

IN THE MATTER BEFORE  
THE GAUTENG DEVELOPMENT TRIBUNAL  
CASE NO: GDT / LDA / CJMM / 3008 / 05 / 07

In the application of:

ACQUIPROPS (PTY) LTD : The Applicant  
(Represented by URBAN DYNAMICS GAUTENG INC)

COJ: LANDUSE MANAGEMENT : Objector  
FARMALL LANDOWNERS / RESIDENTS ASSOCIATION : The Interested Party

MR W KHANYE : Designated Officer

In respect of PORTIONS 2 AND 21 OF THE FARM NIETGEDACHT, NR 535 JQ  
GAUTENG TO BE KNOWN AS LION PARK DEVELOPMENT

APPLICATION IN TERM S OF CHAPTER V OF THE DFA, 1995 READ WITH  
REGULATION 21 OF THE DFA REGULATIONS

1. FINAL DECISION

1.1 Having considered submissions and related documents made by all parties, and the applicant having complied with of items 1.3, 1.4 and 1.5 of the interim decision of 7 September 2006, the Gauteng Development Tribunal, approves the establishment of a land development area on PORTIONS 2 AND 21 OF THE FARM NIETGEDACHT, NR 535, REGISTRATION DIVISION JQ PROVINCE OF GAUTENG.

1.2 The approval includes the following:

- 1.2.1 Conditions of establishment attached as annexure "A" hereto.
- 1.2.2 The Amendment of the Peri Urban Areas Town Planning Scheme, 1975 as per annexure "B" hereto.

CONDITIONS OF ESTABLISHMENT

ANNEXURE A "

17 October 2006

GAUTENG DEVELOPMENT TRIBUNAL

Ref: GDT/DA/CJMM/3009/05/07

STATEMENT OF CONDITIONS UNDER WHICH  
THE LAND DEVELOPMENT APPLICATION BY:

ACQUIPROPS (PTY) LTD

(Applicant)

HAS BEEN APPROVED BY THE GAUTENG DEVELOPMENT TRIBUNAL IN TERMS OF THE DEVELOPMENT FACILITATION ACT, 67 OF 1995, FOR THE ESTABLISHMENT OF A LAND DEVELOPMENT AREA ON PORTIONS 2 AND 21 OF THE FARM NIETGEDACHT 535 J.Q.

PART I

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE COMMENCEMENT OF REGISTRATION OF OWNERSHIP OF LAND IN THE DEVELOPMENT AREA BY THE REGISTRAR OF DEEDS:

- 1.1 (a) The Applicant shall comply with the provisions of Section 37(a) of the Development Facilitation Act, 67 of 1995.
- (b) With specific reference to Regulation 23(1), read with Regulation 9 of the Development Facilitation Regulations, the Applicant shall within a period of 6 (six) months of the date on which authorization is granted by GDACE in terms of Section 22 of the Environmental Conservation Act (Act 73 of 1989) or suspension by the Tribunal of the provisions of the aforementioned Act, as the case may be, or such longer period as the Designated Officer may allow, lodge for approval with the Surveyor

**CONDITIONS OF ESTABLISHMENT**

- General, the General Plan and such diagrams and records as may be required in terms of the Land Survey Act (No 8 of 1997).
- 1.2 (a) The Applicant shall comply with the provisions of Section 37(b) of the Development Facilitation Act, 67 of 1995.
- (b) With specific reference to Regulation 23(10), read with Regulation 9 of the Development Facilitation Regulations, the Applicant shall within a period of 6 (six) months of the date on which approval is granted by the Surveyor General of the General Plan of the Land Development Area and other documents referred to at 1.1 (b), or such longer period as the Designated Officer may allow, lodge the documents provided for in Regulation 23(10) with the parties provided for in that sub-regulation.
- 1.3 A copy of the approved amendment scheme (Annexure "C") shall be submitted to the Designated Officer for promulgation of the approval in the Provincial Gazette in terms of Section 33 (4) of the Development Facilitation Act, 67 of 1995.
- 1.4 A copy of the approved General Plan of the development area shall be submitted to the City of Johannesburg Metropolitan Municipality (hereinafter the "Municipality").
- 1.5 The Applicant shall establish a company (a Property Owners' Association) in terms of Section 21 of the Companies Act, 1973, for the purposes of owning and maintaining the private streets, communal services and erven zoned "Special" (Erven 609 to 620, 36, 192, 353) and to comply with the further requirements set out in clause 1.5 of Part II hereunder.
- 1.6 The submission to and approval by the Municipality and the Gauteng Provincial Department of Public Transport, Roads and Works of a Storm Water Management Plan, dealing with the storm water attenuation in the land development area during and after construction of the development, the Applicant shall prepare a Storm Water

CONDITIONS OF ESTABLISHMENT

Management Plan to the satisfaction of the municipality and the Gauteng Department of Public Transport, Roads and Works.

