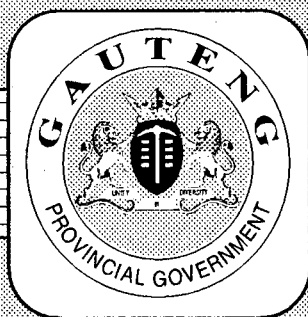


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

Selling price • Verkoopprys: **R2,50**
Other countries • Buitelands: **R3,25**

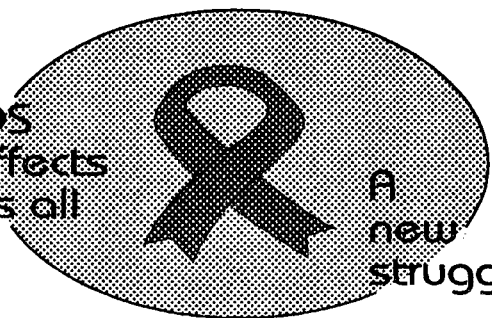
Vol. 10

PRETORIA, 10 NOVEMBER 2004

No. 494

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
HELPLINE**

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DEPARTMENT OF HEALTH



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GENERAL NOTICE

NOTICE 3756 OF 2004

APPLICATION IN TERMS OF SECTION 31(2) OF THE DEVELOPMENT FACILITATION ACT, No. 67 OF 1995 ("THE ACT") FOR THE ESTABLISHMENT OF A LAND DEVELOPMENT AREA (TOWNSHIP ESTABLISHMENT) AND IN TERMS OF SECTION 34 OF THE ACT FOR THE REMOVAL OF RESTRICTIVE CONDITIONS OF TITLE.

Planit Planning Solutions CC. has lodged an application in terms of the Development Facilitation Act, No. 67 of 1995 ("The Act") for the establishment of a land development area on the Remaining Extent of Portion 95 (a portion of Portion 1) and a portion of Portion 121 (a portion of Portion 95) of the farm Zesfontein 27-IR, Province of Gauteng.

The intention of the development is to establish a rural security estate on the Remaining extent of Portion 95 and a portion of Portion 121 of the farm Zesfontein 27-IR. The following is applied for:

1. In terms of Section 31 of the Development Facilitation Act, No. 67 of 1995 and Regulation 21 of the Development Facilitation Regulations, 2000 for the establishment of a land development area on the Remaining extent of Portion 95 and a Portion of Portion 121 of the farm Zesfontein 27-IR situated on the Lawns for Africa farm on 9th road approximately 4 km north of the 3rd Avenue and 9th road intersection, to enable:
 - 1.1 Zoning of the property from "Undetermined" to "Special for Agricultural erven", subject to conditions.
 - 1.2 The subdivision of the land development area into:
 - one hundred and forty (140) erven for agricultural and low density residential purposes;
 - two (2) erven to be used for a Riding School, a Clubhouse, a Workshop and Stables;
 - five (5) erven to be used for private open space purposes;
 - one (1) erf to be used as a private road servitude in favour of the home owners association, offices and a convenience store.
2. In terms of Section 34 of the Development Facilitation Act, 67 of 1995 and Regulation 21 of the Development Regulations, 2000 for the removal of condition 1 (right of way servitude in favour of the general public) contained in Deed of Transfer No T74344/1993.

Copies of the relevant plans, documents and information are available for inspection at the office of the Designated Officer: First Floor, Action Building, 67 Elston Avenue, Benoni for a period of 21 days from 10 November 2004.

The application will be considered at a Tribunal Hearing to be held at the existing dwelling, Lawns For Africa, 9th rd Bredell on 17 February 2005 at 10:00 and the pre-hearing conference will be held on 10 February 2005 at the existing dwelling, Lawns For Africa, 9th rd Bredell.

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

- You may within a period of 21 days from the date of the first publication of this notice, namely 10 November 2004 provide the Designated Officer with your written objections or representations (no later than 2 December 2004), OR
- 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 on the dates mentioned above.

Any written objection must be delivered to the Designated Officer at First Floor, Action Building, 67 Elston Avenue, Benoni or at Private Bag X 034, Benoni, 1500 and you may contact the Designated Officer Mr Petrus Barry if you have any queries on Tel (011) 741-6207 and Fax (011) 741-6254.

