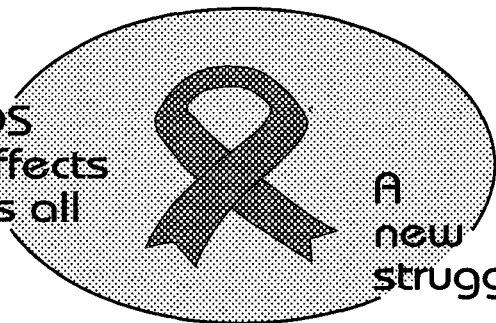
Vol. 10

PRETORIA, 2 MARCH  
MAART 2004

No. 84

**We all have the power to prevent AIDS**

AIDS  
affects  
us all



A  
new  
struggle

**Prevention is the cure**

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HELPLINE**

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DEPARTMENT OF HEALTH



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**CONTENTS • INHOUD**

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
<b>GENERAL NOTICE</b>			
648	Development Facilitation Act, 1995: Gauteng Development Tribunal: Establishment of a land development area: Erven 654 and 655, Gallo Manor.....	3	84

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## GENERAL NOTICE

### NOTICE 648 OF 2004

#### 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 (Act No. 67 of 1995) that the Gauteng Development Tribunal has approved the Land Development Application in respect of Erven 654 and 655 Gallo Manor Township, subject to the following conditions of establishment:

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY TECHKNOWLEDGE UX SYSTEMS CC AND STAND 755 GALLO MANOR (HEREINAFTER REFERRED TO AS THE LAND DEVELOPMENT APPLICANT), UNDER THE PROVISIONS OF THE DEVELOPMENT FACILITATION ACT, 1995, FOR PERMISSION TO ESTABLISH A LAND DEVELOPMENT AREA ON THE CONSOLIDATED AREA OF ERVEN 654 AND 655 GALLO MANOR TOWNSHIP HAS BEEN GRANTED BY THE GAUTENG DEVELOPMENT TRIBUNAL.**

#### 1. PROVISION AND INSTALLATION OF SERVICES

- (i) The Land Development Applicant shall provide and install engineering services in the Land Development Area as provided for in the services agreement concluded between the Land Development Applicant and the City of Johannesburg Metropolitan Municipality in terms of Section 40 of the Development Facilitation Act, 1995. The services agreement shall be concluded within a period of 28 days from the date hereof or such further extension as may be approved in writing by the Development Tribunal.
- (ii) The Land Development Applicant shall pay to the local authority such contributions in respect of external engineering services in accordance with the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) in the amount of R54 622-82 (including VAT where applicable): Provided that, in the event of a dispute arising on any aspect of such calculation, the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) as it pertains to an appeal to the Services Appeal Board, will apply.

#### 2. OPEN SPACE ENDOWMENT

The Land Development Applicant shall pay to the local authority a contribution towards the provision of parks and public open space in accordance with the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) in the amount of R25 398-36: Provided that the contribution shall be paid to the local authority prior to the publication of a notice in the Gauteng Provincial Gazette confirming the enactment of the amendment to the Sandton Town Planning Scheme pertaining to the Land Development Area.

#### 3. PROVISION OF STREETS, PARKS AND OTHER OPEN SPACES

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

#### 4. BUILDING STANDARDS

The building standards emanating from the National Building Regulations Act shall apply in respect of this development, read with the local by-laws of the City of Johannesburg Metropolitan Municipality.

#### 5. APPLICATION OF ZONING SCHEME

The provisions of the Sandton Town Planning Scheme, 1980 shall apply to the Land Development Area and such scheme shall be amended in respect of the Land Development Area.

#### 6. CONSOLIDATION OF COMPONENT PORTIONS

Erven 654 and 655 Gallo Manor Township shall be consolidated prior to the submission of a site development plan and consent to such consolidation is hereby granted by the Tribunal in terms of the provisions of Section 33 (q) of the Development Facilitation Act, 1995.

In terms of Section 33 (2) the Gauteng Development Tribunal has approved the amendment of the Sandton Town Planning Scheme, 1980 in respect of Erven 654 and 655 Gallo Manor Township by the rezoning from Residential 1 to Residential 4. The amendment scheme is known as Sandton Amendment Scheme 02-0642.

**N. LE ROUX : Designated Officer, City of Johannesburg**  
Ref. GDT/LDA/CJMM/1305/02/005

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