1.7

In order to enable the Registrar of Deeds to verify compliance with the above, the Applicant shall submit written proof and a certificate from:

- (i) The Municipality confirming that Condition 1.4 has been complied with, and
- (ii) The Designated Officer confirming that Conditions 1.1, 1.2, 1.3, 1.5, and 1.6 have been complied with,

1.8

Should the dispute between the Applicant and GDACE pertaining to the procurement of environmental authorisation in terms of Section 22 of the Environment Conservation Act, Act 73 of 1989, not be resolved within 90 (ninety) days of date of approval (21 July 2006) to such an extent that the land use rights, approved by this Tribunal, can be exercised, the Applicant is hereby granted leave to re-approach the Tribunal for such relief as it may deem appropriate under the circumstances. Should the relief sought by the Applicant to the Tribunal be for the suspension of the provisions of the Environment Conservation Act or such alternative legislation as may be applicable, no less than 14 (fourteen) days written notice of such application shall be given to GDACE.

1.9

The issuing by the designated Officer of a certificate in terms of Section 38(1)(c) and 38 (1)(d), in terms of which it is certified that the provision and installation of services of erven as per the following phases (referred to in clause 1.4.3 of Part II hereunder) have been completed, that all Conditions of Establishment pertaining to those erven have been complied with and that the erven comprising the relevant phase have become transferable:

- (i) Phase 1 (A) : Erf 376  
1 (B) : Erven 268 - 375, 378 - 608, 613, 616, 617, 618 and 620.
- (ii) Phase 2 : Erven 91, 267, 614

CONDITIONS OF ESTABLISHMENT

- (iii) Phase 3 : Erven 81 - 88, 192, 812, 819
- (iv) Phase 4 : Erven 5 - 6, 92 - 191, 810 - 811
- (v) Phase 5 : Erven 1 - 3, 80
- (vi) Phase 6 : Erven 89, 90, 815
- (vii) Phase 7 : Erf 77.

1.10 The Applicant shall be entitled to transfer the property and the rights granted to it by the Tribunal to any affiliated company, subject thereto that, prior to the effective date of transfer, such affiliated company submits a written document to the Designated Officer and Municipality in terms of which the said affiliated company undertakes to diligently comply with all the Applicant's duties and obligations as set out in these Conditions of Establishment and the Services Agreement.

CONDITIONS OF ESTABLISHMENTPART II**1. CONDITIONS TO BE COMPLIED WITHIN THE ESTABLISHMENT OF THE TOWNSHIP AREA****1.1 NAME:**

The name of the land development area shall be Lion Park.

**1.2 LAYOUT:**

The land development area shall consist of erven indicated on layout plan 152456/4 and the General Plan for which a number shall be allocated by the Surveyor General.

**1.3 CONDITIONS OF TITLE:****1.3.1 DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven shall be made subject to the existing conditions and servitudes, if any, including the reservation of the rights to minerals, as contained in Deed of Transfer No. T20039/1999.

**1.3.2 INCORPORATION OF EXISTING CONDITIONS OF TITLE**

The following conditions and servitudes as contained in Deed of Transfer No. T20039/1999 shall be carried forward to individual erven in the Lion Park:

- (a) Erven 35, 89, 90 and 615

CONDITIONS OF ESTABLISHMENT

By Notarial Deed No. 524/1972-S a right has been granted to ELECTRICITY SUPPLY COMMISSION to convey electricity over Portion 2 of the farm Nietgedacht 535, together with ancillary rights and subject to the conditions as appear from the said Notarial Deed and diagram which is annexed to Title Deed No. 14638/1929. This condition will be carried forward to the individual erven in the township, but will not adversely effect the erven.

### 1.3.3 REGISTRATION OF NEW SERVITUDES AND TITLE CONDITIONS

(a) Erven 391 - 392, 463, 489, 525:

This erven are subject to a 3 meter wide storm water servitude in favour of the Property Owner's Association as indicated on the layout plan, and the exact alignment of which shall be established and certified by a qualified Land Surveyor prior to the approval of the general planner by the Surveyor General.

