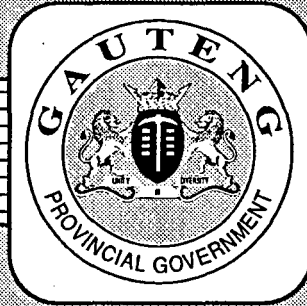


**THE PROVINCE OF
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**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

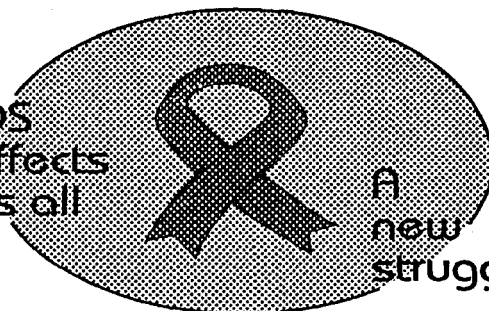
Vol. 12

PRETORIA, 19 DECEMBER 2006
DESEMBER 2006

No. 453

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

Prevention is the cure

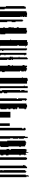


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CONTENTS • INHOUD

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES			
3446	Development Facilitation Act (67/1995): Gauteng Development Tribunal: Conditions of establishment: Portion 3, Erf 4604, Bryanston	3	453
3447	do.: do.: Sandton Amendment Scheme 15-6463.....	4	453
3448	do.: do.: Conditions of establishment: Douglasdale Extension 70	4	453
3449	do.: do.: Sandton Amendment Scheme 15-6464.....	8	453



LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 3446

GAUTENG DEVELOPMENT TRIBUNAL

In terms of section 33(4) of the Development Facilitation Act, 1995 (Act 67 of 1995), the Designated Officer: herewith gives notice of the Conditions of Establishment in respect of Portion 3 of erf 4604, Bryanston, as approved by the Gauteng Development Tribunal (Case no: GDT/LDA/CJMM/301/06/015), as set in the schedule below.

SCHEDULE

1 GENERAL CONDITIONS OF ESTABLISHMENT

1.1 DISPOSAL OF EXISTING CONDITIONS OF TITLE

The erf shall be made subject to existing conditions, servitudes and entitlements, if any, including the reservation of rights to minerals, except for the following conditions :

Conditions (i), (ii), (c) up to and including (t) which shall be removed.

1.2 PROVISION OF ENGINEERING SERVICES

The applicant shall provide and install water, electricity and sanitation as well as the construct roads and stormwater drainage in accordance with the engineering services outline scheme report no. KL10-06 Revision 2, dated 12 July 2006, as prepared by Klunene Consulting Engineers.

1.3 REMOVAL OR REPLACEMENT OF SERVICES

The applicant shall, to the extent required, at his own cost remove or replace any existing municipal / Telkom / Eskom services.

2 CONDITIONS TO BE INCORPORATED INTO THE TOWN PLANNING SCHEME, IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION

The Sandton Town Planning Scheme, 1980 shall be amended to provide for the following zoning of the portions as set out more fully in Amendment Scheme 15-6463.

2.1 PORTION 3 OF ERF 4604 BRYANSTON

Use Zone 2 : Residential 2

Density : 34 dwelling units per hectare.

Height : 2 Storeys including basements.

Coverage : 60%

F.A.R.: 1.2

Building lines : Buildings, including outbuildings, hereafter erected on the erf, shall be located not less than 5m from Bryanston Drive and nil metres for internal building lines and side spaces: Provided that the Council may relax this restriction or any other building line restriction if such relaxation would in its opinion result in an improvement in the development of the erf upon approval of a site development plan.

