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GENERAL NOTICE

NOTICE 190 OF 2007

[Regulation 21(10) of the Development Facilitation Regulations in terms of the DFA, 1995]

NOTICE OF LAND DEVELOPMENT AREA APPLICATION

B.M. Dry of Van Niekerk Attorneys, has lodged an application for the establishment of a land development area in terms of the Development Facilitation Act, 1995.

The application is for the development of the following land:
 Portion 11 of the farm Zwartkoppies 316 JT, Mpumalanga;
 Remainder of portion 6 (a portion of portion 1) of the farm Zwartkoppies 316 JT, Mpumalanga;
 Portion 10 of the farm Zwartkoppies 316 JT, Mpumalanga;

The Development will consist of the following:

- A Golf Estate, Trout Estate, Equestrian Estate, Dairy Estate, 6 Star Boutique Hotel and related Sport Facilities and encompassing amongst others the following:
 - 932 Residential stands;
 - 61 Special Residential stands;
 - 20 Residential 2 stands;
 - 3 stands for Golf Course and ancillary land uses;
 - 1 Club house stand;
 - 1 stand for Hotel purposes;
 - 1 stand for Sport centre;
 - 1 stand for access control purposes;
 - 2 stands for Equestrian- and Dairy centre;
 - 12 private open space stands;
- The Mpumalanga Development Tribunal is requested to suspend the provisions and application of The Subdivision of Agricultural Land Act, 1970 (Act No. 70 of 1970), pertaining to the subdivision of the land in question i.t.o. section 33(2)(j)(iv) of the Development Facilitation Act, 1995 (Act No. 67 of 1995).
- The Mpumalanga Development Tribunal is requested to suspend the provisions and application of The Advertising on Roads and Ribbon Development Act, 1940 (Act No. 21 of 1940), pertaining to the subdivision of the land adjacent to a Provincial Road R540 i.t.o. section 33(2)(j)(i) of the Development Facilitation Act, 1995 (Act No. 67 of 1995).

The relevant plans, documents and information are available for inspection at the applicant's offices at no. 23 Venter Street, Nelspruit or at the Designated Officer of the Mpumalanga Development Tribunal at Building 6, Riverside Government Complex, Nelspruit, for a period of 21 days from 13 April 2007.

The application will be considered at a tribunal hearing to be held at eMakazeni Municipal Council Chambers, Dullstroom on 26 – 28 September 2007 at 09H00 and the pre-hearing conference will be held at Building 8, Riverside Government Complex, Nelspruit on 11 September 2007 at 09H00.

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

1. You may within a period of 21 (twenty one) days from the date of the first publication of this notice (13 April 2007), provide the Designated Officer or the Applicant with 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 at the pre-hearing conference.

Any Written objection or representation must be delivered to the land development applicant at 23 Venter Street, Nelspruit or P.O. Box 30028, Steiltes, 1213, and you may contact the designated officer (Mr. A van Niekerk/Mr. M.D. Taljaard), if you have any queries on tel (013) 766-6314/(013) 756 9016 and fax (013) 766-8247.

Land Development Applicant:

B.M. Dry (Van Niekerk Attorneys)
 P.O. Box 30028
 Steiltes, Nelspruit, 1213

Cell: 082 882 8250
 Fax: (013) 755 3102
 Email:fvanniekerk@lantlc.net

NOTICE 190 OF 2007

(Regulation 21(10) we Development Facilitation Regulations in terms of the DFA, 1995)

SATISO SESICELO SEKUTFUFUKISWA KWENDZAWO

B.M. Dry we Van Niekerk Attorneys (boGcwetha), ufaka sicelo sekutfufukiswa kwendzawo ngekweMtsetfo sisekelo lobukene netekutfufukisa (Development Facilitation Act, 1995).

Lesicelo lesifakiwe sekutfufukisa letndzawo letilandzelako:
 Incenye 11 yePulazi i Zwartkoppies 316 JT, eMpumalanga;
 Incenye lesele ku lencenye 6 (leyinincenye ye ncenye 1) yePulazi I Zwartkoppies 316 JT, eMpumalanga;
 Incenye 10 yePulazi I Zwartkoppies 316 JT, eMpumalanga.

Lokutfufukiswa kufaka ekhatsi loku lokulandzelako.

