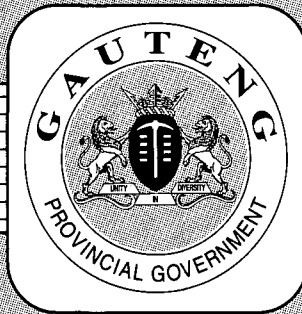


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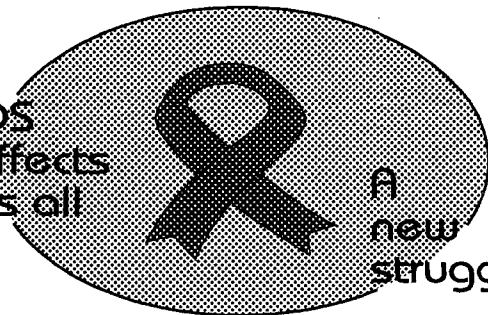
Vol. 10

PRETORIA, 20 OCTOBER 2004
OKTOBER

No. 454

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LOCAL AUTHORITY NOTICE

**LOCAL AUTHORITY NOTICE 2268
DEVELOPMENT FACILITATION ACT
DESIGNATED OFFICER : CITY OF JOHANNESBURG
METROPOLITAN MUNICIPALITY**

DECLARATION AS AN APPROVED LAND DEVELOPMENT AREA

In terms of Section 33(2) of the Development Facilitation Act (Act 67 of 1995) the Designated Officer: City of Johannesburg Metropolitan Municipality hereby declares in terms of the judgement of the Gauteng Development Tribunal that Portion 14 of Erf 19 Atholl extension 1, case number GDT/LDA/CJMM/3010/02/010, be an approved land development area subject to the conditions set out in the Schedule hereto.

SCHEDULE

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION BY BRITS ADVERTISING cc ("THE APPLICANT") HAS BEEN APPROVED BY THE GAUTENG DEVELOPMENT TRIBUNAL IN TERMS OF CHAPTER V OF THE DEVELOPMENT FACILITATION ACT, 67 OF 1995, FOR THE ESTABLISHMENT OF A LAND DEVELOPMENT AREA ON PORTION 14 OF ERF 19 ATHOLL EXTENSION 1

CONDITIONS OF ESTABLISHMENT

- 1 Disposal of existing conditions of Title:
 - 1.1 Conditions A (g), (h), (i), (j), (k), (l), (m) and (n) from Deed of Transfer T58902/2002 pertaining to the Remaining Extent of Portion 9 of Erf 19 Atholl Extension 1 and Conditions A (g), (h), (i), (j), (k), (l), (m) and (n) in Deed of Transfer T63222/1988 pertaining to Portion 11 of Erf 19 Atholl Extension 1 are removed from these titles in terms of the Development Facilitation Act.
- 2 Provision of engineering services
 - 2.1 A copy of the services agreement duly signed by all parties concerned shall be lodged by the applicant with the Designated officer and the Tribunal Registrar.
- 3 Conditions to be Incorporated in the Sandton Town Planning Scheme, 1980
 - 3.1 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 15-1277 with Annexure No 1277.
 - 3.1.1 Portion 14 of Erf 19 Shall be zoned "Residential 2", subject to the general provisions of the Sandton Town Planning Scheme 1980, and the following conditions:

Zoning : Residential 2

Primary Rights	:	Dwelling House
Consent Rights	:	Places of public worship, social halls, institutions, special use, places of instruction
No Rights	:	Uses not listed under primary rights and consent use rights
Height	:	Height Zone 0 (2 Storeys): Provided that the heights of buildings adjacent to the western boundary of Portion 11 of Erf 19 Atholl Extension 1 be restricted to one storey.
Coverage	:	50% Single Storey 40% Double Storey
Parking	:	One covered parking space per dwelling units and one open parking if required by the local authority.
Density	:	No more than 5 dwelling houses may be erected on the site.

Building Lines 6 metres on the common boundary with the remainder of Erf 19; 5 metres on the southern street boundary and 3 metres on the side spaces.

3.2 Specific conditions

3.2.1 A site development plan shall be submitted to and approved by the local authority prior to the submission of building plans in terms of clause 14 of the Sandton Town Planning Scheme, 1980, in addition to clause 14 (1) of the Scheme, the site development plan shall show the following:

- 1 a schedule of rights
- 2 stormwater control measures
- 3 servitudes

3.2.2 Access to and egress from the site shall be to the satisfaction of the local authority.

N LE ROUX, DESIGNATED OFFICER: CIT OF JOHANNESBURG METROPOLITAN MUNICIPALITY. MUNICIPAL OFFICES, 9TH FLOOR, METROPOLITAN CENTRE, 158 LOVEDAY STREET, BRAAMFONTEIN, P O BOX 30733 BRAAMFONTEIN, 2017

PLAASLIKE BESTUURSKENNISGEWING 2268

**WET OP ONTWIKKELINGSFASILITERING
AANGEWSE BEAMPTTE: STAD JOHANNESBURG
METROPOLITAANSE MUNISIPALITEIT**

AFKINDIGING VAN 'N GOEDGEKEURDE GRONDONTWIKKELINGSGEBIED

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 Ontwikkeling Tribunaal dat Gedeelte 14 van Erf 19 Atholl Uitbreiding 1, saak nommer GDT/LDA/CJMM/3010/02/01 goedgekeur is as 'n grondontwikkelingsgebied en onderhewig is aan die voorwaardes soon uiteengesit in the Skedule hieronder.