General conditions :

- a) Clause 14 of the Sandton Town Planning Scheme, 1980 shall not apply.
- b) The development on the erf shall be in accordance with a Site Development Plan. Such development plan shall indicate at least the following :

02020000

- i. The siting and height of all buildings and structures.
 - ii. Entrances and exits from the site.
 - iii. Access to buildings and the location of surfaced parking areas.
 - iv. Buildings, restriction areas and servitudes.
 - v. Boundary walls of at least 2.5 metres in height, roof treatment and signage.
 - vi. Vehicle reticulation onto and within the development.
 - vii. Stormwater management and on-site attention.
 - viii. Landscaping.
- c) As the property forms part of land which is or may be considered to be highly compressible or collapsible, the design of all structures and buildings to be erected on the property shall be approved by a professionally registered geotechnical engineer, and the erection of such structures and buildings shall be done under the supervision of the said engineer.

Witness Khanye

Designated Officer: Gauteng Development Tribunal

Glegg House, Cnr Simmons and Fox Street, Marshalltown, Johannesburg.

Reference: GDT/LDA/CJMM/301/06/015

LOCAL AUTHORITY NOTICE 3447

GAUTENG DEVELOPMENT TRIBUNAL SANDTON AMENDMENT SCHEME 15-6463

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 Portion 3 of Erf 4604 Bryanston.

Map 3 and Scheme Clauses of the Amendment Scheme are filed with the Designated Officer: Gauteng Development Tribunal, Glegg House, Cnr Simmons and Fox Street, Marshalltown, Johannesburg and are open for inspection at all reasonable times.

This amendment is known as the Sandton Amendment Scheme 15-6463.

Witness Khanye

Designated Officer: Gauteng Development Tribunal

Glegg House, Cnr Simmons and Fox Street, Marshalltown, Johannesburg.

Reference: GDT/LDA/CJMM/301/06/015

LOCAL AUTHORITY NOTICE 3448

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 170, as approved by the Gauteng Development Tribunal (Case no: GDT/LDA/CJMM/301/06/102), as set in the schedule below.

SCHEDULE

1 CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the land development area shall be Douglasdale Extension 170.

1.2 LAYOUT

The land development area shall consist of erven and streets as indicated on General Plan No. ____ /2006.



1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions, servitudes and entitlements, if any, including the reservation of rights to minerals.

1.4 LAND FOR MUNICIPAL PURPOSES

Erf 2526 Douglasdale Extension 170 Township shall be transferred to the local authority by and at the expense of the Applicant.

1.5 LAND TO BE TRANSFERRED TO MONT SAINT MICHEL HOMEOWNERS ASSOCIATION

The Applicant shall, at its own cost, transfer Erven 2524, 2525 and 2527 Douglasdale Extension 170 Township to the Mont Saint Michel Homeowners Association (association incorporated in terms of Section 21) Reg. No. 2004/011913/08.

1.6 PROVISION OF ENGINEERING SERVICES

The Applicant shall provide and install water, electricity and sanitation as well as the construction of roads and stormwater drainage in and for Erven 2511 to 2527 Douglasdale Extension 170 township in accordance with Kantey & Templer Consulting Engineers Outline Scheme Report, Revision 2, Report No. 5892B, dated 5 May 2006 as approved by the Gauteng Development Tribunal.

1.7 STORMWATER DRAINAGE AND STREET CONSTRUCTION

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 Applicant until that responsibility can be taken over by the Mont Saint Michel Homeowners Association (association incorporated in terms of Section 21) Reg. no. 2004/011913/08, which will occur on transfer of Erf 2527 Douglasdale Extension 170 Township to the Mont Saint Michel Homeowners Association.

1.8 DEMOLITION OF BUILDING AND STRUCTURES

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

1.9 REMOVAL OR REPLACEMENT OF SERVICES

If, by any reason of the establishment of the township, it should become necessary to remove or replace any existing municipal/Telkom/Eskom services, the costs thereof shall be borne by the Applicant.

1.10 REGISTRATION OF SERVITUDE IN FAVOUR OF ESKOM HOLDING LIMITED

The Applicant shall, at its own cost and simultaneously with the transfer to an end purchaser, register an electrical transformer servitude in favour of the aforesaid company over Erf 2522 Douglasdale Extension 170.

