

***THE PROVINCE OF
GAUTENG***

***DIE PROVINSIE
GAUTENG***

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

Vol. 17

**PRETORIA, 27 JULY
JULIE 2011**

No. 157

IMPORTANT NOTICE

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GENERAL NOTICE

NOTICE 1930 OF 2011

**(REGULATION 21(10) OF THE DEVELOPMENT FACILITATION REGULATIONS IN TERMS OF THE
DEVELOPMENT FACILITATION ACT, 1995)
[REF: GDT/LDA/CTMM/2706/11/004]**

I, Gabriël Stephanus Makkink, from the firm Origin Town Planning (Pty) Ltd, act on behalf of Questavest 3 CC, and has lodged an application in terms of the Development Facilitation Act, 1995 for the establishment of a land development area (including the amendment of the Tshwane Town-Planning Scheme, 2008, suspension of restrictive title conditions, consolidation and subdivision) on Erven 27, 28, 47, 48, 49, 50 and 51, Lynnwood Manor. The development will be known as Newbury.

The details of the application are as follows:

- Consolidation and Subdivision of Erven 27, 28, 47, 48, 49, 50 and 51, Lynnwood Manor to create three site assemblies (erven) as well as the rezoning of the properties from "*Residential 1*" to the following:
 - **Proposed Erf 1** (measuring approximately 4 700m² in extent) to "*Special*" for the purposes of Offices, Hotel, Conference Facility and limited Shops and Places of Refreshment, subject to a Floor Space Ratio of 2.4 implying a permissible floor area of 11 280m². The erf shall be utilized for mixed use purposes.
 - **Proposed Erf 2** (measuring approximately 7 310m² in extent) to "*Special*" for the purposes of Offices, limited Shops and Places of Refreshment, subject to a Floor Space Ratio of 1.5 implying a permissible floor area of 10 965m². The erf shall be utilized for mixed use purposes.
 - **Proposed Erf 3** (measuring approximately 2 290m² in extent) to "*Residential 3*", subject to a Floor Space Ratio of 0.5 implying a permissible floor area of 1 145m². The erf shall be utilized for residential purposes.
- Suspension of the following Restrictive Title Conditions:
 - Conditions 3 A. (a), 3 A. (b), 3 A. (c), 3 A. (d), 3 A. (e), 3 A. (f), 3 A. (g), 3 A. (h), 3 A. (i), 3 B. (a), 3 B. (b), 3 B. (c), 3 B. (d), 3 B. (e), 3 B. (f) and 3 D. contained on pages 3, 4, 5 and 6 of Deed of Transfer T114723/2000 pertaining to Erf 27, Lynnwood Manor.
 - Conditions 3 A. (a), 3 A. (b), 3 A. (c), 3 A. (d), 3 A. (e), 3 A. (f), 3 A. (g), 3 A. (h), 3 A. (i), 3 B. (a), 3 B. (b), 3 B. (c), 3 B. (d), 3 B. (e), 3 B. (f) and 3 D. contained on pages 2, 3, 4, 5 and 6 of Deed of Transfer T62402/2005 pertaining to Erf 28, Lynnwood Manor.
 - Conditions 3 A. (a), 3 A. (b), 3 A. (c), 3 A. (d), 3 A. (e), 3 A. (f), 3 A. (g), 3 A. (h), 3 A. (i), 3 B. (a), 3 B. (b), 3 B. (c), 3 B. (d), 3 B. (e), 3 B. (f) and 3 D. contained on pages 3, 4, 5, 6 and 7 of Deed of Transfer T551/1974 pertaining to Erf 47, Lynnwood Manor.
 - Conditions 3 A. (a), 3 A. (b), 3 A. (c), 3 A. (d), 3 A. (e), 3 A. (f), 3 A. (g), 3 A. (h), 3 A. (i), 3 B. (a), 3 B. (b), 3 B. (c), 3 B. (d), 3 B. (e) and 3 B. (f). contained on pages 3, 4, 5 and 6 of Deed of Transfer T43959/1991 pertaining to Erf 48, Lynnwood Manor.
 - Conditions A. 3 (a), A. 3 (b), A. 3 (c), A. 3 (d), A. 3 (e), A. 3 (f), A. 3 (g), A. 3 (h), A. 3 (i), B. 3 (a), 3 B. (b), B. 3 (c), B. 3 (d), B. 3 (e), B. 3 (f) and D. contained on pages 2, 3, 4 and 5 of Deed of Transfer T141411/2002 pertaining to Erf 50, Lynnwood Manor.
 - Conditions 3 A. (a), 3 A. (b), 3 A. (c), 3 A. (d), 3 A. (e), 3 A. (f), 3 A. (g), 3 A. (h), 3 A. (i), 3 B. (a), 3 B. (b), 3 B. (c), 3 B. (d), 3 B. (e), 3 B. (f) and 3 D. contained on pages 3, 4, 5 of Deed of Transfer T53820/2004 pertaining to Erf 51, Lynnwood Manor.

