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## GENERAL NOTICE

### NOTICE 3544 OF 2008

**NOTICE: PROPOSED LAND DEVELOPMENT APPLICATION  
KESTREL RIDGE**

**(Regulation 21(10) of the Development Facilitation Regulations in terms of the Development Facilitation Act, 1995)**

**I, Conrad Henry Wiehahn of Planpractice Pretoria CC, acting on behalf of Stonevest 2 (Pty) Ltd, being the registered owner of the property described herein have lodged an application in terms of the Development Facilitation Act, 1995 for the establishment of a land development area on Portion 75 and Portion 100 of the farm Nootgedacht 525 JR in the district Bronkhorspruit (Kungwini Municipality), Gauteng located on the northern border of the N4 Witbank National Road.**

**The proposed development area will be described as Kestrel Ridge and will consist of the following:**

**640 erven zoned "Residential 1" (1 dwelling per erf)  
21 erven zoned "Residential 2" (Density : 20units/ha - 661 dwelling units)  
2 erven zoned "Special" for private access ways and security gatehouse and conveyance of private engineering services  
15 Erven zoned "Special" for "Private Roads"  
13 Erven zone "Private Open Space"  
4 erven zoned "Public Open Space"**

**The land development application seeks to:**

- amend the Bronkhorspruit Town Planning Scheme 1980**
- to suspend, alternatively cancel various obsolete or restrictive conditions of title to each property; and**
- to consolidate various parts of the site assembly and to subsequently subdivide the consolidated site.**

**The relevant plan(s), document(s) and information are available for inspection at the office of the Designated Officer, Gauteng Development Tribunal, Designated Officer, Mr Witness Khanye, Gauteng Development Tribunal, Clegg House, Corner Simmonds and Fox Street, Johannesburg and you may contact the Designated Officer if you have any queries on telephone no 011-634 7000 and fax no 011-634 7137 within a period of 21 days as from 26 September 2008.**

**The application will be considered at a Pre-hearing conference to be held on 26 November 2008 at 10h00 and a Tribunal Hearing to will be held on 10 December 2008 at 10h00 at the following venue : Kungwini Local Municipality, Council Chambers, Botha Avenue, Bronkhorspruit.**

**A person having an interest in the application should please note:**

- 1. You may, within 21 days from the date of the first publication of this notice, provide to the Designated Officer any written objection or representation; or**
- 2. If your comments constitute an objection to any aspect of the land development application, you may, but you are not obligated to appear in person or through a representative before the Tribunal on the dates mentioned above.**

**Any written objection or representation must state the name and address of the person or body making the objection or representation, the interest that such person or body has in the matter, and the reasons for the objection or representation, and must be delivered to the Designated Officer, Mr Witness Khanye, Gauteng Development Tribunal, Clegg House, Corner Simmonds and Fox Street, Johannesburg and you may contact the Designated Officer if you have any queries on telephone no 011-634 7000 and fax no 011-634 7137 within a period of 21 days.**

**KENNISGEWING 3544 VAN 2008****KENNISGEWING: VOORGESTELDE GRONDONTWIKKELINGSGBIED  
KESTREL RIDGE**

**(Regulasie 21(10) van die Ontwikkeling Fasiliterings Regulasies ingevoelge die Wet op Ontwikkelingsfasilitering, 1995)**

**Ek, Conrad Henry Wiehahn van Planpraktyk Pretoria BK, tree op namens Stonevest 2 (Edms) Bpk en doen aansoek ingevoelge die Wet op Ontwikkelingsfasilitering, 1995 vir die vestiging van 'n ontwikkelingsarea op die Gedeelte 75 en Gedeelte 100 van die plaas Nooltgedacht 525 JR on die distrik Bronkhorstspuit, Gauteng. Die eiendomme is gelee teenaan die N4 Nasionale Hoofweg.**

**Die voorgestelde ontwikkelingsgebied sal bekend staan as Kestrel Ridge en sal uit die volgende bestaan:**

**640 erwe gesoneer "Residensieel 1" (een woonhuis per erf)  
21 erf gesoneer "Residensieel 2" (dightheid : 20 eenhede/ha – 661 wooneenhede)  
2 erwe gesoneer "Spesiaal" vir publieke pad, sekuriteitswaghuis en geleiding van privaat ingenieursdienste  
15 Erwe gesoneer „Spesiaal“ vir „Privaat pad doeleindes“  
10 erwe gesoneer „Publieke Oop Areas“**

**Die grondgebruiksaansoek het ten doel om:**

- **die Bronkhorstspuit Dorpsbeplanningskema 1980 te wysig**
- **om verskeie beperkende titeivoorwaardes ten opsigte van elke eiendom op te hef of te kanselleer; en**
- **om die onderskeie gedeeltes van die onderskeie terreine te konsolideer en om daarna die gekonsolideerde eiendom te heronderverdeel.**

**Die relevante plan(ne), dokument(e) en inligting lê ter insae by die kantore van die Aangewese Beampste, Gauteng Ontwikkelingstribunaal, Mnr. Witness Khanye, Gauteng Development Tribunaal, Glegg House, H/v Sommlonds n Fox Strate, Johannesburg en by die kantore van Planpraktyk Stadsbeplanners, h/v Brooklynweg en Eerstestraat, Menio Park, Pretoria vir 'n tydperk van 21 dae vanaf 25 September 2008**

**Die aansoek sal oorweeg word by 'n Tribunaal Verhoor wat gehou sal word by die Kungwini Plaaslike Regerings Kantoor, Raadsaal, Botha Laan, Bronkhorstspuit op 10 Desember 2008 om 10h00 en die Voorverhoor sal ook by die Raadsaal, Botha Laan, Bronkhorstspuit op 26 November 2008 om 10h00 plaasvind.**

**Persone wat belang het by die aansoek moet kennis neem dat:**

- 1. U binne 21 dae vanaf die datum van die eerste publiskasie van die kennisgewing u beswaar en/of vertoe skriftelik by die Aangewese Beampste kan indien; of**
- 2. Indien u kommentaar 'n beswaar teen die aansoek vir die vestiging van die ontwikkelingsarea is, mag u of u verteenwoordiger (maar word u nie verplig nie) op genoemde datum voor die Tribunaal verskyn.**

**Enige skriftelike besware of vertoe moet aan die Aangewese Beampste Mnr. Witness Khanye, Gauteng Development Tribunaal, Glegg House, H/v Sommlonds n Fox Strate, Johannesburg by die volgende nommers 011 634 7000 en fax nommer 011 634 7044 binne 'n tydperk van 21 dae.**