

LIMPOPO PROVINCE  
LIMPOPO PROVINSIE  
XIFUNDZANKULU XA LIMPOPO  
PROFENSE YA LIMPOPO  
VUNDU LA LIMPOPO  
IPHROVINSI YELIMPOPO

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*(Yi rhijistariwile tanihi Nyuziphepha)*  
*(E ngwadisitšwe bjalo ka Kuranta)*  
*(Yo redzhistariwa sa Nyusiphepha)*

**POLOKWANE,**

19 AUGUST 2009  
19 AUGUSTUS 2009  
19 MHAWURI 2009  
19 AGOSTOSE 2009  
19 THANGULE 2009

**Vol. 16**

**Extraordinary**

**Ku katsa na Tigazete to  
Hlawuleka hinkwato**

**No. 1665**

**Buitengewoon**

**Hu tshi katelwa na  
Gazethe dza Nyingo**

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## GENERAL NOTICE ALGEMENE KENNISGEWING

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### GENERAL NOTICE 288 OF 2009

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

#### **ELLISRAS EXTENSION 16: REMAINING EXTENT OF ERF 2635 PROPOSED LEPHALALE REGIONAL MALL AND OFFICE PARK**

I, Peter John Dacomb of Planpractice Pretoria CC in association with Dries de Ridder Town and Regional Planners, acting on behalf of the company known as Silverleaf Developers (Pty) Ltd, have lodged an application for the establishment of a land development area in terms of the Development Facilitation Act 1995 on the Remaining Extent of Erf 2635 Ellisras Extension 16, Registration Division LQ, Limpopo Province, to be known as Lephale Regional Mall and Office Park and located south of and abutting on Nelson Mandela Drive at the south-eastern corner of its intersection with Apiesdoorn Avenue, to the west of the Central Business District of Lephale.

The development area will consist of the following:

The establishment of 2 subdivided portions of land with sizes of approximately 12,04 ha and 3.30 ha respectively, to accommodate the development described below. The following relief is sought in terms of the Development Facilitation Act, 1995:

- (i) Approval of a layout plan to allow for the creation of the 2 subdivided portions described above, read with the proposed Conditions of Establishment as filed with the Designated Officer;
- (ii) Approval to amend the local Ellisras/Marapong Town Planning Scheme, by the rezoning of the subject property from "Private Open Space" to allow for the institution of Use Zones allowing "Business 1" on Portion A and "Business 4" on Portion B in the development area and the allocation of 42 000m<sup>2</sup> of gross leasable floor area (shopping centre) to be executed on the developable site area of Portion A and approximately 17 000m<sup>2</sup> of gross leasable office floor area on Portion B.
- (iii) The approval of the terms of the services agreement to be entered into between the Land Development Applicant and the Local Authority as filed with the Designated Officer;
- (iv) The suspension of Conditions of Title A3(d) up to and including A3(m), B(a), (b), (c) and Condition C in Deed of Transfer T7397/08.

The relevant plans documents and information are available for inspection at 23 Market Street Polokwane and at the offices of Planpractice Town Planners, c/o Brooklyn Road and First Street, Menlo Park, Pretoria and at the office of Dries de Ridder Town and Regional Planners at 41 Ellis Street, Ellisras for a period of 21 days from Wednesday, 19 August 2009.

The application will be considered at a Tribunal hearing to be held at the Mogol Club, Corner of Nelson Mandela Drive and George Wells Street, Onverwacht, Lephale on 5 and 6 November 2009 at 10:00 and the pre-hearing conference will be held at Mogol Club, Corner of Nelson Mandela Drive and George Wells Street, Onverwacht, Lephale on 9 October 2009 at 10:00

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, provide the land development applicant with your written representation in support of the application or any other written representation 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 must appear in person or through a duly authorised representative before the Tribunal at the pre-hearing conference. 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 and Land Development Applicant at his or her address set out below within the said period of 21 days.

You may contact the Designated Officer if you have any queries at Hensa Towers, corner of Rabe and Market streets, Polokwane or Private Bag X 9485, Polokwane 0700, tel 0741017773

LAND DEVELOPMENT APPLICANT.

Silverleaf Developers (Pty) Ltd  
c/o Planpractice  
Corner of Brooklyn Road and First Street  
Menlo Park  
Pretoria  
Tel: 012-362 1741  
Fax: 012-362 0983  
E-mail: peter@planpractice.co.za

**ALGEMENE KENNISGEWING 288 VAN 2009**

[Regulasie 21(10) van die Ontwikkelingsfasiliteringsregulasies onder die Wet op Ontwikkelingsfasilitering, 1995]

**ELLISRAS UITBREIDING 16: RESTANT VAN ERF 2635  
VOORGESTELDE LEPHALALE STREEKWINKELSENTRUM EN KANTOORPARK**

Ek, Peter John Dacomb van Planpraktyk Pretoria BK in samewerking met Dries de Ridder Stads- en Streekbeplanners, tree op namens die maatskappy bekend as Silverleaf Developers (Edms) Bpk, en bevestig dat ek 'n aansoek vir die vestiging van 'n ontwikkelingsgebied ingevolge die Wet op Ontwikkelingsfasilitering van 1995 op die Restant van Erf 2635 Ellisras Uitbreiding 16, Registrasie Afdeling LQ, Limpopo Provinsie, by die relevante owerhede ingedien het. Die ontwikkelingsgebied sal bekend staan as die Lephale Streekwinkelsenentrum en kantoorpark en is geleë ten suide van en naasliggend aan Nelson Mandela Rylaan, op die suid-oostelike hoek van die aansluiting daarvan met Apiesdoornrylaan, ten weste van die Sentrale Besigheidsgebied van Lephale.

