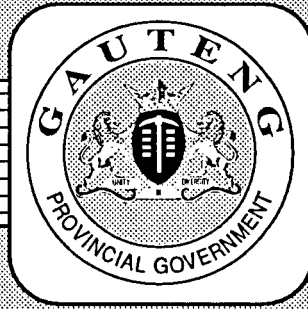


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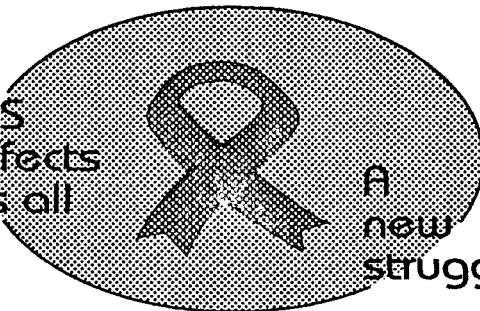
Vol. 10

**PRETORIA, 27 AUGUST
AUGUSTUS 2004**

No. 344

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 1771

**NOTICE OF APPLICATION IN TERMS OF REGULATION 26 OF THE DEVELOPMENT FACILITATION REGULATIONS, 2000 :
PROPOSED AMENDMENT TO LAND DEVELOPMENT AREA :
IRENE EXTENSION 47.**

Take notice that IRENE LAND CORPORATION (PTY) LIMITED have applied to the Gauteng Development Tribunal in terms of Regulation 26 of the Development Facilitation Regulations, 2000, for certain amendments to the conditions of approval of the land development area known as Irene extension 47.

Take further notice that the Department of Public Transport, Roads and Works expropriated a certain area of land for the route of the proposed PWV6E freeway, which has materially affected the layout of the land development area and has created the need for this application.

Take further notice that the application seeks to;

- delete the conditions of approval issued on 2 June 2003 by the said Tribunal and substitute those conditions with amended conditions, and
- the substitution of the layout plan, and
- the division of the land development area into two separate land development areas, and
- the approval of a services agreement, and
- the consequential amendment of the Centurion Town-planning Scheme.

The application seeks the approval of two separate land development areas to the north and south of the PWV6E road reserve, the details of which are set out hereunder.

1. IRENE EXTENSION 47, to the north of the proposed PWV6E and consisting of the following proposed land uses: a secure single and high density residential development, consisting of 172 single residential erven (average size of 450 m²), two medium density residential erven, two high density residential erven (55 units/hectare), one erf for recreational purposes, one access erf and three park erven, with public and private roads. The land development area will yield a total of 542 dwellings.

2. IRENE EXTENSION 65, to the south of the proposed PWV6E and consisting of the following proposed land uses: 39 Office erven with erf sizes ranging between 1500 m² and 6500 m² with public roads and a floor area ratio of 0,45.

The relevant plan(s), document(s) and information are available for inspection at the offices of

- Irene Land Corporation, 1 Sovereign Drive, Route 21 Corporate Park, Nellmapius Ave, Irene; and
 - The Town Planning Department of Centurion Administrative Unit of the City of Tshwane Metropolitan Municipality, corner of Basden and Rabie Street, Lyttleton,
- for a period of 28 days from date of this notice.

Notice of any objection/representation relating to this application must be delivered in writing to the Designated Officer and the Applicant at the addresses indicated above, no later than **8 October 2004**, and must be accompanied by an affidavit setting out the grounds for the objection/representation. Any such objection or representation must state the name and address of the person or body making the objection or representation and the interest that such person or body has in the matter.

If you have any queries contact Mr. D.R. van Vuuren at the following address, telephone and fax numbers: Irene Land Corporation, 1 Sovereign Drive, Route 21 Corporate Park, Nellmapius Ave, Irene

Tel no.: 012 – 345 5400
Fax no.: 012 – 345 5401

Take further notice that the amended application will be considered at a hearing to be held at the IRENE COUNTRY CLUB (in the Country Faire Room), 1 Main Road, IRENE on the 8th and 9th of NOVEMBER 2004 at 10h00.

