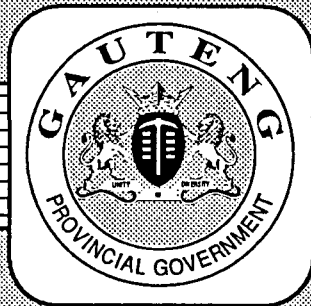


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

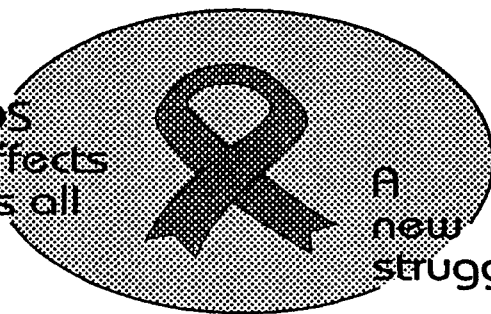
Vol. 12

PRETORIA, 29 SEPTEMBER 2006

No. 369

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

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**ACCEPTABLE PAYMENT FOR
SERVICES AND GOODS IN
GOVERNMENT PRINTING WORKS**

**WITH IMMEDIATE EFFECT ALL
PAYMENTS FOR SERVICES RENDERED
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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 2834

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 Erf 492 Northcliff Extension 2, case number GDT/LDA/CJMM/1601/06/0086 is approved subject to the conditions set out in the Conditions of Grant attached hereto.

1. SUSPENSION OF CONDITIONS OF TITLE

- 1.1 Conditions (d), (e), (f), (g), (h), (i), (j), (k), (l), (n), (o) and (p) from Deed of Transfer T62780/2005 are suspended in terms of the Development Facilitation Act, 1995.

SCHEDULE

STATEMENT OF CONDITIONS UNDER WHICH THE LAND DEVELOPMENT APPLICATION BY JUSTIN WARREN MASON (GDT/LDA/CJMM/1601/06/086) 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 ERF 492 NORTHCLIFF EXTENSION 2

1. CONDITIONS TO BE COMPLIED WITH IN THE ESTABLISHMENT OF THE DEVELOPMENT AREA

1.1 Name

The Land Development Area shall be known as Portion 1 and the Remaining Extent of Erf 492 Northcliff Extension 2

1.2 Layout

The land development area shall consist of two portions as indicated on Layout Plan RR0372-5 and Diagrams SG No. 5500/2006 and 5501/2006.

1.3 Contribution Towards Parks and Open Spaces

- 1.3.1 The local authority may direct the owner of land to pay a contribution towards parks and open spaces, which contribution shall be communicated to the owner of land within 60 days from the date upon which these condition come into operation in terms of Section 33 (4) of the Act.

1.4 PROVISION OF ENGINEERING SERVICES

- 1.4.1 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.
- 1.4.2 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.
- 1.4.3 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.

- 1.4.4 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.
- 1.4.5 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 15-5066, 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.

2. CONDITIONS TO BE INCORPORATED IN THE JOHANNESBURG TOWN-PLANNING SCHEME, 1979

- 2.1 Erf 492 Northcliff Extension 2 shall be zoned "Residential 1", permitting a density of 1 dwelling per 2000m² subject to the general provisions of the Johannesburg Town-planning Scheme, 1979 and subject to the further conditions as contained in Amendment Scheme 15-6129.
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