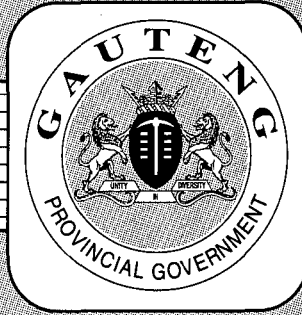


**THE PROVINCE OF  
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# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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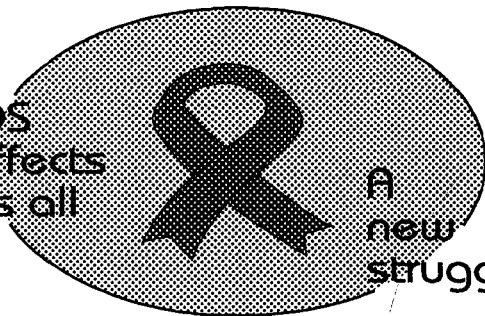
Vol. 11

PRETORIA, 28 JANUARY 2005  
JANUARIE 2005

**No. 34**

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

AIDS  
affects  
us all



A  
new  
struggle

**Prevention is the cure**

**AIDS  
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## GENERAL NOTICES

### NOTICE 359 OF 2005

#### GAUTENG DEVELOPMENT TRIBUNAL

In terms of Section 33(4) of the Development Facilitation Act, 1995 (Act 67 of 1995), the Designated Officer : City of Johannesburg Metropolitan Municipality herewith gives notice of the Conditions of Establishment in respect of Douglasdale Extension 159, as approved by the Gauteng Development Tribunal (Case No GDT/LDA/GJMM/2302/04/008), as set out in the Schedule below.

#### SCHEDULE

#### 1. GENERAL CONDITIONS OF ESTABLISHMENT

##### 1.1 NAME

The name of the Land Development Area shall be **Douglasdale Extension 159**.

##### 1.2 LAYOUT

The Land Development Area shall consist of erven and streets as indicated on General Plan Number 9097/2004.

##### 1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions, servitudes and entitlements, if any, but excluding the following condition which does not affect the Land Development Area :-:

Condition A. in Deed of Transfer T32336/1982.

##### 1.4 LAND FOR MUNICIPAL PURPOSES

Erf 2274 shall be transferred to the local authority by and at the costs of the Land Development applicant.

##### 1.5 PROVISION OF ENGINEERING SERVICES

The Land Development Applicant shall make the necessary arrangements with the local authority and ESKOM for the provision and installation of water, electricity and sanitation as well as the construction of the roads and stormwater drainage in and for the Land Development Area.

##### 1.6 STORMWATER DRAINAGE AND STREET CONSTRUCTION

1.6.1 The Land Development Applicant shall properly and legally constitute a Home Owners Association under Section 21 of the Companies Act, 1973 (Act 61 of 1973) before the first sale of any erf is made.

- 1.6.2 The construction and maintenance of the access road, the road over the right of way servitude, the stormwater drainage channels and the retention pond shall be the responsibility of the Land Development Applicant until that responsibility can be taken over by the Home Owners Association, which will occur on transfer of Erf 2272 to the Home Owners Association.

## 1.7 DEMOLITION OF BUILDING AND STRUCTURES

The Land Development Applicant shall at its own costs cause all existing buildings and structures situated within the building line reserves, right of way servitudes, parks or over common boundaries to be demolished, when required to do so.

## 1.8 REMOVAL OR REPLACEMENT OF SERVICES

If, by any reason of the establishment of the Land Development Area, it should become necessary to remove or replace any existing municipal/TELKOM/ESKOM services, the costs thereof shall be borne by the Land Development Applicant.

