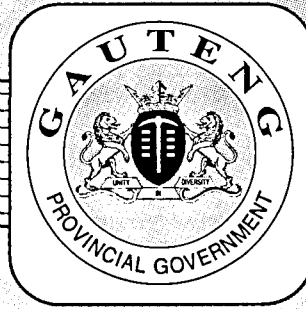


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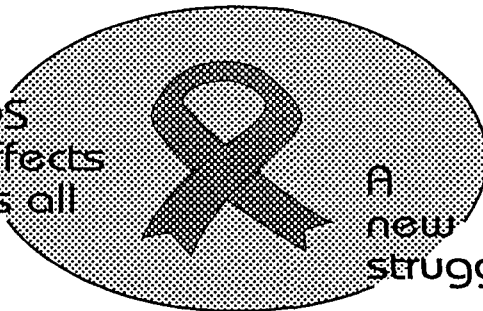
Vol. 10

PRETORIA, 27 JULY 2004
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No. 299

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A
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GENERAL NOTICE

2408 Development Facilitation Act (67/1995): Establishment of a land development area: Rooihuiskraal Extension 46 3 299

GENERAL NOTICE

NOTICE 2408 OF 2004

APPLICATION IN TERMS OF THE REGULATIONS OF THE DEVELOPMENT FACILITATION ACT, ACT 67 OF 1995 FOR THE ESTABLISHMENT OF A LAND DEVELOPMENT AREA PROPOSED ROOIHUISKRAAL EXTENSION 46

Nicholas Johannes Smith of Plandev Town and Regional Planners have lodged an application in terms of the Development Facilitation, Act 67 of 1995 for the establishment of a land development area, situated on Portion 54 (a portion of Portion 4) of the farm Brakfontein 399 JR within the area of jurisdiction of the City of Tshwane Metropolitan Municipality. The land development area is situated on the north eastern corner of the intersection between the Old Johannesburg Road (P1-2) and Sarel Baard Crescent in the Rooihuiskraal area, Centurion. The land development area is further bounded by the Krugersdorp highway (N14) to the north, Rooihuiskraal Extension 25 (Gateway Industrial Park) to the east and Rooihuiskraal Extension 1 (residential area) to the west. The land development area will be known as Rooihuiskraal Extension 46.

The intention of the application is to enable the development of a "Retail Park" on the property of approximately 14750m² gross leasable floor area.

The land development area will consist of 2 erven (27686m² and 24686m²) which will be consolidated and zoned "Special" for Shops, offices, service industries, restaurants, fast food places (including drive through fast food places), gymnasium, showrooms (including car showrooms), bakery, whole sale, undertaker, carwash, banks, autotellers and uses ancillary and subservient to the main use.

The maximum allowed height, coverage and floor area ratio which are applied for are 2 storeys, 32% and 0,35 respectively.

The relevant plans, documents and information are available for inspection at the office of the Designated Officer: Room F8 or F16, office of the City of Tshwane Metropolitan Municipality, Centurion complex, Town Planning, corner of Basden Avenue and Rabie Street, Die Hoewes, Centurion from 26 May 2004.

The application will be considered at a Pre-Hearing Conference to be held at Bondev House, corner of Wierda Road (M10) and Willem Botha Street, Eldoraigne, (Tel: (012) 658 0220) on 6 August 2004 at 10:00 and the Tribunal Hearing will be held at Bondev House, corner of Wierda Road (M10) and Willem Botha Street, Eldoraigne, (Tel: (012) 658 0220) on 10 August 2004 at 10:00.

Any person having an interest in the application should please note:

1. You may from the date of the first publication of this notice, namely 26 May 2004 provide the Designated Officer with your written objections or representations (before 6 August 2004); OR
2. If your comments constitute an objection to any aspect of the land development application, you must appear in person or through a representative before the Tribunal on the dates mentioned above.