1.11 CERTIFICATION OF FLOOD REMEDIAL MEASURES FOR ERF 2523 DOUGLASDALE EXTENSION 170

A registered professional engineer shall certify that the Flood Remedial measures as proposed in SRK Consulting Engineers Report No. 358113/4 dated May 2006, have been effected before the registration of Erf 2523 Douglasdale Ext 170 can take place.

1.12 CONDITIONS OF TITLE

The erven shall be subject to the following conditions :

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1.12.1 Erven 2511 to 2523 Douglasdale Extension 170

1.12.1.1 The erf is subject to a servitude, 2 metres 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.

1.12.1.2 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 2 metres thereof.

1.12.1.3 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.

1.12.2 Erven 2512, 2513, 2524, 2525, 2527 Douglasdale Extension 170

1.12.2.1 The withinmentioned property is subject to a sewer servitude, 2 metres wide, in favour of the Local Authority, as indicated on the General Plan SG A

1.12.3 Erf 2513 Douglasdale Extension 170

1.12.3.1 The withinmentioned property is subject to a stormwater servitude, 2 metres wide, in favour of the Local Authority, as indicated on the General Plan SG A

1.12.4 Erf 2527 Douglasdale Extension 170

1.12.4.1 The entire erf is subject to a servitude for municipal purposes in favour of the local authority.

1.12.5 Erf 2512, 2513, 2516, 2517, 2524, 2525, 2526 and 2527 Douglasdale Extension 170

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

2 CONDITIONS TO BE INCORPORATED INTO THE TOWN PLANNING SCHEME, IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION.

The Sandton Town Planning Scheme, 1980 shall be amended to provide for the following zoning of the erven as set out more fully in Amendment Scheme 15-6464.

2.1.1 ERVEN 2511 TO 2523 DOUGLASDALE EXTENTION 170

Use Zone 2 :	Residential 2
Density :	One dwelling unit per erf with a total of 13 dwelling houses for the entire township.
Height :	2 Storeys including basements
Coverage :	60%
F.A.R.:	1.2
Building lines :	Buildings, including outbuildings, hereafter erected on the erf, shall be located not less than 3m from Hornbill Road and nil metre along any internal boundary.

2.1.2 ERF 2527 DOUGLASDALE EXTENTION 170

Use Zone 9 : Special for the purposes of a private access road, a security office and for purposes incidental thereto.

Density : n/a

Height : 2 Storeys

Coverage : 10%

F.A.R.: n/a

2.1.3 ERF 2524 AND 2525 DOUGLASDALE EXTENTION 170

Use Zone 24 : Private Open Space, for the purposes of a landscaped garden and storm water management only.

2.1.4 ERF 2526 DOUGLASDALE EXTENTION 170

Use Zone 23 : Public Open Space

2.1.5 SPECIAL CONDITIONS

In addition to the conditions set out above the undermentioned erven shall be subject to the following conditions :

2.1.6 ERF 2523 DOUGLASDALE EXTENTION 170

The existing and structures are construed as being legal structures in terms of the National Water Act, 1998 (Act 36 of 1998). Any alteration or additions to existing buildings or structure which is habitable shall conform to the provisions of the National Water Act, 1998 (Act 36 of 1998).

2.1.7 ERF 2512, 2513, 2516, 2517, 2524, 2525, 2526 AND 2527 DOUGLASDALE EXTENSION 170

No building or structure which is habitable shall be erected within that portion of the erf which is likely to be inundated by the floodwaters of a public stream on an average once every 100 years as shown on the annexure map of the Town Planning Scheme : Provided that the Council may consent to the erection of buildings, by means of the approval of any building plans, on such portions if it is satisfied that the said portion shall no longer be subject to inundation and the necessary permissions in terms of the National Water Act, 1998 (Act 36 of 1998) have been obtained.

Physical barriers erected within the portion of the erf which is likely to be inundated by the floodwaters of a public stream on average once every 100 years shall be permeable.