SKEDULE

STELLING VAN VOORWAARDES WAARONDER DIE AANSOEK GEMAAK DEUR BRITS ADVERTISING Bk ("DIE APPLIKANT") GOEDGEKEUR IS DEUR DIE GAUTENG ONTWIKKELING TRIBUNAAL IN TERME VAN ARTIKEL 33(2) VAN DIE WET OP ONTWIKKELINGSFASILITERING (WET 67 VAN 1995) VIR DIE STIGTING VAN 'N GRONDONTWIKKELINGSGEBIED OP GEDEELTE 14 VAN ERF 19 ATHOLL UITBREIDING 1

STIGTINGSVOORWAARDES

1. Opskorting van bestaande Titelvoorwaardes:
 - 1.1 Voorwaardes A (g), (h), (i), (j), (k), (l), (m) en (n) in Akte van Transport T58902/2002 ten opsigte van Die Resterende Gedeelte van Gedeelte 9 van Erf 19 Atholl Uitbreiding 1 en voorwaardes A (g), (h), (i), (j), (k), (l), (m) en (n) in Akte van Transport T63222/1988 ten opsigte van Gedeelte 11 van Erf 19 Atholl Uitbreiding 1 is verweider van hierdie Aktes in gevolg die Wet op Ontwikkelingsfasilitering.
2. Bepaling en installering van dienste:
 - 2.1 'N afskrif van die dienste ooreenkomst, behoorlik onderteken duer alle belanghebbende partye, sal duer die applicant by die aangestelde beampte en die Registrateur van die Tribunaal geloods word.
3. Voorwaardes wat by die Dorpsbeplanningskema ingelyf moet word.

3.1 Die Sandton Dorpsbeplanningskema, 1980 moet gewysig word om voorsiening te maak vir die volgende sonerings van die erwe soos meer volledig uiteensgesit in Wysingskema 15-1277 met bylae 1277.

3.1.1 Gedeelte 14 van Erf 19 sal "Residensieel 2" gesoneer word, onderworpe aan die algemeen voorwaardes van die Sandton Dorpsbeplanningskema, 1980, onderworpe aan die volgende voorwaardes:

Sonering : Residensieel 2

Primere Regte :	Woonhuis
Vergunnings Regte:	Plek van openbare aanbidding, gesselligheidsale, inrigtings, spesiale geboue, onderrig plekke
Geen Regte :	Gebruike nie glys onder primere en vergunningsregte
Hoogte :	Hoogte Sone 0 (2 verdiepings): Met dien verstande dat die hoogte van geboue langs die westerlike grens van die erf to een verdieping beperk sal wees
Dekking :	50% Enkel Verdieping
	40% Twee Verdiepings
Parkering :	Een bedekte parkeerplek en een onbedekte parkeerplek per wooneenheid indien die stadsraad dit vereis
Digtheid :	Nie meer as 5 woonhuise sal op die terrein opgerig word nie
Boulyne :	6 meter langs die grens tussen die erf en die Restant van Erf 19, 5 meter langs die suiderlike grens en 3 meter op die kantlyne.

3.2 Spesifieke voorwaardes

3.2.1 'n terreinontwikkelingsplan moet vir goedkeuring aan die plaaslike bestuur voorgele word voor die indiening van enige bouplanne ingevolge Klousule 14 van die Sandton Dorpsbeplanningskema, 1980. Boonop Klousule 14 (1), die terreinontwikkelingsplan sal die volgende aanwys:

- (i) 'n skedule van regte
- (ii) stormwater kontrolerings maatreels
- (iii) servtute

3.2.2 Ingang to en uitgang vanaf die terrein sal tot die bevrediging van die plaaslik bestuur wees

**N LE ROUX: AANGEWESSE BEAMPTTE: STAD VAN JOHANNEBURG METROPOLITAAR
MUNISIPALITEIT, MUNISIPAAL KANTORE, 9^{DE} VERDIEPING, METROPOLITANSE SENT
LOVEDAY STRAAT 158, BRAAMFONTEIN, POSBUS 30733 BRAAMFONTEIN, 2017**

IMPORTANT NOTICE

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HENNIE MALAN

Director: Financial Management
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