(b) Erf 620:

This erf shall be subject to the following right of way servitude:

- (i) In favour of erven 1 - 619 for access purposes.
- (ii) In favour of the Municipality for refuse removal and emergency vehicles.

(c) Erf 376:

This erf shall be subject to a right of way servitude in favour of erven 1 - 619, (excluding Erven 4, 353, 377, 609 - 620).

- (i) The owner of the erf or any subdivision thereof shall automatically be and shall remain a member of the property Owner's Association referred to in Condition 1.5 of Part 1 above, of the Conditions of the Land

CONDITIONS OF ESTABLISHMENT

Development Area and shall not be entitled to transfer the erf except with a clearance certificate from Property Owner's Association to the effect that the Articles of Association of the Property Owner's Association have been complied with.

- (ii) The erf shall not be transferred to any person who has not bound himself/herself to be a member of the Property Owner's Association, to the satisfaction of the Association.
- (iii) All the members of the Property Owner's Association incorporated under the Association to be registered shall be bound to any and all of the provisions contained in the articles of the said Association.

#### 1.4 ENGINEERING SERVICES:

1.4.1 The Applicant shall be responsible for the provision and installation of all internal Engineering Services and roads within the land development area and to the erven in the land development area, as provided for in the services agreement.

1.4.2 The Applicant shall service erven in phases as listed under Condition 1.9 of Part 1. The erven so serviced shall only become registrable and the Registrar of this shall commence registration of ownership of such stands only upon the issuing by the designated officer of the certificate informing the Registrar that the erven (to be clearly identified) have been fully serviced to the satisfaction of the Municipality and that all Conditions of Establishment applying to erven in the relevant phase, have been complied with.

1.4.3 Rates, taxes and all other applicable services and charges in respect of "Residential 1" erven shall only become payable to the Municipality upon the issuing of the designated Officer of the certificate contemplated in Section 38(1)(c) and 38(1)(d), relating to such erven.





**CONDITIONS OF ESTABLISHMENT**

1.4.4 Rates, taxes and all applicable services and charges in respect of erven zoned "Special", "Public Garage" Or "Residential 3" shall only become payable upon approval by the Municipality of the site development plan and the subsequent issuing of Section 30(1)(c) and (d) certificates by the Designated Officer in respect of those erven.

1.4.5 The detail designs of all road improvements that will directly impact on the access to Farnall Agricultural Holdings and Millgate Farm Agricultural Holdings, specifically relating to Rietvallei Road and the construction of a portion of provincial road K56, shall be circulated to the respective Residents Associations for comment before consideration by the Gauteng Provincial Department of Public Transport, Roads and Works and the Joburg Roads Agency.

**1.5 OWNERSHIP:**

1.5.1 The Applicant shall properly and legally constitute a property owners association as provided for in clause 1.5 of Part 1 above.

1.5.2 Each and every owner of Erven shall become a member of the property owners association upon transfer of the erf.

1.5.3 The property owners association shall have full responsibility for the functioning and proper maintenance of Erven 4, 353, 192, 609 - 620, and any essential services contained therein.

1.5.4 The property owners association shall have the legal power to levy from each and every member the costs incurred in the fulfillment of its functions and shall have legal recourse to recover such fees and costs in the event of a default in payment by any member.

1.5.5 The property owners association, shall have the right to construct and maintain over the servitude area, any construction equipment, security system, electric fence, lighting systems, electric surveillance system, and/or communication system or anything related to or ancillary thereto. In this regard it is recorded that the said company shall at all times be entitled to bring upon the servitude area by means of its

CONDITIONS OF ESTABLISHMENT

officials, agents, contractors, workmen and servants, all such machinery, equipment and materials as, in the opinions of the company or its authorized representatives may be necessary or desirable for the construction or maintenance of systems installed or to be installed or for inspecting, maintaining or replacing the same from time to time, and the company shall be entitled to permit the use of the servitude area as a Right of Way for access purposes, by such persons as it in its discretion may consider need to use same.

- 1.5.6 All buildings and structures to be erected shall be made subject to the provisions of the Development and Architectural Guidelines and any and all amendments to the said document as may be affected and approved by the owners association.
- 1.5.7 Building plans shall only be submitted to the local authority for final approval once the said plans have been evaluated and approved by the Trustees of the Association as specifically provided for in the Articles of Association.
- 1.5.8 Erven 4, 192, 609 to 620:

This erven shall be owned by the property owners association.