2.1.8 ERF 2525 DOUGLASDALE EXTENTION 170

Physical barriers erected along the northern boundary of the erf shall be permeable.

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2.1.9 ERVEN 2524 AND 2525 DOUGLASDALE EXTENTION 170

The development and the maintenance of the erf, including stormwater management, shall be in accordance with the Environmental Management Plan as prepared by Environmental Impact Management Services (Pty) Ltd under reference 0628, dated 26 July 2006.

2.1.10 ALL ERVEN

The erf lies in an area where soil conditions can affect buildings and structures and result in damage to them. Building plans must show measures to be taken, in accordance with recommendations contained in the Geotechnical Investigation as prepared by Crossman Pape & Associates, dated March 2006, Report no. 06/13/P, to limit possible damage to buildings and structures as a result of detrimental foundation conditions unless it is proved by a competent professional engineer that such measures are unnecessary or that the same purpose can be achieved by other more effective means.

Witness Khanye

Designated Officer: Gauteng Development Tribunal

Glegg House, cnr Simmons and Fox Street, Marshalltown, Johannesburg

Reference: GDT/LDA/CJMM/301/06/102

LOCAL AUTHORITY NOTICE 3449**DEVELOPMENT FACILITATION ACT
GAUTENG DEVELOPMENT TRIBUNAL
SANDTON AMENDMENT SCHEME 15-6464**

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 Extension 170.

Map 3 and Scheme Clauses of the Amendment Scheme are filed with the Designated Officer: Gauteng Development Tribunal, Cnr Simmons and Fox Street, Glegg House, Johannesburg and are open for inspection at all reasonable times.

This amendment is known as the Sandton Amendment Scheme 15-6464.

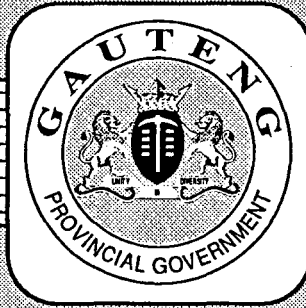
Witness Khanye

Designated Officer: Gauteng Development Tribunal

Glegg House, cnr Simmons and Fox Street, Marshalltown, Johannesburg.

Reference: GDT/LDA/CJMM/301/06/102

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

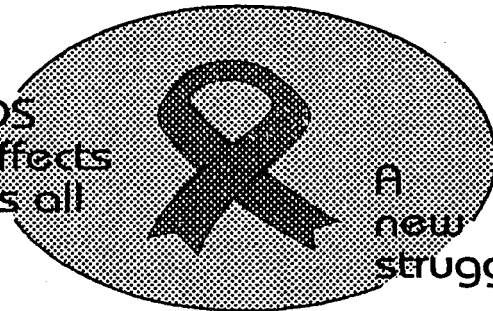
Vol. 12

PRETORIA, 19 DECEMBER 2006
DESEMBER 2006

No. 453

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
HELPLINE**

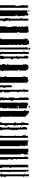
0800 012 322

DEPARTMENT OF HEALTH



CONTENTS • INHOUD

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES			
3446	Development Facilitation Act (67/1995): Gauteng Development Tribunal: Conditions of establishment: Portion 3, Erf 4604, Bryanston	3	453
3447	do.: do.: Sandton Amendment Scheme 15-6463.....	4	453
3448	do.: do.: Conditions of establishment: Douglasdale Extension 70	4	453
3449	do.: do.: Sandton Amendment Scheme 15-6464.....	8	453



LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 3446

GAUTENG DEVELOPMENT TRIBUNAL

In terms of section 33(4) of the Development Facilitation Act, 1995 (Act 67 of 1995), the Designated Officer: herewith gives notice of the Conditions of Establishment in respect of Portion 3 of erf 4604, Bryanston, as approved by the Gauteng Development Tribunal (Case no: GDT/LD/CJMM/301/06/015), as set in the schedule below.