The properties described above are respectively situated at 4 Lynburn Road (Erf 27), 6 Lynburn Road (Erf 28), 7 Barnstable Road (Erf 47), 5 Barnstable Road (Erf 48), 3 Charbury Road (Erf 49), 29 Newbury Road (Erf 50) and 27 Newbury Road (Erf 51), in Lynnwood Manor.

The relevant plan(s), document(s) and information are available for inspection at the office of the Designated Officer, Gauteng Development Tribunal, Ground Floor, Clegg House, Cnr Simmonds & Fox Streets (Opposite the Premier's Office), Johannesburg and/or Origin Town Planning, 306 Melk Street, Nieuw Muckleneuk, Pretoria for a period of 21 days from 27 July 2011.

The application will be considered at a Tribunal hearing to be held at the **NG Lynnwood Congregation** situated at **439 Sussex Avenue West, Lynnwood, Pretoria (corner of Sussex Avenue West and Alpine Way, Lynnwood)** on **7 October 2011 at 10:00**. The pre-hearing conference will be held at the same venue on **23 September 2011 at 10:00**. Directions to the venue can be made available on request.

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

1. You may within a period of 21 days from the date of the first publication of this notice, provide the designated officer with your written objections or representations; 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 date mentioned above.

Any written objection or representation must be delivered to the Designated Officer at the Gauteng Development Tribunal, Gauteng Development Tribunal, Ground Floor, Clegg House, Cnr Simmonds & Fox Streets (Opposite the Premier's Office), Johannesburg and you may contact the Designated Officer, if you have any queries on Telephone No. (011) 634-7137 or Fax No. (011) 634-7128 and/or Origin Town Planning, 306 Melk Street, Nieuw Muckleneuk, Pretoria. P.O. Box 2162, Brooklyn Square, 0075. Telephone No. (012) 346 3735 or Fax No. (012) 346 4217

KENNISGEWING 1930 VAN 2011

(REGULASIE 21(10) VAN DIE ONTWIKKELING FASILITERING REGULASIES INGEVOLGE DIE WET OP ONTWIKKELINGSFASILITERING, 1995) [VERW: GDT/LDA/CTMM/2706/11/004]

Ek, Gabriël Stephanus Makkink, van die firma Origin Stadsbeplanning, tree op namens Questavest 3 CC, en het 'n aansoek ingedien ingevolge die Wet op Ontwikkelingsfasilitering, 1995 vir die stigting van 'n grondontwikkelingsgebied (insluitende die wysiging van die Tshwane Dorpsbeplanningskema, 2008, opskorting van beperkende titelvoorwaardes, konsolidasie en onderverdeling) op Erwe 27, 28, 47, 48, 49, 50 en 51, Lynnwood Manor. Die ontwikkeling sal bekend staan as Newbury.

Die besonderhede van die aansoek is as volg:

