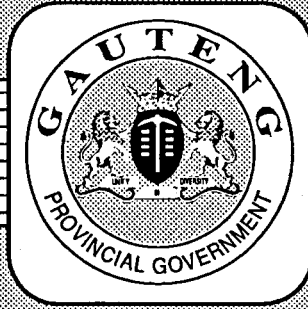


*THE PROVINCE OF
GAUTENG*



*DIE PROVINSIE
GAUTENG*

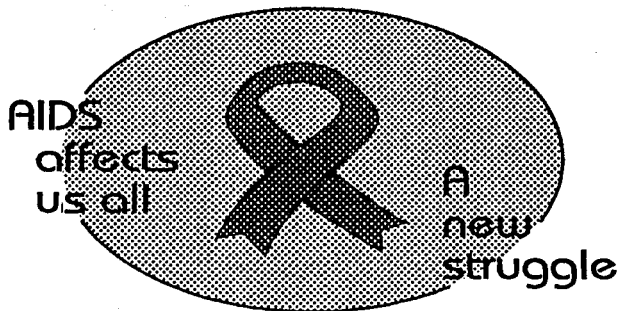
**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

Vol. 12

PRETORIA, 17 NOVEMBER 2006

No. 421

We all have the power to prevent AIDS



Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH



CONTENTS • INHOUD

No.

*Page
No. Gazette
 No.*

LOCAL AUTHORITY NOTICE

3293	Development Facilitation Act (67/1995): Gauteng Development Tribunal: Land development application: Irene Extension 67	3	421
------	--	---	-----

LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 3293

GAUTENG DEVELOPMENT TRIBUNAL: GDT/LDA/CTMM/0710/03/005 NOTICE IN TERMS OF SECTION 33(4) OF THE DEVELOPMENT FACILITATION ACT, 1995

Notice is hereby given in terms of the provisions of Section 33(4) of the Development Facilitation Act, 1995 (Act 67 of 1995) that the Gauteng Development Tribunal approved the land development application on part of the Remaining Extent of Portion 2, which will be known as Portion 592 of the farm Doornkloof, 391 J.R., to be known as Irene Extension 67, subject to the conditions set out in the schedule below:

SCHEDULE

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY CENTURUS (PTY) LIMITED (HEREINAFTER REFERRED TO AS THE LAND DEVELOPMENT APPLICANT) UNDER THE PROVISIONS OF THE DEVELOPMENT FACILITATION ACT, 67 OF 1995, FOR PERMISSION TO ESTABLISH A LAND DEVELOPMENT AREA ON PART OF THE REMAINING EXTENT OF PORTION 2, WHICH WILL BE KNOWN AS PORTION 592 OF THE FARM DOORNKLOOF, 391 J.R., HAS BEEN GRANTED BY THE GAUTENG DEVELOPMENT TRIBUNAL

The Gauteng Development Tribunal hereby approves the following:

1. The establishment of the Land Development Area on part of the Remaining Extent of Portion 2 now known as Portion 592 of the farm Doornkloof, 391 J.R., (Irene Extension 67).
2. The amendment of the Centurion Town Planning Scheme, 1992 in terms of Centurion Amendment Scheme 1443C read with Schedules 1872, up to and including 1873.
3. The applicant shall be responsible for the construction of 1 (one) vehicular access in the vicinity of Main Road at the point indicated on the layout plan of the land development area. The applicant shall submit a geometric layout plan including specifications of the accesses to the Municipality for approval prior to construction.
4. The Land Development Applicant shall be responsible for the provision of the necessary reticulation of engineering services and roads within the land development area and to the erven.
5. The Land Development Applicant shall pay the agreed contributions for external engineering services and roads as provided for in the services agreement and the bulk services exemption agreement.
6. The bulk services exemption agreement with regard to Highveld Extension 49, relating to the provision services between the City of Tshwane Metropolitan Municipality and the applicant shall be applicable to this application. An Addendum to the mentioned agreement shall be signed by the relevant parties prior to the development of the land development area.
7. The Land Development Applicant will ensure that a sewer servitude No. K2257/1982S, which traverses the Property and does affect the Land Development Area will be cancelled.
8. A line of no access will be applicable to the Southern boundary of the Land Development Area, adjacent to Provincial Road K54 as indicated on the layout plan for the Land Development Area attached hereto as Annexure "A".

9. A line of no access will be applicable to the Eastern boundary of the Land Development Area, adjacent to Provincial Road P38/1 as indicated on the layout plan for the Land Development Area attached hereto as Annexure "A".
 10. The National Building Regulations shall apply to the development.
 11. No fences, walls, structures or barriers obstructing the free movement of the servitude holder of power line servitude A5343/1978, shall be erected within the said servitude area without the approval of the servitude holder. The servitude area may be used solely for the parking of vehicles to the satisfaction of the servitude holder and the local authority and subject to such conditions as it may impose.
 12. The applicant shall complete a pedestrian management plan for Erf 3038 to the satisfaction of the Gauteng Department of Public Transport, Roads and Works and incorporate the proposals of such management plan in the Site Development Plan for Erf 3038 to the satisfaction of the Local Authority.
-