## 2 CONDITIONS OF TITLE

The erven shall be subject to the following conditions :

### 2.1 ALL ERVEN

- 2.1.1 The erf is subject to a servitude, 2m wide, in favour of the local authority for sewerage and other municipal purposes, along any two boundaries other than a street boundary: Provided that the local authority may dispense with any such servitude.
- 2.1.2 No building or other structure shall be erected within the aforesaid servitude area, and no large-rooted trees shall be planted within the area of such servitude, or within 2m thereof.
- 2.1.3 The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such materials as may excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works on it, in its discretion, may deem necessary, and shall further be entitled to reasonable access to the said land for aforesaid purpose, subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works, being made good by the local authority.
- 2.1.4 Every owner of an erf or any subdivision or consolidation thereof or any interest therein shall become and shall remain a member of the Home Owners Association (association incorporated under Section 21 of the Companies Act (Act 61 of 1973)(the Association) and be subject to its Memorandum and Articles of Association until he ceases to be an owner as aforesaid.
- 2.1.4.1 The maintenance and upkeep of Erven 2272 and 2273 shall be the responsibility of the Home Owners Association.

2.1.4.2 The Home Owners Association shall have the legal power to levy from each and every member of the Association, the cost incurred in fulfilling its functions and shall have legal recourse to recover such fees in the event of a default in payment by any member.

2.1.4.3 The owner of the erf shall not be entitled to transfer the erf without a clearance certificate from the Association that all amounts owing by such owner to the Association have been paid.

2.2 Erven 2239 and 2240

The erf shall be subject to a stormwater servitude, 2m wide, as indicated on the General Plan of the Land Development Area.

2.3 Erf 2251

The erf shall be subject to a transformer servitude as indicated on the General Plan of the Land Development Area.

2.4 Erf 2273

The erf shall be subject to a right of way servitude in favour of erf 2259 as indicated on the General Plan of the Land Development Area.

2.5 Erven 2259, 2273 and 2274

In terms of section 145 of the National Water Act, 1998 (Act 36 of 1998) the owners of erven are hereby advised that the erf is likely to be reached by floodwaters on average once every 100 years.

2.6 Erven 2250 and 2251

The erven are each subject to an electrical servitude (2m wide) as indicated on the General Plan of the Land Development Area.

2.7 Erf 2272

The entire erf shall be subject to right of way servitude for municipal purposes in favour of the local authority.

**Nicolene Le Roux**

**Designated Officer : City of Johannesburg Metropolitan Municipality**

**Gauteng Development Tribunal**

**Metropolitan Centre, 158 Loveday Street, A Block, 9<sup>th</sup> Floor.**

Reference : GDT/LDA/CJMM/2302/04//008

**NOTICE 360 OF 2005**

**DEVELOPMENT FACILITATION ACT  
GAUTENG DEVELOPMENT TRIBUNAL  
AMENDMENT SCHEME 15-2675**

It is hereby notified in terms of Section 33(4) of the Development Facilitation Act 67 of 1995 that approval has been granted in respect of an amendment scheme, being an amendment of the Sandton Town Planning Scheme, 1980, comprising the same land as included in the Land Development Area of Douglasdale Ext 159.

Map 3 and Scheme Clauses of the Amendment Scheme are files with the Executive Director : Development Planning, Transportation and Environment : City of Johannesburg, 158 Loveday Street, Braamfontein and are open for inspection at all reasonable times.

This amendment is known as Sandton Amendment Scheme 15-2675.

**Nicolene Le Roux**

**Designated Officer : City of Johannesburg Metropolitan Municipality**

**Gauteng Development Tribunal**

**Metropolitan Centre, 158 Loveday Street, A Block, 9<sup>th</sup> Floor.**

Reference : GDT/LDA/CJMM/2302/04//008

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# IMPORTANT NOTICE

The  
**Gauteng Provincial Gazette** Function  
will be transferred to the  
**Government Printer** in Pretoria  
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**NEW PARTICULARS ARE AS FOLLOWS:****Physical address:**

Government Printing Works  
149 Bosman Street  
Pretoria

**Postal address:**

Private Bag X85  
Pretoria  
0001

**New contact persons:** Awie van Zyl Tel.: (012) 334-4523  
Mrs H. Wolmarans Tel.: (012) 334-4591

**Fax number:** (012) 323-8805

**E-mail address:** awvanzyl@print.pwv.gov.za

**Contact persons for subscribers:**

Mrs S. M. Milanzi Tel.: (012) 334-4734  
Mrs J. Wehmeyer Tel.: (012) 334-4753  
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  
before being published in the Gazette.*

**HENNIE MALAN**

Director: Financial Management  
Office of the Premier (Gauteng)