KENNISGEWING 3756 VAN 2004**STIGTING VAN 'N GROND ONTWIKKELINGSGBIED (DORPSTIGTING) INGEVOLGE ARTIKEL 31 VAN DIE WET OP ONTWIKKELINGSFASILITERING, No. 67 VAN 1995 ("DIE WET"), EN OPHEFFING VAN BEPERKENDE VOORWAARDES INGEVOLGE ARTIKEL 34 VAN DIE WET.**

Planit Planning Solutions CC. het aansoek gedoen vir die ontwikkeling van 'n grondontwikkelingsgebied ingevolge die Wet op Ontwikkelingsfasilitering, Nr. 67 van 1995 ("Die Wet"), geleë op die Resterende Gedeelte van Gedeelte 95 ('n gedeelte van Gedeelte 1) en 'n gedeelte van Gedeelte 121 ('n gedeelte van Gedeelte 95) van die plaas Zesfontein 27-IR, Gauteng Provinsie.

Die doel met die ontwikkeling is om 'n Landelike Sekuriteits-Landgoed op die Resterende Gedeelte van Gedeelte 95 en 'n gedeelte van Gedeelte 121 van die plaas Zesfontein 27-IR, geleë te Lawns for Africa op negende weg, ongeveer 4 km noord van die derde laan en die negende weg interseksie, te vestig. Aansoek word gedoen vir die volgende:

1. Ingevolge Artikel 31 van die Wet op Ontwikkelingsfasilitering, Nr. 67 van 1995 en Regulasie 21 van die Ontwikkelingsfasilitering Regulasies, 2000 vir die oprigting van 'n grondontwikkelingsarea geleë op die Resterende Gedeelte van Gedeelte 95 en 'n Gedeelte van Gedeelte 121 van die plaas Zesfontein 27-IR, vir die volgende:
 - 1.1 Sonering van die eiendom van "Onbepaald" na "Spesiaal vir landbou erwe", onderhewig aan voorwaardes;
 - 1.2 Die onderverdeling van die eiendom in:
 - eenhonderd en veertig (140) erwe vir landbou en lae digtheid residensiële doeleindes;
 - twee (2) gedeeltes vir 'n Perdryskool, Klubhuis en Stalle;
 - vyf (5) gedeeltes vir privaat oop ruimte en;
 - een (1) gedeelte vir 'n interne privaatpad servituut geriefswinkel ten gunste van 'n eienaarsvereniging, 'n kantoor en 'n geriefswinkel.
2. Ingevolge Artikel 34 van die Wet op Ontwikkelingsfasilitering, Nr. 67 van 1995 en Regulasie 21 van die Ontwikkelingsfasilitering Regulasies, 2000 vir die verwydering van voorwaarde 1 (reg van weg servituut ten gunste van die publiek) in Titelaktenommer T74344/1993.

Besonderhede van die aansoek lê ter insae by die kantore van die Aangewese Beampte: Eerste vloer, Action gebou, 67 Elston Laan, Benoni vir 'n tydperk van 21 dae vanaf 10 November 2004.

Die aansoek sal oorweeg word by 'n Tribunaalverhoor wat sal plaasvind op 17 Februarie 2005 om 10 uur by die bestaande woonhuis van die applikant geleë te Lawns For Africa, negende weg, Bredell. 'n Vooraf verhoorkonferensie sal plaasvind op 10 Februarie 2005 om 10 uur by die bestaande woonhuis van die applikant geleë te Lawns For Africa, negende weg, Bredell.

Enige persoon wat belang het by die aansoek moet asseblief kennis neem:

- U mag binne 'n tydperk van 21 dae vanaf die datum vanaf die eerste publikasie van hierdie kennisgewing, naamlik 10 November 2004, die bovermelde Aangewese Beampte skriftelik in kennis stel van enige besware of versoë wat u mag hê in verband met hierdie aansoek (nie later as 2 Desember 2004 nie); OF
- As u beswaar maak teen enige aspek van die grondontwikkelingsaansoek, moet u self of by wyse van 'n verteenwoordiger verskyn voor die Tribunaal op die datums hierbo genoem.

Enige skriftelike besware moet besorg word aan die Aangewese Beampte by Eerste vloer, Action gebou, 67 Elston Laan, Benoni of by Privaatsak X034, Benoni, 1500 en indien u verlang kan u die Aangewese Beampte, Mr Pertus Barry, kontak by Tel (011) 741-6207 of Faks (011) 741-6254.