



PROVINCE OF THE EASTERN CAPE  
IPHONDO LEMPUMA KOLONI  
PROVINSIE OOS-KAAP

**Provincial Gazette**  
**Igazethi Yephondo**  
**Provinsiale Koerant**

**Vol. 15**

**BISHO/  
KING WILLIAM'S TOWN,** 14 JANUARY 2008

**No. 1826**

---

---

**CONTENTS • INHOUD**

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
<b>GENERAL NOTICES</b>			
6	Development Facilitation Act (67/1995): Establishment of land development area: Farm New Year's Drift West 275 and Portion 2, farm Donkerhoek 276, Albany.....	3	1826
	Wet op Ontwikkelingsfasilitering (67/1995): Stigting van grondontwikkelingsgebied: Plaas New Year's Drift West 275 en Gedeelte 2, plaas Donkerhoek 276, Albany .....	4	1826
7	Umzimvubu Local Municipality: Rezoning: Erf 206, Mt Frere.....	5	1826

---

---

---

## GENERAL NOTICES

---

### No. 6

#### NOTICE OF LAND DEVELOPMENT AREA APPLICATION

##### CASE NO. DT (EC) 005/2007

[Regulation 21 (10) of the Development Facilitation Regulations in terms of the Development Facilitation Act, 1995 (Act 67 of 1995)]

J Paul van Wyk TRP(SA) of J Paul van Wyk Urban Economists & Planners CC duly authorized by Jacobus Carolus Lodewicus Coetzee (duly authorized) on behalf of Bushman Sands Country Estates (Pty) Ltd, which was granted leave by the registered owners of the properties concerned, has lodged an application in terms of Section 31 of the Development Facilitation Act, 1995 read with Regulation 21 of the Development Facilitation Regulations, 2000 for the establishment of a land development area on a certain Portion of the farm New Year's Drift West 275 and a certain Portion of Portion 2 of the farm Donkerhoek 276, Albany, situated near Alicedale in the Makana Local Municipal area, Eastern Cape Province.

The development will consist of a private resort / residential estate with the following land-use activities: 134 full-title land-portions for private lodge purposes; 14 full-title land-portions for corporate lodges; 1 group / cluster housing land-portion to accommodate approximately 100 cluster housing units; a commercial / guest-lodge on a land-portion, comprising of 30 double en suite rooms, central facilities, reception / administration area, ablutions, retail facilities, hydro-spa and associated facilities, and all ancillary and / or subservient uses (e.g. kitchen, store-rooms, garages / carports, etc)), storerooms and entrance gate structure with guard house as well as all ancillary and / or subservient land-use activities.

The application entails the following constituent components, viz:

- (1) **reconfiguring** of the properties concerned in order to facilitate the desired land assembly for purposes of the proposed land development area (i.e. subdivision and consolidation);
- (2) obtaining of the necessary **use-rights** to develop and operate a private resort / residential estate on the properties concerned;
- (3) **subdivision** of the properties concerned in 150 full-title land-portions and a Remainder in accordance with a **layout plan** prepared for the purpose;
- (4) **suspension** of the provisions of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970), as amended, in as far as pertaining to the present application;
- (5) **removal / cancellation** of certain **restrictive conditions** registered against the property titles in the relevant title deeds of the properties concerned;
- (6) the **registration of certain servitudes** against specific land-portions in the proposed development area to protect existing powerlines / access roads / pipelines, etc currently traversing the subject properties.

The relevant plans, documents and information are available for inspection at the Department of Housing, Local Government and Traditional Affairs, Tyanzafhe Building, Room 4149, Bhisho, or Makana Local Municipality, Alicedale Administration, 1003 Main Street, Alicedale for a period of 21-days from 14 January 2008.

The application will be considered at a Tribunal Hearing to be held at the Bushman Sands Hotel, Alicedale on 15 April 2008 at 9:00 and the pre-hearing conference will be held at the Bushman Sands Hotel, Alicedale on 25 March 2008 at 09:00.

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

- (1) You must within 21 days from the date of this notice, provide the designated officer with written representations in support of the application, or any other written representations you wish to make not amounting to an objection, in which case you are not required to attend the tribunal hearing; or
- (2) If your comments constitute an objection to any aspect of the land development application, you or your representative must appear in person before the tribunal on the date mentioned above, or any other date of which you may be given notice. In terms of Regulation 21 (24) every person who intends appearing at the tribunal hearing must attend the pre-hearing conference either personally or through his / her duly authorized representative.