SCHEDULE

1 GENERAL CONDITIONS OF ESTABLISHMENT

1.1 DISPOSAL OF EXISTING CONDITIONS OF TITLE

The erf shall be made subject to existing conditions, servitudes and entitlements, if any, including the reservation of rights to minerals, except for the following conditions :

Conditions (i), (ii), (c) up to and including (t) which shall be removed.

1.2 PROVISION OF ENGINEERING SERVICES

The applicant shall provide and install water, electricity and sanitation as well as the construct roads and stormwater drainage in accordance with the engineering services outline scheme report no. KL10-06 Revision 2, dated 12 July 2006, as prepared by Klunene Consulting Engineers.

1.3 REMOVAL OR REPLACEMENT OF SERVICES

The applicant shall, to the extent required, at his own cost remove or replace any existing municipal / Telkom / Eskom services.

2 CONDITIONS TO BE INCORPORATED INTO THE TOWN PLANNING SCHEME, IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION

The Sandton Town Planning Scheme, 1980 shall be amended to provide for the following zoning of the portions as set out more fully in Amendment Scheme 15-6463.

2.1 PORTION 3 OF ERF 4604 BRYANSTON

Use Zone 2 : Residential 2

Density : 34 dwelling units per hectare.

Height : 2 Storeys including basements.

Coverage : 60%

F.A.R.: 1.2

Building lines : Buildings, including outbuildings, hereafter erected on the erf, shall be located not less than 5m from Bryanston Drive and nil metres for internal building lines and side spaces: Provided that the Council may relax this restriction or any other building line restriction if such relaxation would in its opinion result in an improvement in the development of the erf upon approval of a site development plan.

General conditions :

- a) Clause 14 of the Sandton Town Planning Scheme, 1980 shall not apply.
- b) The development on the erf shall be in accordance with a Site Development Plan. Such development plan shall indicate at least the following :

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- i. The siting and height of all buildings and structures.
 - ii. Entrances and exits from the site.
 - iii. Access to buildings and the location of surfaced parking areas.
 - iv. Buildings, restriction areas and servitudes.
 - v. Boundary walls of at least 2.5 metres in height, roof treatment and signage.
 - vi. Vehicle reticulation onto and within the development.
 - vii. Stormwater management and on-site attention.
 - viii. Landscaping.
- c) As the property forms part of land which is or may be considered to be highly compressible or collapsible, the design of all structures and buildings to be erected on the property shall be approved by a professionally registered geotechnical engineer, and the erection of such structures and buildings shall be done under the supervision of the said engineer.

Witness Khanye

Designated Officer: Gauteng Development Tribunal

Glegg House, Cnr Simmons and Fox Street, Marshalltown, Johannesburg.

Reference: GDT/LDA/CJMM/301/06/015

LOCAL AUTHORITY NOTICE 3447

GAUTENG DEVELOPMENT TRIBUNAL SANDTON AMENDMENT SCHEME 15-6463

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 Portion 3 of Erf 4604 Bryanston.

Map 3 and Scheme Clauses of the Amendment Scheme are filed with the Designated Officer: Gauteng Development Tribunal, Glegg House, Cnr Simmons and Fox Street, Marshalltown, Johannesburg and are open for inspection at all reasonable times.

This amendment is known as the Sandton Amendment Scheme 15-6463.

Witness Khanye

Designated Officer: Gauteng Development Tribunal

Glegg House, Cnr Simmons and Fox Street, Marshalltown, Johannesburg.

Reference: GDT/LDA/CJMM/301/06/015

LOCAL AUTHORITY NOTICE 3448

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 170, as approved by the Gauteng Development Tribunal (Case no: GDT/LDA/CJMM/301/06/102), as set in the schedule below.

SCHEDULE

1 CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the land development area shall be Douglasdale Extension 170.

1.2 LAYOUT

The land development area shall consist of erven and streets as indicated on General Plan No. ____ /2006.



1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions, servitudes and entitlements, if any, including the reservation of rights to minerals.

1.4 LAND FOR MUNICIPAL PURPOSES

Erf 2526 Douglasdale Extension 170 Township shall be transferred to the local authority by and at the expense of the Applicant.