Indzawo yekudlalela liGalufu, Indzawo yemaHashi, Indzawo yeLubisi, liHotela lemaqhubu lasitfupha, tindzawo tekudlala nekukhibika. Iyonke lendzawo ifaka naloku lokulandzelako:

- ❖ Titandi tekuhlala letingu 932;
- ❖ Titandi tekuhlala letisipesheli letingu 61;
- ❖ Titandi tekuhlala kusigaba 2 letingu 20;
- ❖ Titandi tendzawo yekudlalela liGalufu nalekuphatselene nalo letingu 3;
- ❖ Sitandi se Club House lesingu 1;
- ❖ Sitandi seliHotela lakanokusho lesingu 1;
- ❖ Sitandi sendzawo yetemidlalo lesingu 1;
- ❖ Sitandi sekulawula kungena nekuphuma lesingu 1;
- ❖ Titandi tendzawo yemaHashi neLubisi letingu 2;
- ❖ Titandi temapaki emphakatsi letingu 12;
- ❖ Mpumalanga Development Tribunal icelwa kutsi ilengise nobe ibekele eceleni timfuno nemibandzela ye Subdivision of Agricultural Act, 1970(Act 70 of 1970), lemayerana nekusikwa ticeshana kwalomhlaba lokukhulunywa ngawo, ngekweMgomo 33(2)(j)(iv) we Development Facilitation Act, 1995 (Act 67 of 1995)
- ❖ Impumalanga Development Tribunal icelwa kutsi ilengise nobe ibekele eceleni timfuno nemibandzela ye Advertising on Roads and Ribbon Development Act, 1940 (Act 21 of 1940), lemayerana nekusikwa ticeshana kwemhlaba loseceleni kweMgwaco Wesifundza R540, ngekweMgomo 33(2)(j)(i) we Development Facilitation Act, 1995 (Act 67 of 1995)

Lokuphatselene nemidywebo yekwakha, mibhalo lesemsetfweni neminingwane kuyatfolakala emaHhovisini alofaka sicelo eNamba 23 Venter Street, Nelspruit nobe kuSikhulu lesigcotshiwe se Mpumalanga Development Tribunal ku Sakhiwo 6, Riverside Government Complex, Nelspruit, sikhatsi lesilinganisethwa emalangenani langemashumi lamabili nakunye (21) kusukela ngamhlaka 13 April 2007.

Sicelo sitawucubungulwa kuTribunal Hearing letawubanjelwa eMakhazeni Council Chambers, Dullstroom kusukela ngamhlaka 26 kuya ku 28 September 2007 nga 09h00. Kulalelwa phambilini kwalesicelo kutawubanjelwa kuSakhiwo 8, Riverside Government Complex, Nelspruit ngamhlaka 11 September 2007 nga 09h00.

Noma ngubani lonenshisekelo ngalesicelo kumele ati loku lokulandzelako:

1. Uvumelekile kungakapheli emalanga langemashumi lamabili nakunye (21) kusukela ekuphumeni kwalesicelo (13 April 2007) kuniketa lofaka sicelo nobe SiKhulu LesiGcotshiwe, lokubhaliwe macondzana nekuphikisana nobe mibono, nobe

2. Uma umbono wakho unekuphikisana naloko lokuhlongotwako mayelana nekutfufukisa kwalomhlaba kumele uvele wena matfupha nobe loyolokumele ku Tribunal pre-hearing kulelilanga leliangetulu lelibekiwe.

Noma yini lebhaliwe lephikisana nobe lephawula ngafokulokuhlongotwako ingatfuyelwa kulofaka sicelo nobe e 23 Venter Street, Nelspruit nobe ku P O Box 30028, Steiltes, 1213. Futsi uma unemibuto ungatsintsana neSiKhulu lesiGcotshiwe (Mr. A van Niekerk/Mr. MD Taljaard) kulicingo 013-766 6314/013 756 9016 , noma ufeke ku 013-766 8247.

Land Development Applicant:
 B.M Dry (Van Niekerk Attorneys)
 P.O. Box 30028
 Steiltes, Nelspruit
 1213

Cell: 082 882 8250
 Fax: 013-755 3102
 Email:fvanniekerk@lantic.net

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