Die ontwikkelingsgebied sal uit die volgende bestaan:

Die vestiging van 2 onderverdeelde gedeeltes grond wat onderskeidelik ongeveer 12,04 ha en 3.30 ha sal beslaan, welke gedeeltes die ontwikkeling wat hieronder beskryf word sal akkommodeer. Die volgende regshulp word ingevolge die Wet op Ontwikkelingsfasilitering van 1995 versoek:

- (i) Die goedkeuring van 'n uitlegplan wat die 2 onderverdeelde grondgedeeltes sal toon soos hierbo omskryf, welke onderverdeling teen die agtergrond van die voorgestelde Stigtingsvoorwaardes oorweeg moet word welke by die Aangewese Beampte van die Limpopo Ontwikkelingstribunaal op lêer is;
- (ii) Goedkeuring van die voorgestelde wysiging van die Ellisras/Marapong Dorpsbeplanningskema, deur die hersonering van die onderwerpeïendom vanaf "Privaat Oopruimte" om nuwe grondgebruiksones vir "Besigheid 1" op voorgestelde Gedeelte A en "Besigheid 4" op voorgestelde Gedeelte in die ontwikkelingsgebied toe te laat. Gemelde sonerings sal ongeveer 42 000m<sup>2</sup> bruto verhuurbare vloeroppervlakte (winkelsenentrum) op Gedeelte A toelaat en ongeveer 17 000m<sup>2</sup> bruto verhuurbare kantoorvloeroppervlakte op Gedeelte B toelaat.
- (iii) Die goedkeuring van die terme en voorwaardes van die diensteooreenkoms wat tussen die Applikant en die plaaslike bestuur (Munisipaliteit) aangegaan moet word welke ooreenkoms by die Aangewese Beampte op lêer is.;
- (iv) Die opheffing van Titelvoorwaardes A3(d) tot en met en insluitende A3(m), B(a), (b), (c) en Voorwaarde C in Akte van Transport T7397/08.

Die relevante planne, dokumentasie en ander inligting is vir inspeksie beskikbaar by Marketstraat 23, Polokwane en die kantore van Planpraktyk Stadsbeplanners, h/v Brooklynweg en Eerstestraat, Menlo Park, Pretoria en die kantore van Dries de Ridder Stads- en Streekbeplanners te Ellisstreet 41, Ellisras vir 'n periode van 21 dae vanaf Woensdag 19 August 2009.

Die aansoek sal deur die Limpopo Ontwikkelingstribunaal oorweeg word by 'n verhoor wat vir gemelde doel geskeduleer is welke verhoor gehou sal word by die Mogol Klub, geleë op die hoek van Nelson Mandela Rylaan en George Wellsstraat, Onverwacht, Lephale op 5 en 6 November 2009 om 10:00 en die Voor-verhoor Konferensie sal by dieselfde lokaal op 9 October 2009 om 10:00 plaasvind.

Enige persoon wat 'n belang by die aansoek het moet die volgende in ag neem:

1. U mag binne 'n tydperk van (een-en-twintig) dae vanaf die datum van die eerste publikasie van hierdie kennisgewing u geskrewe versoë ter ondersteuning van die

aansoek of enige ander geskrewe versoë wat nie 'n beswaar uitmaak nie aan die applikant voorhou in welke geval dit nie nodig sal wees vir u om die Tribunaal Verhoor by te woon nie;of

2. Indien u kommentaar of versoë 'n beswaar ten aansien van enige deel van die grondontwikkelingsaansoek uitmaak, word vereis dat u in persoon of deur 'n toepaslik gemagtigde verteenwoordig voor die Tribunaal by die Voor-verhoor Konferensie sal verskyn. Enige geskrewe beswaar of versoë moet die naam en adres van die persoon of instansie wat die beswaar of versoë rig bevestig asook die belang van sodanige persoon of instansie by die grondontwikkelingsaansoek, en die redes vir sodanige beswaar of versoë aanton. Die beswaar of versoë moet aan die Aangewese Beampte en die applikant by die adres soos hieronder uiteengesit binne 'n tydperk van 21 dae vanaf datum van hierdie kennisgewing gelewer word.

U mag die Aangewese Beampte kontak indien u enige navrae het welke beampte gehuisves is in Hensa Towers, hoek van Rabe en Marketstrate, Polokwane of by Privaatsak X 9485, Polokwane 0700, tel 0741017773

#### APPLIKANT

Silverleaf Developers (Edms) Bpk  
p/a Planpraktyk  
Hoek van Brooklynweg en Eerstestraat  
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Pretoria  
Tel: 012-362 1741  
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