1.5 LAND TO BE TRANSFERRED TO MONT SAINT MICHEL HOMEOWNERS ASSOCIATION

The Applicant shall, at its own cost, transfer Erven 2524, 2525 and 2527 Douglasdale Extension 170 Township to the Mont Saint Michel Homeowners Association (association incorporated in terms of Section 21) Reg. No. 2004/011913/08.

1.6 PROVISION OF ENGINEERING SERVICES

The Applicant shall provide and install water, electricity and sanitation as well as the construction of roads and stormwater drainage in and for Erven 2511 to 2527 Douglasdale Extension 170 township in accordance with Kantey & Templer Consulting Engineers Outline Scheme Report, Revision 2, Report No. 5892B, dated 5 May 2006 as approved by the Gauteng Development Tribunal.

1.7 STORMWATER DRAINAGE AND STREET CONSTRUCTION

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 Applicant until that responsibility can be taken over by the Mont Saint Michel Homeowners Association (association incorporated in terms of Section 21) Reg. no. 2004/011913/08, which will occur on transfer of Erf 2527 Douglasdale Extension 170 Township to the Mont Saint Michel Homeowners Association.

1.8 DEMOLITION OF BUILDING AND STRUCTURES

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

1.9 REMOVAL OR REPLACEMENT OF SERVICES

If, by any reason of the establishment of the township, it should become necessary to remove or replace any existing municipal/Telkom/Eskom services, the costs thereof shall be borne by the Applicant.

1.10 REGISTRATION OF SERVITUDE IN FAVOUR OF ESKOM HOLDING LIMITED

The Applicant shall, at its own cost and simultaneously with the transfer to an end purchaser, register an electrical transformer servitude in favour of the aforesaid company over Erf 2522 Douglasdale Extension 170.

1.11 CERTIFICATION OF FLOOD REMEDIAL MEASURES FOR ERF 2523 DOUGLASDALE EXTENSION 170

A registered professional engineer shall certify that the Flood Remedial measures as proposed in SRK Consulting Engineers Report No. 358113/4 dated May 2006, have been effected before the registration of Erf 2523 Douglasdale Ext 170 can take place.

1.12 CONDITIONS OF TITLE

The erven shall be subject to the following conditions :

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- 1.12.1 Erven 2511 to 2523 Douglasdale Extension 170
- 1.12.1.1 The erf is subject to a servitude, 2 metres 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.
- 1.12.1.2 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 2 metres thereof.
- 1.12.1.3 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.
- 1.12.2 Erven 2512, 2513, 2524, 2525, 2527 Douglasdale Extension 170
- 1.12.2.1 The withinmentioned property is subject to a sewer servitude, 2 metres wide, in favour of the Local Authority, as indicated on the General Plan SG A
- 1.12.3 Erf 2513 Douglasdale Extension 170
- 1.12.3.1 The withinmentioned property is subject to a stormwater servitude, 2 metres wide, in favour of the Local Authority, as indicated on the General Plan SG A
- 1.12.4 Erf 2527 Douglasdale Extension 170
- 1.12.4.1 The entire erf is subject to a servitude for municipal purposes in favour of the local authority.
- 1.12.5 Erf 2512, 2513, 2516, 2517, 2524, 2525, 2526 and 2527 Douglasdale Extension 170
- In terms of section 145 of the National Water Act, 1998 (Act 36 of 1998) the owner of the said property is hereby advised that the erf is likely to be reached by floodwaters on average once every 100 years.

2 CONDITIONS TO BE INCORPORATED INTO THE TOWN PLANNING SCHEME, IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION.

The Sandton Town Planning Scheme, 1980 shall be amended to provide for the following zoning of the erven as set out more fully in Amendment Scheme 15-6464.

