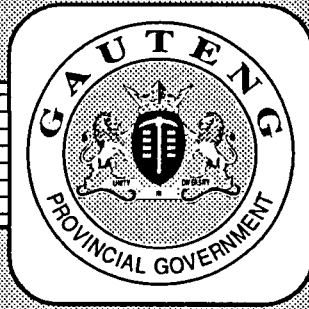


**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

**Provincial Gazette Extraordinary  
Buitengewone Provinsiale Koerant**

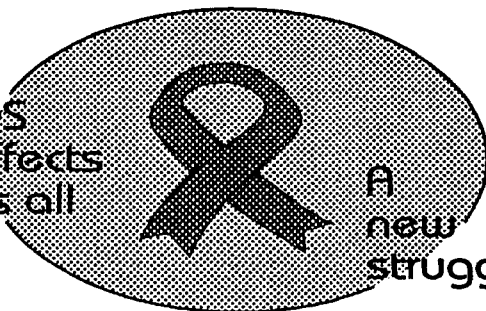
Vol. 12

PRETORIA, 24 NOVEMBER 2006

No. 427

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

AIDS  
affects  
us all



A  
new  
struggle

**Prevention is the cure**

**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH



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## GENERAL NOTICE

### NOTICE 5146 OF 2006

**DEVELOPMENT AREA MONTANA EXTENSION 87  
NOTICE IN TERMS OF THE PROVISIONS OF SECTION 33 OF THE DEVELOPMENT FACILITATION ACT,  
1995 (ACT 67 OF 1995)  
REFERENCE GDT/LDA/CTMM/1401/05/002**

1. It is confirmed that the application made by Sasol Pension Fund (hereinafter referred to as the applicant) under the provisions of section 31 of the Development Facilitation Act, 1995 (the Act) for permission to establish a land development area on Portions 476, 477, 478, 479, 480 and 481 of the farm Hartbeestfontein 324 J.R., Gauteng Province, has been granted by the Gauteng Development Tribunal in terms of section 33 of the Act, subject to the conditions set out hereunder.
  
2. It is also confirmed that the land development area, described as Montana Extension 87, has been incorporated into the Pretoria Town Planning Scheme, 1974, in terms of Pretoria Amendment Scheme 9585, subject to the conditions in Annexure B7497 to the above-mentioned scheme.
  
3. Conditions to be complied with prior to the registration of ownership by the Registrar in terms of section 40 of the Act
  - 3.1 The applicant shall obtain the written consent of the State for the establishment of the development area in terms of Section 53 of Act 28 of 2002 and submit a copy thereof to the Designated Officer.
  
  - 3.2 The applicant shall comply with any relevant conditions contained in the services agreement with the Municipality and proof of such compliance shall be submitted to the Designated Officer.
  
  - 3.3 The applicant shall pay the contributions toward external engineering services as agreed with the Municipality or failing such agreement as determined by the Gauteng Development Tribunal. No payment in lieu of the provision of open space is required.
  
  - 3.4 After conditions 3.1, 3.2 and 3.3 have been complied with, the Designated Officer shall inform the Registrar accordingly.
  
4. Conditions to be complied with in the establishment of the development area
  - 4.1 Name
 

The name of the development area shall be Montana Extension 87.
  
  - 4.2 Design
 

The development area shall consist of erven as indicated on General Plan S.G. No 8162/2006.
  
  - 4.3 Disposal of existing Conditions of Title
 

All erven in the development area shall be made subject and, where relevant, entitled to existing conditions and servitudes, if any, including the reservation of rights to minerals, save for the conditions relating to the properties as agricultural holdings which are to be cancelled together with the cancellation of the agricultural holdings certificate.
  
  - 4.4 The erven in the township shall be consolidated for which approval has been granted by the Gauteng Development Tribunal.

## 5. Conditions of title

## 5.1 All erven

- (i) The erf is subject to a servitude, 2m wide, in favour of the Municipality, for sewerage and other municipal services, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal services, 1m wide across the access portion of the erf, if and when required by the Municipality: Provided that the Municipality may dispense with any such servitude.
- (ii) 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.
- (iii) The Municipality shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude area any material as may be excavated by them during the course of the construction, maintenance or removal of such works as it in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such works being made good by the local authority.

## 5.2 Erven 1827 and 1827

The erf is subject to a servitude for road and municipal services in favour of the City of Tshwane Metropolitan Municipality as shown on the General Plan of the township.

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