- Konsolidasie en Onderverdeling van Erwe 27, 28, 47, 48, 49, 50 en 51, Lynnwood Manor om sodoende drie ontwikkelingsareas (erwe) te skep asook die hersonering van die eiendomme vanaf "**Residensieel 1**" na:
 - **Voorgestelde Erf 1** (ongeveer 4 700m² in omvang) na "**Spesiaal**" vir die doeleindes van Kantore, 'n Hotel, Konferensiefasiliteit en beperkte Winkels en Verversingsplekke, onderhewig aan 'n vloer ruimteverhouding van 2.4 wat 'n toelaatbate vloerarea van 11 280m² impliseer. Die erf sal vir 'n gemengde gebruik benut word.
 - **Voorgestelde Erf 2** (ongeveer 7 310m² in omvang) "**Spesiaal**" vir die doeleindes van Kantore, beperkte Winkels en Verversingsplekke, onderhewig aan 'n vloer ruimteverhouding van 1.5 wat 'n toelaatbate vloerarea van 10 965m² impliseer. Die erf sal vir 'n gemengde gebruik benut word.
 - **Voorgestelde Erf 3** (ongeveer 2 290m² in omvang) "**Residensieel 3**", onderhewig aan 'n vloer ruimteverhouding van 0.5 wat 'n toelaatbate vloerarea van 1 145m² impliseer. Die erf sal vir residensiele doeleindes benut word.
- Opskorting van die volgende Beperkende Titelvoorwaardes:
 - Voorwaardes 3 A. (a), 3 A. (b), 3 A. (c), 3 A. (d), 3 A. (e), 3 A. (f), 3 A. (g), 3 A. (h), 3 A. (i), 3 B. (a), 3 B. (b), 3 B. (c), 3 B. (d), 3 B. (e), 3 B. (f) en 3 D. op bladsy 3, 4, 5 en 6 van Akte van Transport T114723/2000 van toepassing op Erf 27, Lynnwood Manor.
 - Voorwaardes 3 A. (a), 3 A. (b), 3 A. (c), 3 A. (d), 3 A. (e), 3 A. (f), 3 A. (g), 3 A. (h), 3 A. (i), 3 B. (a), 3 B. (b), 3 B. (c), 3 B. (d), 3 B. (e), 3 B. (f) en 3 D. op bladsy 2, 3, 4, 5 en 6 van Akte van Transport T62402/2005 van toepassing op Erf 28, Lynnwood Manor.
 - Voorwaardes 3 A. (a), 3 A. (b), 3 A. (c), 3 A. (d), 3 A. (e), 3 A. (f), 3 A. (g), 3 A. (h), 3 A. (i), 3 B. (a), 3 B. (b), 3 B. (c), 3 B. (d), 3 B. (e), 3 B. (f) en 3 D. op bladsy 3, 4, 5, 6 en 7 van Akte van Transport T551/1974 van toepassing op Erf 47, Lynnwood Manor.
 - Voorwaardes 3 A. (a), 3 A. (b), 3 A. (c), 3 A. (d), 3 A. (e), 3 A. (f), 3 A. (g), 3 A. (h), 3 A. (i), 3 B. (a), 3 B. (b), 3 B. (c), 3 B. (d), 3 B. (e) en 3 B. (f). op bladsy 3, 4, 5 en 6 van Akte van Transport T43959/1991 van toepassing op Erf 48, Lynnwood Manor.
 - Voorwaardes A. 3 (a), A. 3 (b), A. 3 (c), A. 3 (d), A. 3 (e), A. 3 (f), A. 3 (g), A. 3 (h), A. 3 (i), B. 3 (a), 3 B. (b), B. 3 (c), B. 3 (d), B. 3 (e), B. 3 (f) en D. op bladsy 2, 3, 4 en 5 van Akte van Transport T141411/2002 van toepassing op Erf 50, Lynnwood Manor.
 - Voorwaardes 3 A. (a), 3 A. (b), 3 A. (c), 3 A. (d), 3 A. (e), 3 A. (f), 3 A. (g), 3 A. (h), 3 A. (i), 3 B. (a), 3 B. (b), 3 B. (c), 3 B. (d), 3 B. (e), 3 B. (f) en 3 D. op bladsy 3, 4 en 5 van Akte van Transport T53820/2004 van toepassing op Erf 51, Lynnwood Manor.

Die eiendomme hierbo beskryf, is onderskeidelik geleë te Lynburnstreet 4 (Erf 27), Lynburnstreet 6 (Erf 28), Barnstablestraat 7 (Erf 47), Barnstablestraat 5 (Erf 48), Charburystraat 3 (Erf 49), Newburystraat 29 (Erf 50) en Newburystraat 27 (Erf 51), in Lynnwood Manor.

Die betrokke plan(ne), dokument(e) en inligting is beskikbaar vir inspeksie by die kantore van die Aangewese Beampte, Gauteng Ontwikkelingstribunaal, Grondvloer, Clegg Huis, hoek van Simmonds & Fox Strate (oorkant die Premier se Kantoor), Johannesburg en/of by die kantore van Origin Stadsbeplanning, Melkstraat 306, Nieuw Muckleneuk, Pretoria, vir 'n periode van 21 dae vanaf **27 Julie 2011**.

Die aansoek sal oorweeg word tydens 'n tribunaal verhoor wat gehou sal word by die **NG Lynnwood Gemeente** geleë te **Sussexlaan Wes 439, Lynnwood, Pretoria** (hoek van **Sussexlaan Wes** en **Alpineweg, Lynnwood**) op

7 October 2011 om 10:00. Die voorverhoorsamesprekings sal gehou word by dieselfde fasiliteit op **23 September 2011 om 10:00.** Aanwysings na die konferensiefasiliteit kan op versoek beskikbaar gemaak word.

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

- 1 U mag binne 'n periode van 21 dae vanaf die eerste publikasie van hierdie kennisgewing, die aangewese beampte skriftelik van u besware of verdoë voorsien; of
2. Indien u kommentaar neerkom op 'n beswaar met betrekking tot enige aspek van die grondontwikkelingsaansoek, moet u persoonlik, voor die Tribunaal verskyn of verteenwoordig word op die datum hierbo genoem.

Enige geskrewe besware of verdoë moet ingedien word by die Aangewese Beampte, Gauteng Ontwikkelingstribunaal, Grondvloer, Clegg Huis, hoek van Simmonds & Fox Strate (oorkant die Premier se Kantoor), Johannesburg en u mag in aanraking kom met die aangewese beampte indien u enige navrae het by Telefoon Nr. (011) 634 7137 of Faks Nr. (011) 634 7128 en/of Origin Stadsbeplanning, Melkstraat 306, Nieuw Muckleneuk, Pretoria, Posbus 2162, Brooklyn Square. Telefoon Nr. (012) 346-3735 of Faks Nr: (012) 346 4217.