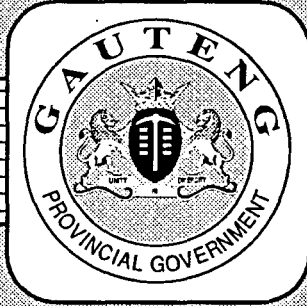


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

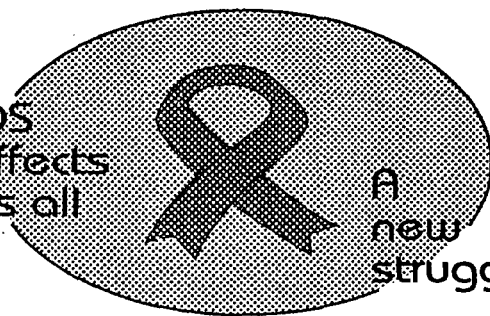
Vol. 12

PRETORIA, 15 SEPTEMBER 2006

No. 353

We all have the power to prevent AIDS

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affects
us all



A
new
struggle

Prevention is the cure

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DEPARTMENT OF HEALTH



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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 2699

DEVELOPMENT FACILITATION ACT DESIGNATED OFFICER : CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

DECLARATION OF AN APPROVED LAND DEVELOPMENT AREA

In terms of section 33 (2) of the Development Facilitation Act (Act No. 67 of 1995) the Designated Officer : City of Johannesburg Metropolitan Municipality, hereby declares in terms of the decision of the Gauteng Development Tribunal that the application for the establishment of a land development area on Holding 68 Modderfontein A,H, case number GDT/LDA/CJMM/1305/04/018 is approved subject to the conditions set out in the Conditions of Grant attached hereto.

SCHEDULE

STATEMENT OF CONDITIONS UNDER WHICH THE LAND DEVELOPMENT APPLICATION BY JENNIFER FRANCES MARY LUTON (GDT/LDA/CJMM/1305/04/018) HAS BEEN APPROVED IN TERMS OF THE DEVELOPMENT FACILITATION ACT, 1995 (ACT No. 67 OF 1995), FOR THE ESTABLISHMENT OF A LAND DEVELOPMENT AREA ON PORTION 126 OF THE FARM MODDERFONTEIN 35 - IR.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

1.1.1 The Land Development Area shall be known as Portion 126 of the Farm Modderfontein 35 - IR.

1.2 LAYOUT PLAN

1.2.1 The land development area shall consist of a single farm portion as indicated on Layout Plan RR0294-5.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

1.3.1 All erven shall be made subject to existing conditions and servitudes as contained in Deed of Transfer T50451/1988.

2. PROVISION OF ENGINEERING SERVICES

2.1 The applicant shall be responsible for and making the necessary arrangements with the local authority for and bear the costs of the provision of all necessary link engineering services to the boundary of the erf that constitutes the land development area as approved by the Gauteng Development Tribunal.

2.2 The applicant shall be responsible for and bear the costs of any necessary reticulation of engineering services within the land development area, provided that such services shall not be taken over by the local authority.

2.3 All servitudes required to protect existing and newly installed engineering services shall have the surveyor general diagrams prepared and registered prior to the issuing of clearances allowing the transfer of property.

2.4 Should any extensions, upgradings or completely new installations of engineering services be required, the applicant shall appoint a civil engineer experienced in work of this nature and competent in terms of the National Building Regulations, to prepare engineering construction drawings for approval by the relevant City Council departments.

2.5 The local authority may direct the owner of land to pay to it a contribution in respect of external engineering, where it is necessary to enhance or upgrade such external engineering services as a consequence of the coming in operation of Amendment Scheme 15-3018, which contribution shall be communicated to the owner of land within 60 days from the date upon which these conditions come into operation in terms of Section 33 (4) of the Act.

3. CONDITIONS TO BE INCORPORATED IN THE SANDTON TOWN PLANNING SCHEME, 1980

Portion 126 of the Farm Modderfontein 35 - IR. shall be zoned special for Agricultural purposes, offices, dwelling units, subject to certain conditions as set out more fully in the Sandton Town Planning Scheme, 1980, Scheme 15-3018.