Any written objections or representations 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. M. M. Mona at the Department of Housing, Local Government and Traditional Affairs, Tyanzafhe Building, 4<sup>th</sup> Floor, Room 4149, or posted to, Private Bag X 0035, Bhisho, 5605. You may contact the Designated Officer if you have any queries on telephone no. (040) 609 5449, Fax (040) 635 1161, and e.mail address: mxolisi.mona@dhlga.ecape.gov.za.

**KENNISGEWING VAN GROND-ONTWIKKELINGSGBIED AANSOEK  
 SAAK NO. DT (EC) 005/2007**

[Regulasie 21 (10) van die Ontwikkelingsfasilitering Regulasies tot die  
 Ontwikkelingsfasiliteringswet, 1995 (Wet 67 van 1995)]

J Paul van Wyk SS (SA) van J Paul van Wyk Stedelike Ekonomie & Beplanners BK, behoorlik gemagtig deur Jacobus Carolus Lodewicus Coetzee (behoorlik gemagtig) namens Bushman Sands Country Estates (Edms) Bpk, wat deur die geregistreerde eienaars van die genoemde eiendomme verlot gegun is, het aansoek gedoen ingevolge Artikel 31 van die Ontwikkelingsfasiliteringswet, 1995 saamgelees met Regulasie 21 van die Ontwikkelingsfasiliteringsregulasies, 2000 vir die vestiging van 'n grond-ontwikkelingsgebied op 'n sekere gedeelte van die plaas New Year's Drift West 275 en 'n sekere gedeelte van Gedeelte 2 van die plaas Donkerhoek, 276, Albany, geleë naby Alicedale in die Makana Munisipalegebied, Oos-Kaap Provinsie.

Die ontwikkeling sal bestaan uit 'n privaat-oord / woonlandgoed met die volgende grondgebruiksaktiwiteite: 134 voltitel grondgedeeltes vir privaat woning ('lodges') doeleindes; 14 voltitel grondgedeeltes vir korporatiewe woning ('lodges') doeleindes; een (1) groepsbehuising grondgedeelte om ongeveer 100 groeps-woning eenhede te huisves; 'n kommersiële gastehuis op 'n grondgedeelte wat onder meer 30 dubbelkamers en suite, sentrale fasiliteite, ontvangs / administrasie area, ablusiegeriewe, kleinhandel fasiliteite, sal insluit, asook alle aanverwante en / of ondergeskikte gebuie (bv. kombuis, stoorkamers, motorhuise /-afdakke, ens), stoorkamers en 'n ingangshek struktuur met waghuis, sowel as alle aanverwante en / of ondergeskikte grondgebruiksaktiwiteite.

Die aansoek behels die volgende samestellende komponente, te wete:

- (1) **her-konfigurering** van die betrokke eiendomme ten einde die gewenste grondsamenstelling te fasiliteer vir doeleindes van die voorgestelde grond-ontwikkelingsgebied (d.i. onderverdeling en konsolidasie);
- (2) verkryging van die nodige **gebruiksregte** om 'n privaat-oord / woonlandgoed te ontwikkel en bedryf op die betrokke eiendomme;
- (3) **onderverdeling** van die betrokke eiendomme in 150 voltitel grondgedeeltes en 'n Restant in ooreenstemming met 'n **uitlegplan** voorberei vir die doel;
- (4) **opskorting** van die bepalings van die Wet op Onderverdeling van Landbougrond, 1970 (Wet 70 van 1970), soos gewysig, insoverre dit die huidige aansoek aangaan;
- (5) **opheffing / kansellasie** van sekere **beperkende voorwaardes** geregistreer teen die titelaktes van die betrokke eiendomme;
- (6) die **registrasie van sekere serwitute** teen bepaalde grondgedeeltes in die voorgestelde grond-ontwikkelingsgebied om bestaande kraglyne, toegangspaaie, pyplyne e.d.m. wat tans die betrokke eiendomme affekteer, te beskerm.