Any written objection must be delivered to the Designated Officer at the abovementioned address or at PO Box 14013, Lyttelton, 0140 and you may contact the Designated Officer if you have any queries on Tel 671 7253 and Fax 671 7865

Date of first publication: 26 May 2004

Designated Officer: JD Zeeman

Gauteng Development Tribunal Case number: GDT/LDA/CTMM/2804/D4/004

KENNISGEWING 2408 VAN 2004**AANSOEK OM STIGTING VAN 'N GRONDONTWIKKELINGSGBIED INGEVOLGE DIE REGULASIES VAN DIE WET OP ONTWIKKELINGSFASILITERING, WET 67 VAN 1995 VOORGESTELDE ROOIHUISKRAAL UITBREIDING 46**

Nicholas Johannes Smith van Plandev Stads en Streekbeplanners het aansoek gedoen vir die ontwikkeling van 'n grondontwikkelingsgebied ingevolge die Wet op Ontwikkelingsfasilitering, Wet 67 van 1995, geleë op Gedeelte 54 ('n gedeelte van Gedeelte 4) van die plaas Brakfontein 399 JR binne die regsgebied van die Stad van Tshwane Metropolitaanse Munisipaliteit. Die grondontwikkelingsgebied is geleë op die noord-oostelike hoek van die kruising tussen die Ou Johannesburgpad (P1-2) en Sarel Baardsingel in die Rooihuiskraal omgewing, Centurion. Die grondontwikkelingsgebied word verder begrens deur die Krugersdorp snelweg (N14) na die noorde, Rooihuiskraal Uitbreiding 25 (Gateway Industriële Park) na die ooste en Rooihuiskraal Uitbreiding 1 (residensiële area) na die weste. Die grondontwikkelingsgebied sal bekend staan as Rooihuiskraal Uitbreiding 46.

Die aansoek het ten doel om die oprigting van 'n "Retail Park" met 'n bruto verhuurbare oppervlakte van ongeveer 14750m² moontlik te maak.

Die grondontwikkelingsgebied sal bestaan uit 2 erwe (27686m² en 24686m²) wat gekonsolideer sal word en gesoneer sal word "Spesiaal" vir winkels, kantore, diensnywerhede, restaurante, kitskosplekke (insluitend deurry kitskosplekke), gimnasium, vertoonlokale (insluitend motorvertoonlokale), bakery, groothandel, begrafnisondernemer, motorwas, banke, kitsbanke en gebruike aanverwant en ondergeskik aan die hoofgebruik.

Die maksimum toelaatbare hoogte, dekking en vloeroppervlakte verhouding waarvoor aansoek gedoen word is 2 verdiepings, 32% en 0,35 onderskeidelik.

Besonderhede van die aansoek lê ter insae by die kantore van die Aangewese Beampte by Kamer F8 of F16, kantoor van die Stad van Tshwane Metropolitaanse Munisipaliteit, Centurion kompleks, Stadsbeplanning, hoek van Basdenlaan en Rabiestraat, Die Hoewes, Centurion vanaf 26 Mei 2004.

Die aansoek sal oorweeg word by 'n sitting van die Voor-tribunaal wat gehou sal word by Bondev Huis, hoek van Wierdawe (M10) en Willem Bothastraat, Eldoraïne (Tel: (012) 658 0220) op 6 Augustus 2004 om 10:00. Die Tribunaal verhoor sal gehou word op 10 Augustus 2004 om 10:00 by Bondev Huis, hoek van Wierdawe (M10) en Willem Bothastraat, Eldoraïne (Tel: (012) 658 0220).

Enige persoon wat belang het by die aansoek moet asseblief kennis neem:

1. U mag vanaf die datum vanaf die eerste publikasie van hierdie kennisgewing, naamlik 26 Mei 2004, die bovermlede Aangewese Beampte skriftelik in kennis stel van enige besware of verhoë wat u mag hê in verband met hierdie aansoek (voor 6 Augustus 2004); OF
2. As u beswaar maak teen enige aspek van die grondontwikkelingsaansoek, moet u self of by wyse van 'n verteenwoordiger verskyn voor die Tribunaal op die datums hierbo genoem.

Enige skriftelike besware moet besorg word aan die Aangewese Beampte by die adres hierbo vermeld of by Posbus 14013, Lyttelton, 0140 en indien u verlang kan u die Aangewese Beampte kontak by Tel 671 7253 en Faks 671 7865.

Datum van eerste publikasie: 26 Mei 2004

Aangewese beampte: JD Zeeman

Gauteng Ontwikkelingstribunaal Saaknommer: GDT/LDA/CTMM/2804/04/004