1.6 ACCESS TO PROVINCIAL ROUTES K52, K29 AND K56

- 1.6.1 A line of no access (Except with the consent in writing of the Gauteng Department of Public Transport, Roads & Work) will be applicable to the boundaries of the land development area, adjacent to the abovementioned provincial roads as indicated on the layout plan for the land development area attached hereto.
- 1.6.2 Access from Provincial Road K52 to the proposed development as per the access points shown on the layout plan shall be subjected to a way-leave application by the Applicant to the Gauteng Department of Public Transport, Roads and Civil Works in terms of which the latter shall cause, with the Municipality, approval of access thereof.

**CONDITIONS OF ESTABLISHMENT****1.7 CONDITIONS RELATING TO PROVINCIAL ROADS K52, K29 AND K56**

- 1.7.1 Except for a swimming bath or any essential storm water drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf within the 16m building line indicated on the approved Layout Plan except with the consent in writing of the Gauteng Provincial Department of Public Transport, Roads and Works.
- 1.7.2 The Applicant shall erect a physical barrier consisting of a barrier to the satisfaction of the Gauteng Department of Public Transport, Roads and Works, along the lines of no access as indicated on the approved layout plan, which is to be maintained by the Property Owners Association.
- 1.7.3 No Advertisement boards may be displayed along the Provincial Routes adjacent to the township without written permission of the Gauteng Provincial Department of Public Transport, Roads and Works.
- 1.7.4 The Property Owners Association shall be responsible for the cost involved in the erection of Acoustic Screening, if and when they need arises to erect such screening.

**1.8 ACCEPTANCE AND DISPOSAL OF STORMWATER**

- 1.8.1 The land development area shall arrange for the drainage of the land development area to fit in with that of proposed K52, K29 and K56 and for all storm water running off or being diverted from proposed K52, K29 and K56 to be received and disposed of.
- 1.8.2 Sections 40, 41, 46 and 48 of Gauteng Transport Infrastructure Act, No 8 of 2001 are applicable.

CONDITIONS OF ESTABLISHMENT

- 1.8.3 The land development Applicant is responsible for acceptance, handling and disposal of storm water. The whole natural catchment above and below the proposed Township must be given consideration.
- 1.8.4 No alterations to the existing catchment will be allowed to without the approval from the Gauteng Provincial Department of Public Transport, Roads and Works and / or the relevant authorities. If alterations are contemplated, a well-motivated Concept discussing all possible alternatives must be presented for approval at the stage of Services Report compilation.
- 1.8.5 If the land development area constitutes only a part of the total effective drainage area, the Gauteng Provincial Department of Public Transport, Roads and Works, nevertheless, will require a draining system adequate for the total effective drainage area and allow for the final development.
- 1.8.6 All changes in the run-off resulted from the proposed development must be accommodated within the land development area and the discharge must be effected in the general direction of the natural contours.
- 1.8.7 If crossing the provincial road is unavoidable it should be done in the shortest possible way, taking into account the latest planning of the Gauteng Provincial Department of Public Transport, Roads and Works.
- 1.8.8 The Land Development Applicant shall be responsible for the construction of the drains within the road's boundaries. Further disposal of storm water must be acceptable to all parties concerned.
- 1.8.9 The Land Development Applicant to agree on costs apportionment with the Municipality. The Gauteng Provincial Department of Public Transport, Roads and Works will not contribute to the cost of storm water structures.



CONDITIONS OF ESTABLISHMENT

- 1.8.10 No construction of the drainage structures may commence with / without written permission (the Way-Leave) from the Gauteng Provincial Department of Public Transport, Roads and Works).
- 1.8.11 The Municipality or the authorised person acting on behalf of the Municipality should lodge an application for a way-leave.
- 1.8.12 Way-leaves will only be considered for the land development area, for which Services Agreement has been signed.



CONDITIONS OF ESTABLISHMENT

PART III

1. **CONDITIONS TO BE COMPLIED WITHIN THE DEVELOPMENT OF THE LAND DEVELOPMENT AREA**

- 1.1 The submission to and approval by the Municipality of an updated Environmental Management Plan dealing with, *inter alia*, the environmental decision on this document. The sensitive designs of identified areas within the land development area, even 1 – 3, 90, 91 and 267, which even are of ecological sensitivity.