Reference Number : GDT/LDA/CTMM/1110/01/02

PLAASLIKE BESTUURSKENNISGEWING 1771**KENNIS WORD HIERMEE GEGEE IN TERME VAN REGULASIE 26 VAN DIE ONTWIKKELINGS
FASILITERINGS WETGEWING :
VOORGESTELDE WYSIGING VAN DIE GROND ONTWIKKELINGS AREA :
IRENE UITBREIDING 47.**

Neem asb kennis dat IRENE LAND CORPORATION (PTY) LIMITED aansoek gedoen het tot die Gauteng Ontwikkelings Tribunaal en in terme van Regulasie 26 van die Ontwikkelings Fasiliterings Wetgewing, 2000, vir sekere veranderings aan die goedkeurings voorwaardes van die grondontwikkelings area bekend as Irene uitbreiding 47.

Neem asb ook kennis dat die Departement van Vervoer, Paaie en Werke 'n gedeelte grond onteien het vir die doeleindes van die voorgestelde PWV 6E hoofweg, en wat die uitleg van hierdie grondontwikkelings area sudstansieel beïnvloed het.

Neem asb verder kennis dat hierdie aansoek die volgende tot gevolg sal hê;

- vervanging van die voorwaardes soos deur die Tribunaal goedgekeur op 2 Junie 2003 met die veranderde voorwaardes, en
- die Vervanging van die uitleg plan, en
- die verdeling van die grondontwikkelings area in twee afsonderlike grondontwikkelings areas, en
- die goedkeuring van die dienste-ooreenkoms, en
- die gevolglike aanpassing van die Centurion Dorpsbeplanningskema.

Die aansoek is vir die goedkeuring van twee afsonderlike grondontwikkelings areas aan die noord- en suidelike kant van die PWV 6E pad reserve, met die volgende detail.

1. IRENE UITBREIDING 47, noord van die voorgestelde PWV 6E en bestaande uit die volgende grondgebruik: 'n sekuriteits enkel en hoë-digtheid residensiële ontwikkeling, bestaande uit 172 enkel residensiële erwe (gemiddelde grootte van 450 m²), twee medium digtheid residensiële erwe, twee hoë digtheid residensiële erwe (55 eenhede per hektaar), een erf vir ontspannings doeleindes, een toegangserf en drie park erwe, met publieke en privaat paaie. Die grondontwikkelings area sal 'n totaal van 542 wooneenhede hê.

2. IRENE UITBREIDING 65, suid van die voorgestelde PWV6E en bestaande uit die volgende grondgebruik: 39 Kantoor erwe met groottes tussen 1500 m² en 6500 m² met publieke strate en 'n vloer oppervlakte verhouding van 0,45.

Die relatiewe planne, dokumentasie en inligting is beskikbaar vir besigtiging by die kantore van:

- Irene Land Corporation, Sovereign Weg 1, Route 21 Korporatiewe Park, Nellmapius Laan, Irene; en
- Die Stadsbeplanning Afdeling van die Centurion Stadsraad van die Stad Tshwane Metropolitaanse Munisipaliteit, H/v Basden en Rabie Street, Lyttleton,

vir 'n periode van 28 vanaf hierdie kennisgewing.

Kennis van enige beswaar/verteenvoordiging jeens hierdie aansoek moet in geskrewe vorm aan die Aangewese Beampte en die Applikant (adresse soos hierbo) besorg word, nie later as 8 Oktober 2004, en moet vergesel word van 'n beëdigde verklaring waarin die redes vir die beswaar/verteenvoordiging uiteengesit word. Enige sodanige beswaar of verteenwoordiging moet die naam(e) en adres(se) van die persoon(e) of instansie verstrek wat die beswaar of verteenwoordiging aanteken, asook die belang van sodanige persoon of instansie by die saak.

Sou daar enige navrae wees, kan Mnr. D.R. van Vuuren by die volgende adres, Telefoon of faks nommers bereik word: Irene Land Corporation, Sovereign Weg 1, Route 21 Korporatiewe Park, Nellmapius Laan, Irene

Tel no.: 012 – 345 5400
Faks no.: 012 – 345 5401

Neem asb ook kennis dat die veranderde aansoek oorweeg sal word by die Tribunaal Verhoor by die IRENE BUIEKLUD (in die Country Faire Room), Hoofweg 1, IRENE op 8 en 9 NOVEMBER 2004 om 10h00.

Verwysings Nr. : GDT/LDA/CTMM/1110/01/02

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