



# SEATON THOMSON & ASSOCIATES



21 June 2010

## **NOTICE OF ENVIRONMENTAL SCOPING PROCESS IN TERMS OF REGULATION 31 OF THE DEVELOPMENT FACILITATION REGULATIONS UNDER THE DEVELOPMENT FACILITATION ACT, 1995**

### **PROPOSED LAND DEVELOPMENT AREA: IRENE CENTRAL TO BE DEVELOPED ON PARTS OF THE REMAINDERS OF PORTIONS 5, 131, 539 AND 540 OF THE FARM DOORKLOOF 391 JR, CITY OF TSHWANE JURISDICTION, GAUTENG PROVINCE**

#### **Introduction**

Notice is hereby given of the commencement of an environmental scoping process as contemplated in the provisions of Regulation 31 as aforesaid, which process will culminate in the preparation of a scoping report to be submitted to the Gauteng Development Tribunal as part of the application bundle associated with an application for the establishment of a land development area on the aforesaid properties.

#### **The Site and Location**

The site comprises of eight individual parcels of land and is a total of 106.8 hectares in extent. The site is located generally east and west of and abutting on the R21 national road in the immediate vicinity of the Nellmapius Road intersection. The proposed PWV 6 road alignment traverses parts of the site from east to west, whilst the R21 freeway crosses through the site from north to south. **Refer Attached Locality Plan**

#### **Description of the Project**

The proposed development will take the form of a mixed use estate on a site assembly measuring approximately 106.8 ha in land area. The larger development area will comprise of 12 phases being various extensions of Irene and will collectively provide for approximately  $\pm 576\,600\text{m}^2$  of developable floor area. The actual land uses proposed will comprise of residential dwelling houses, dwelling units, offices, retail, business, a hotel and conference centre, entertainment facilities and light industrial uses.

The development will include the provision of all bulk and internal services and infrastructure and also the upgrade, improvement and possible realignment of roads in the area.

#### **Registration**

Parties wishing to formally register their interest, to obtain more information on this application and to indicate any issues or concerns they may have, are requested to forward their contact details including a **postal address** to: Seaton Thomson and Associates Fax (012) 667-2109, or email [info@seaton.co.za](mailto:info@seaton.co.za) or post P O Box 936, IRENE 0062, within 21 days of the date of this notice, ie on or before 11 July 2010. Queries can be made to the same contacts or telephone (012) 667 2107

Yours sincerely

**SEATON THOMSON AND ASSOCIATES**  
**JUDY JOHNSTON**

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