KODE 111 • BUTSTEDELIKE GEBIEDE DORPSBEPLANNINGSKEMA 1975 • BYLAE  
 CODE PERI URBAN AREAS TOWN PLANNING SCHEME ANNEXURE

WYSIGINGSKEMA  
 AMENDMENT SCHEME

VEL 1 VAN 9 VELLE -  
 SHEET OF SHEETS

PROPOSED ERVEN 5 - 34, 36 - 59, 61 - 76, 78 - 88, 92 - 191, 193 - 266, 268 - 351, 355 - 360, 364 - 375, 378 - 608

USE ZONE I : RESIDENTIAL 1

In addition to the relevant conditions as set out in the Peri Urban Areas Town Planning Scheme, 1975, the erven is further subject to the following conditions:

- Primary Rights: As per Scheme
- Consent Rights: As per Scheme
- No Rights: As per Scheme
- Density: None
- Coverage: As per Scheme
- FSR: As per Scheme
- Height: 3 Storeys
- Parking: As per Scheme
- Building Lines: As per Scheme
- General: Conditions imposed by Gauteng Department of Public Transport, Roads and Works:

- Except for a swimming bath or any essential storm water drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf within the 16m building line indicated on the approved Layout Plan except with the consent in writing of the Gauteng Department of Public Transport, Roads and Works.
- The Applicant shall erect a physical barrier consisting of a barrier to the satisfaction of the Gauteng Department of Public Transport, Roads and Works, along the lines of no access as indicated on the approved layout plan, which is to be maintained by the Section 21 Company.
- No Advertisement boards may be displayed along the Provincial Routes adjacent to the township without written permission of the Gauteng Department of Public Transport, Roads and Works.

LION PARK

ERVEN 5 - 34, 36 - 59, 61 - 76,  
 78 - 88, 92 - 191, 193 - 266,  
 268 - 351, 355 - 360, 364 -  
 375, 378 - 608

GOEDKEURING  
 APPROVED

CHAIRMAN OF THE GAUTENG  
 DEVELOPMENT TRIBUNAL

DATE/TIMESTAMP: 20/10/2006

11110CAUKE B

KODE  
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**1110 BUNTESTEDELIKE GEBIEDE**  
**PERI URBAN AREAS**

**DORPSBEPLANNINGSKEMA 1975**  
**TOWN PLANNING SCHEME**

**BY LAE**  
**ANNEXURE**

**WYSIGINGSKEMA**  
**AMENDMENT SCHEME**

VEL 2 VAN 9 VELLE  
SHEET OF SHEETS

**PROPOSED ERVEN 1, 2, 3, 35, 60, 77, 91, 267, 352, 354, 361, 362, 363**

**USE ZONE III : RESIDENTIAL 3**

In addition to the relevant conditions as set out in the Peri Urban Areas Town Planning Scheme, 1975, the erven is further subject to the following conditions:

- Primary Rights:** Dwelling Houses, Flats, Shops, Offices, Professional Rooms, Business Buildings, Places of Amusement, Social Halls, Places of Instruction, Dry Cleaners, Laundries, Place of Public Worship. And Special Buildings
- Consent Rights:** As per Scheme
- No Rights:** As per Scheme
- Density:** 50 units per hectare which may be increased through approval of a Site Development Plan by the local authority.
- Coverage:** As per Site Development Plan
- FSR:** As per Site Development Plan
- Height:** 3 Storeys - 2 storeys for structures bordering on those boundaries of erven 2 and 35 directly adjacent to Famall AH or Millgate AH. This requirement may be relaxed through approval by the SDP by the respective residents associations.
- Parking:** As per Site Development Plan
- Building Lines:** As per Site Development Plan
- General:** The Site Development Plans of Erven 2 and 35 shall be circulated to the Famall AH and Millgate Farm AH Residents Associations for comment before consideration by the Local Authority.


Conditions imposed by Gauteng Department of Public Transport, Roads and Works:

- " Except for a swimming bath or any essential storm water drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of that erf within the 16m building line indicated on the approved Layout Plan except with the consent in writing of the Gauteng Department of Public Transport, Roads and Works.
- " The Applicant shall erect a physical barrier consisting of a barrier to the satisfaction of the Gauteng Department of Public Transport, Roads and Works, along the lines of no access as indicated on the approved layout plan, which is to be maintained by the Section 21 Company.
- " No Advertisement boards may be displayed along the Provincial Routes adjacent to the township without written permission of the Gauteng Department of Public Transport, Roads and Works.