Die relevante planne, dokumente en inligting is ter insae beskikbaar by die Departement van Behuising, Plaaslike Bestuur en Tradisionele Sake, Tyanzafhe Gebou, Kamer 4149, Bhisho, of Makana Plaaslike Munisipaliteit, Alicedale Administrasie, Mainstraat 1003, Alicedale, vir 'n periode van 21-dae vanaf 14 Januarie 2008.

Die aansoek sal by 'n Tribunaalverhoor oorweeg word, wat by die Bushman Sands Hotel, Alicedale gehou sal word om 09:00 op 15 April 2008, en die Voor-verhoor Konferensie sal by die Bushman Sands Hotel, Alicedale gehou word op 25 Maart 2008 om 09:00.

Enige persoon met 'n belang in die aansoek moet asseblief kennis neem dat :-

- (1) U moet binne 21-dae van die datum van hierdie kennisgewing die Aangewese Beampte van u geskrewe vertoeë ter ondersteuning van die aansoek voorsien, of enige ander geskrewe vertoeë wat u wil rig wat nie 'n beswaar behels nie, in welke geval u nie die Tribunaalverhoor hoef by te woon nie; of
- (2) Indien u kommentaar 'n beswaar behels teen enige aspek van die grond ontwikkelingsaansoek, moet u of u verteenwoordiger voor die Tribunaal verskyn op die datum hierbo genoem, of enige ander datum waarvan u in kennis gestel word. In terme van Regulasie 21(24) moet enige persoon wat by die Tribunaalverhoor wil verskyn die Voor-verhoor Konferensie bywoon – hetsy persoonlik of deur sy / haar behoorlik gemagtigde verteenwoordiger.

Enige geskrewe besware of vertoeë moet vergesel wees van die naam en adres van die persoon of liggaam wat die beswaar of vertoeë maak, die belang wat so 'n persoon of liggaam in die aangeleentheid het en die redes vir die beswaar of vertoeë, en moet afgelewer word by die Aangewese Beampte, mnr MM Mona by die Departement van Behuising, Plaaslike Bestuur en Tradisionele Sake, Tyanzafhe Gebou Vloer 4, Kamer 4149 of gepos word na Privaatsak X 0035, Bhisho, 5605. U mag die Aangewese Beampte vir navrae kontak by telefoon nommer (040) 609-5449, faksimileë (040) 635-1161 of e-pos by [mxolisi.mona@dhlgtta.ecape.gov.za](mailto:mxolisi.mona@dhlgtta.ecape.gov.za).

No. 7

**UMZIMVUBU LOCAL MUNICIPALITY****APPLICATION FOR REZONING OF ERF 206 MT FRERE FROM SPECIAL RESIDENTIAL TO COMMERCIAL USE FOR PURPOSES OF ESTABLISHING A SHOPPING COMPLEX**

Umzimvubu Local Municipality has received an application for rezoning of Erf 206 Mt Frere, from special residential to commercial use for the purposes of establishing shopping complex.

Copies of the layout plans and supporting documentation will be available for inspection at Umzimvubu Municipal Offices, located at Erf 766 Main Street Mt Frere. Contact Mr. M. Mzotsho (039) 255 0959.

Any objections should be lodged in writing with the Municipal Manager within 21 days from the date of this publication. In the event that no objections are received, the process of the rezoning will proceed.

Mr Z.H. Sikhundla  
Municipal Manager  
Umzimvubu Municipality  
Private Bag X 9020  
Mt Frere  
5090

---

**ISAZISO**

Umasipala weMzimvubu ufumane isicelo sokumisela ngokutsha isiza esingu Erf 206 Mt Frere, ebifudula iyindawo yokuhlala ngenjongo yokusenza indawo uthotho lwevenkile

Uluncwadi oluxananazileyo okanye olubanzi liyafumaneka ukuze luhlolwe kwi-ofisi ka Mphathi kaMasipala Umzimvubu Municipal Offices kwi Erf 766 Main Street eMt Frere. Xhumana no Mr. M. Mzotsho (039) 255 0959.

Izimvo ezinxamnye nalenkqubo mazize zibhaliwe kule ofisi kaMphathi kungaphelanga zingaphelanga iintsuku ezingamashumi amabini ananye ukusukela kusuku loluphaphasho

Mr Z.H. Sikhundla  
Municipal Manager  
Umzimvubu Municipality  
Private Bag X 9020  
Mt Frere  
5090

---