2.1.1 ERVEN 2511 TO 2523 DOUGLASDALE EXTENTION 170

Use Zone 2 :	Residential 2
Density :	One dwelling unit per erf with a total of 13 dwelling houses for the entire township.
Height :	2 Storeys including basements
Coverage :	60%
F.A.R.:	1.2
Building lines :	Buildings, including outbuildings, hereafter erected on the erf, shall be located not less than 3m from Hornbill Road and nil metre along any internal boundary.

2.1.2 ERF 2527 DOUGLASDALE EXTENTION 170

Use Zone 9 : Special for the purposes of a private access road, a security office and for purposes incidental thereto.

Density : n/a

Height : 2 Storeys

Coverage : 10%

F.A.R.: n/a

2.1.3 ERF 2524 AND 2525 DOUGLASDALE EXTENTION 170

Use Zone 24 : Private Open Space, for the purposes of a landscaped garden and storm water management only.

2.1.4 ERF 2526 DOUGLASDALE EXTENTION 170

Use Zone 23 : Public Open Space

2.1.5 SPECIAL CONDITIONS

In addition to the conditions set out above the undermentioned erven shall be subject to the following conditions :

2.1.6 ERF 2523 DOUGLASDALE EXTENTION 170

The existing and structures are construed as being legal structures in terms of the National Water Act, 1998 (Act 36 of 1998). Any alteration or additions to existing buildings or structure which is habitable shall conform to the provisions of the National Water Act, 1998 (Act 36 of 1998).

2.1.7 ERF 2512, 2513, 2516, 2517, 2524, 2525, 2526 AND 2527 DOUGLASDALE EXTENSION 170

No building or structure which is habitable shall be erected within that portion of the erf which is likely to be inundated by the floodwaters of a public stream on an average once every 100 years as shown on the annexure map of the Town Planning Scheme : Provided that the Council may consent to the erection of buildings, by means of the approval of any building plans, on such portions if it is satisfied that the said portion shall no longer be subject to inundation and the necessary permissions in terms of the National Water Act, 1998 (Act 36 of 1998) have been obtained.

Physical barriers erected within the portion of the erf which is likely to be inundated by the floodwaters of a public stream on average once every 100 years shall be permeable.

2.1.8 ERF 2525 DOUGLASDALE EXTENTION 170

Physical barriers erected along the northern boundary of the erf shall be permeable.

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2.1.9 ERVEN 2524 AND 2525 DOUGLASDALE EXTENTION 170

The development and the maintenance of the erf, including stormwater management, shall be in accordance with the Environmental Management Plan as prepared by Environmental Impact Management Services (Pty) Ltd under reference 0628, dated 26 July 2006.

2.1.10 ALL ERVEN

The erf lies in an area where soil conditions can affect buildings and structures and result in damage to them. Building plans must show measures to be taken, in accordance with recommendations contained in the Geotechnical Investigation as prepared by Crossman Pape & Associates, dated March 2006, Report no. 06/13/P, to limit possible damage to buildings and structures as a result of detrimental foundation conditions unless it is proved by a competent professional engineer that such measures are unnecessary or that the same purpose can be achieved by other more effective means.

Witness Khanye

Designated Officer: Gauteng Development Tribunal

Glegg House, cnr Simmons and Fox Street, Marshalltown, Johannesburg

Reference: GDT/LDA/CJMM/301/06/102

LOCAL AUTHORITY NOTICE 3449**DEVELOPMENT FACILITATION ACT
GAUTENG DEVELOPMENT TRIBUNAL
SANDTON AMENDMENT SCHEME 15-6464**

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 Extension 170.

Map 3 and Scheme Clauses of the Amendment Scheme are filed with the Designated Officer: Gauteng Development Tribunal, Cnr Simmons and Fox Street, Glegg House, Johannesburg and are open for inspection at all reasonable times.

This amendment is known as the Sandton Amendment Scheme 15-6464.

Witness Khanye

Designated Officer: Gauteng Development tribunal

Glegg House, cnr Simmons and Fox Street, Marshalltown, Johannesburg.

Reference: GDT/LDA/CJMM/301/06/102