LION PANK

ERVEN 1, 2, 3, 35, 60, 77,  
91, 267, 352, 354, 361, 362,  
363

GOEDKEURING  
APPROVED



CHAIRMAN OF THE GAUTENG  
DEVELOPMENT TRIBUNAL

DATE: 30/10/2006



KODE  
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WITTESTEDELIKE GEBIEDE  
PERI URBAN AREAS

DORP-...-PLANNINGSKEMA 1975  
TOWN PLANNING SCHEME

BY LAE  
ANNEXURE

WYSIGINGSKEMA  
AMENDMENT SCHEME

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**PROPOSED ERVEN 89 AND 90**

**USE ZONE VIII : SPECIAL**

In addition to the relevant conditions as set out in the Peri Urban Areas Town Planning Scheme, 1975, the erven is further subject to the following conditions:

Primary Rights:  
Consent Rights:

Special for Dwelling Houses, Flats, Places of Instruction, Social Halls and Places of Public Worship, Shops, Offices, Professional Rooms, Business Buildings, Places of Amusement, Dry Cleaners and Laundries, Special Buildings.

No Rights:  
Density:

As per Scheme

Coverage:  
FSR:  
Height:

50 units per hectare which may be increased through approval of a Site Development Plan by the local authority.

As per Site Development Plan

As per Site Development Plan

3 Storeys - - 2 storeys for structures bordering on those boundaries of erven 89 and 90 directly adjacent to Farmall AH or Millgate AH. This requirement may be relaxed through approval by the SDP by the respective residents associations.

Parking:  
Building Lines:  
General:

As per Site Development Plan

As per Site Development Plan

The Site Development Plans of Erven 89 and 90 shall be circulated to the Farmall AH and Millgate Farm AH Residents Associations for comment before consideration by the Local Authority.

Conditions imposed by Gauteng Department of Public Transport, Roads and Works:

Except for a swimming bath or any essential storm water drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf within the 16m building line indicated on the approved layout Plan except with the consent in writing of the Gauteng Department of Public Transport, Roads and Works.

The Applicant shall erect a physical barrier consisting of a barrier to the satisfaction of the Gauteng Department of Public Transport, Roads and Works, along the lines of no access as indicated on the approved layout plan, which is to be maintained by the Section 21 Company.

No Advertisement boards may be displayed along the Provincial Routes adjacent to the township without written permission of the Gauteng Department of Public Transport, Roads and Works.

LION PARK  
ERF 378

GOEDKEURING  
APPROVED

*[Signature]*  
CHAIRMAN OF THE GAUTENG  
DEVELOPMENT TRIBUNAL

DATE: 30/10/2006

KODE  
CODE

111 6 BUITESTEDELIKE GEBIED  
PERI URBAN AREAS

DORPSBEPLANNINGSKEMA 1975 6  
TOWN PLANNING SCHEME

BYLAE  
ANNEXURE

WYSIGINGSKEMA  
AMENDMENT SCHEME

VEL 3 VAN 9 VELLE  
SHEET OF SHEETS

PROPOSED ENF 376


USE ZONE VIII : SPECIAL (TOURISH NODE)

In addition to the relevant conditions as set out in the Peri Urban Areas Town Planning Scheme, 1975, the erven is further subject to the following conditions:

- Primary Rights: Hotel, Predator Park, Zoo, Offices, Shops, Business Buildings, Restaurants, Places of Amusement, Social Halls, Professional Rooms, Institutions, Conference Facilities, Places of Public Worship, Dwelling Units, Offices, Public Resort, Private Open Space, Municipal Services
- Consent Rights: As per Scheme
- No Rights: As per Scheme
- Density: As per Site Development Plan
- Coverage: As per Site Development Plan
- FSR: As per Site Development Plan
- Height: 5 Storeys
- Parking: As per Site Development Plan
- Building Lines: As per Site Development Plan

LION PARK  
ENF 376

GOEDKEURING  
APPROVED

  
CHAIRMAN OF THE GAUTENG  
DEVELOPMENT TRIBUNAL

DATE: 30/10/2009

KODE  
CODE

111 MUTSTEDELIKE GEBIEDE  
PERI URBAN AREAS

DORPSBEPLANNINGSKEMA 1975  
TOWN PLANNING SCHEME

BYLAE  
ANNEXURE

WYSIGINGSKEMA  
AMENDMENT SCHEME

VEL 4 VAN 9  
SHEET OF SHEETS

PROPOSED ERF 192

USE ZONE VIII : SPECIAL

In addition to the relevant conditions as set out in the Peri Urban Areas Town Planning Scheme, 1975, the erven is further subject to the following conditions;