PLAASLIKE BESTUURSKENNISGEWING 2699**WET OP ONTWIKKELINGSFASILITERING
AANGEWSE BEAMPT: STAD JOHANNESBURG
METROPOLITAANSE MUNISIPALITEIT****AFKONDIGING VAN 'N GOEDGEKEURDE GRONDONTWIKKELINGSGBIED**

In terme van Artikel 33(2) van die Wet op Ontwikkelingsfasilitering (Wet 67 van 1995) verklaar die Aangewese Beampte: Stad Johannesburg Metropolitaanse Munisipaliteit, in terme van die besluit van die Gauteng Ontwikkelingstribunaal dat Hoewe 68 Modderfontein L.H. saak nommer GTT/LDA/CJMM/1305/04/018 goedgekeur is as 'n grondontwikkelingsgebied en onderheuwig is aan die voorwaardes van goedkeuring soos uiteengesit hieronder.

SKEDULE

STELLING VAN VOORWAARDES WAARONDER DIE AANSOEK GEMAAK DEUR JENNIFER FRANCES MARY LUTON (GDT/LDA/CJMM/1305/04/018) GOEDGEKEUR IS DUER DIE GAUTENG ONTWIKKELINGS TRIBUNAAL IN TERMS VAN ARTIKEL 33 (2) VAN DIE WET OP ONTWIKKELINGSFASILITERING, 1995 (WET 67 VAN 1995) VIR DIE STIGTING VAN 'N GRONDONTWIKKELINGSGBIED OP GEDEELTE 126 VAN DIE PLAAS MODDERFONTEIN 35-IR.

1. STIGTINGVOORWAARDES**1.1 NAAM**

1.1.1 Die naam van die grondontwikkelingsgebied sal bekend staan as Gedeelte 126 van die Plaas Modderfontein 35-IR

1.2 ONTWERP

1.2.1 Die grondontwikkelingsgebied sal uit 'n enkele plaas gedeelte bestaan soos aangewys op Plan RR0394-5.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

1.3.1 Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute soos vervat in die akte van transport T50451/1988.

2. VOORSIENING VAN INGENIEURSDIENSTE

2.1 Die applikant sal verantwoordelik wees en sal die nodige reelings met die plaaslike bestuur tref vir en sal verantwoordelik wees vir die koste verbonde aan al die noodsaaklike skakel ingenieursdienste tot by die grens van die erf wat die grondontwikkelingsgebied uitmaak soos goedgekeur deur die Gauteng Ontwikkelings Tribunaal.

2.2 Die applikant sal verantwoordelik wees vir die koste verbonde aan al die nodige netwerk van die ingenieursdienste binne die grondontwikkelings area, met dien verstande dat sulke dienste nie deur die plaaslike bestuur oorgeneem sal word nie.

- 2.3 Alle Servitude benodig om die bestaande en nuwe instaleerings van die ingenieursdienste te beskerm sal deur die Landmeter Generaal voorberei en geregistreer word voordat die klaring wat sal toelaat dat die eiendom oorgedra mag word uitreik.
- 2.4 Indien enige uitbreidings, opgraderings of algehele nuwe Ingenieursdienste benodig word sal die applikant 'n siviele ingenieur met ondervinding in die natuur van die werk wat bewkaam is in terme van die Nasionale Bou Regulasies, om 'n ingenieur konstruksie plan voorberei vir goedkeuring deur die toepaslike plaaslike bestuurs departement.
- 2.5 Die plaaslike bestuur mag die eienaar in kennis stel van bydraes betaalbaar ten opsigte van eksterne ingenieursdienste as gevolg van die inwerkingtreding van die Wysigingskema 15-5066, watter bydraes aan die eienaar binne 60 dae vanaf die datum van die inwerkingtreding in terme van Artikel 33 (4) van die Wet meegedeel sal word.

3. VOORWAARDES WAT INGESLUIT MOET WORD IN DIE SANDTON DORPSBEPLANNINGSKEMA, 1980

Gedeelte 126 van die Plaas Modderfontein 35-IR is spesiaal gesoneer vir Landbou doeleindes, kantore, wooneenheide, onderworpe aan sekere voorwaardes soos uiteengesit in die Sandton Dorpsbeplanningskema, 1980, Skema 15-3018.

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