- Primary Rights: Place of Refreshment, Private Open Space, Place of Public Worship, Place of Amusement, Place of Instruction, Sport and Recreation Uses, Private Clubs
- Consent Rights: As per Site Development Plan
- No Rights: As per Scheme
- Density: As per Scheme
- Coverage: As per Site Development Plan
- FSR: As per Site Development Plan
- Height: 3 Storeys
- Parking: As per Scheme
- Building Lines: As per Scheme

LYON PARK  
ERF 192

GOEDKEURING  
APPROVED

CHAIRMAN OF THE GAUTENG  
DEVELOPMENT TRIBUNAL

DATUMDATE: 30/10/2006

KODE 1110 BUITESTEDELYKE GEBIEDE  
CODE PERI URBAN AREAS

DORPS PLANNINGSKEMA 1975  
TOWN PLANNING SCHEME

BYLAE  
ANNEXURE

WYSIGINGSKEMA  
AMENDMENT SCHEME

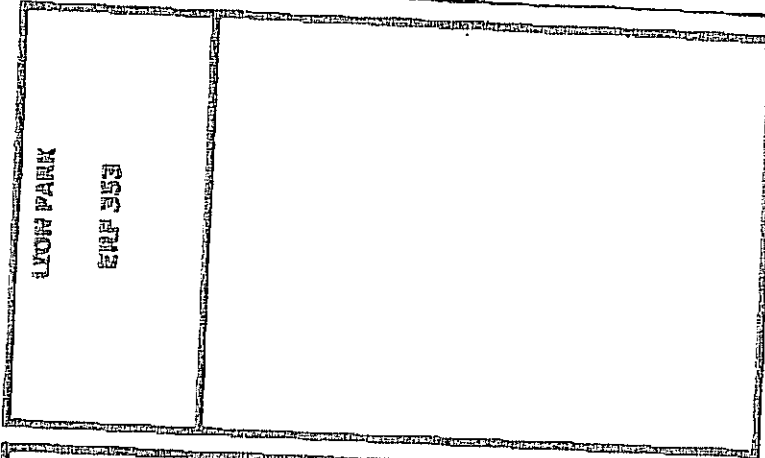
VEL 5 VAN 9 VELLE  
SHEET OF SHEETS

PROPOSED ERF 353

USE ZONE VIII : SPECIAL

In addition to the relevant conditions as set out in the Peri Urban Areas Town Planning Scheme, 1975, the erven is further subject to the following conditions:

Primary Rights: Proposed Reservoir  
Consent Rights: As per Scheme  
No Rights: As per Scheme  
Density: As per Scheme  
Coverage: As per Site Development Plan  
FSR: As per Site Development Plan  
Height: As per Site Development Plan  
Parking: As per Scheme  
Building Lines: As per Scheme



GOEDKEURING  
APPROVED

*[Signature]*  
CHAIRMAN OF THE GAUTENG  
DEVELOPMENT TRIBUNAL

DATUM DATE: 20/10/2005

PROPOSED ERP 4

USE ZONE VILLY : SPECIAL

In addition to the relevant conditions as set out in the Peri Urban Areas Town Planning Scheme, 1975, the erven is further subject to the following conditions:

- Primary Rights: Sewer Plant
- Consent Rights: As per Scheme
- No Rights: As per Scheme
- Density: As per Scheme
- Coverage: As per Site Development Plan
- FSR: As per Site Development Plan
- Height: As per Site Development Plan
- Parking: As per Scheme
- Building Lines: As per Scheme

LYON PARK

ERF 4

GOEDKEURING  
APPROVED



CHAIRMAN OF THE GAUTENG  
DEVELOPMENT TRIBUNAL

DATUM/DATE 30/10/2006

KODE 111

BUITESTEDELIKE GEBIEDE  
PERI URBAN AREAS

DORPSBEPLANNINGSKEMA  
TOWN PLANNING SCHEME

1975  
BYLAE  
ANNEXURE

WYSIGINGSKEMA  
AMENDMENT SCHEME

VEL 7 VAN 9 VELLE  
SHEET OF SHEETS

PROPOSED ERF 620

USE ZONE VINDI : SPECIAL

In addition to the relevant conditions as set out in the Peri Urban Areas Town Planning Scheme, 1975, the erven is further subject to the following conditions:

- Primary Rights: Gatehouse, Caretaker Flat, Access, Municipal Services, Private Streets and Roads, Access Control, Offices
- Consent Rights: As per Scheme
- No Rights: As per Scheme
- Density: As per Scheme
- Coverage: As per Site Development Plan
- FSR: As per Site Development Plan
- Height: 2 Storeys
- Parking: As per Site Development Plan
- Building Lines: As per Site Development Plan

LEON PARK

ERF 620

GOEDKEURING  
APPROVED



CHAIRMAN OF THE GAUTENG  
DEVELOPMENT TRIBUNAL

DATUM DATE 30/10/2006

KODE  
CODE

1110 BUITESTEDELIKE GEBIEDE  
PERI URBAN AREAS

DORPSBEPLANNINGSKEMA  
TOWN PLANNING SCHEME

1975 BYLAE  
ANNEXURE

WYSIGINGSKEMA  
AMENDMENT SCHEME

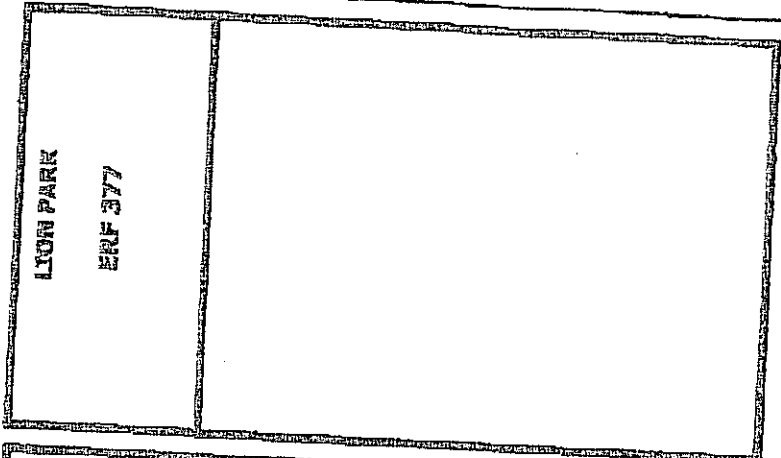
VEL VAN SVELLE  
SHEET OF SHEETS

PROPOSED ERF 377

USE ZONE XXX : PUBLIC GARAGE

In addition to the relevant conditions as set out in the Peri Urban Areas Town Planning Scheme, 1975, the erven is further subject to the following conditions:

- Primary Rights: Public Garage
- Consent Rights: As per Scheme
- No Rights: As per Scheme
- Density: As per Scheme
- Coverage: As per Site Development Plan
- FSR: As per Site Development Plan
- Height: 1 Storey
- Parking: As per Scheme
- Building Lines: As per Scheme



GOEDKEURINGS  
APPROVED

*[Signature]*  
CHAIRMAN OF THE GAUTENG  
DEVELOPMENT TRIBUNAL

DATE: 30/10/2006

PROPOSED ERVEN 609 - 619

USE ZONE XXXI : PRIVATE OPEN SPACE

In addition to the relevant conditions as set out in the Peri Urban Areas Town Planning Scheme, 1975, the erven is further subject to the following conditions:


- Primary Rights: Private Clubs, Special Buildings, Parks and Conservation Areas, Estate Offices, and Maintenance Facilities
- Consent Rights: As per Scheme
- No Rights: As per Scheme
- Density: As per Scheme
- Coverage: As per Site Development Plan
- FSR: As per Site Development Plan
- Height: 2 Storeys
- Parking: As per Scheme
- Building Lines: As per Scheme
- General: Conditions imposed by Gauteng Department of Public Transport, Roads and Works:

- Except for a swimming bath or any essential storm water drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf within the 16m building line indicated on the approved Layout Plan except with the consent in writing of the Gauteng Department of Public Transport, Roads and Works.
- The Applicant shall erect a physical barrier consisting of a barrier to the satisfaction of the Gauteng Department of Public Transport, Roads and Works, along the lines of no access as indicated on the approved layout plan, which is to be maintained by the Section 21 Company.
- No Advertisement boards may be displayed along the Provincial Routes adjacent to the township without written permission of the Gauteng Department of Public Transport, Roads and Works.

LION PARK

ERVEN 609 - 619

GOEDKEURING  
APPROVED

  
CHAIRMAN OF THE GAUTENG  
DEVELOPMENT TRIBUNAL

DATE/TYDAGTE: 20/07/2007