

**NORTH WEST  
NOORDWES**

**PROVINCIAL GAZETTE  
PROVINSIALE KOERANT**

**Vol. 252**

28 JULY 2009  
JULIE

**No. 6667**

**CONTENTS****INHOUD**

No.	Page No.	Gazette No.
<b>GENERAL NOTICES</b>		
211	8	6667
212	8	6667
213	9	6667
215	10	6667
220	10	6667
221	11	6667
222	12	6667
223	13	6667
224	14	6667
225	14	6667
226	15	6667
227	16	6667
228	16	6667
229	17	6667
230	18	6667
231	18	6667
232	19	6667
233	20	6667
234	21	6667
<b>LOCAL AUTHORITY NOTICES</b>		
237	79	6667
238	79	6667
239	80	6667
240	22	6667
241	23	6667
242	78	6667

No.	Bladsy No.	Koerant No.
<b>ALGEMENE KENNISGEWINGS</b>		
211	8	6667
212	9	6667
213	9	6667
215	10	6667
220	11	6667
221	12	6667
222	13	6667
223	13	6667
224	14	6667
225	15	6667
226	15	6667
227	16	6667
228	17	6667
229	18	6667
230	18	6667
231	19	6667
232	19	6667
233	20	6667
234	21	6667
<b>PLAASLIKE BESTUURSKENNISGEWINGS</b>		
237	79	6667
238	79	6667
239	80	6667
240	22	6667
241	23	6667
242	23	6667

# IMPORTANT NOTICE

The  
**North West Province Provincial Gazette** Function  
will be transferred to the  
**Government Printer** in Pretoria  
as from 1 February 2006

**NEW PARTICULARS ARE AS FOLLOWS:**

**Physical address:**

Government Printing Works  
149 Bosman Street  
Pretoria

**Postal address:**

Private Bag X85  
Pretoria  
0001

**New contact persons:** Louise Fourie Tel.: (012) 334-4686  
Mrs H. Wolmarans Tel.: (012) 334-4591

**Fax number:** (012) 323-8805

**E-mail addresses:** hester.wolmarans@gpw.gov.za  
louis.fourie@gpw.gov.za

**Contact persons for subscribers:**

Mrs S. M. Milanzi Tel.: (012) 334-4734  
Mrs J. Wehmeyer Tel.: (012) 334-4753  
Fax.: (012) 323-9574

This phase-in period is to commence from **1 February 2006** (suggest date of advert)  
and notice comes into operation as from **1 February 2006**.

Subscribers and all other stakeholders are advised to send their advertisements  
directly to the **Government Printing Works**, 7 days before publication date.

*In future, adverts have to be paid in advance  
before being published in the Gazette.*

**AWIE VAN ZYL**

Advertising Manager

IT IS THE CLIENTS RESPONSIBILITY TO ENSURE THAT THE CORRECT AMOUNT IS PAID AT THE CASHIER OR DEPOSITED INTO THE GOVERNMENT PRINTING WORKS BANK ACCOUNT AND ALSO THAT THE REQUISITION/COVERING LETTER TOGETHER WITH THE ADVERTISEMENTS AND THE PROOF OF DEPOSIT REACHES THE GOVERNMENT PRINTING WORKS IN TIME FOR INSERTION IN THE PROVINCIAL GAZETTE.

**No ADVERTISEMENTS WILL BE PLACED WITHOUT PRIOR PROOF OF PRE-PAYMENT.**

$\frac{1}{4}$  page **R 187.37**

Letter Type: Arial Size: 10

Line Spacing: At:

Exactly 11pt

**A PRICE  
INCREASE OF  
8,5% WILL BE  
EFFECTIVE ON  
ALL TARIFFS  
FROM  
1 MAY 2008**

$\frac{1}{4}$  page **R 374.75**

Letter Type: Arial Size: 10

Line Spacing: At:

Exactly 11pt

$\frac{1}{4}$  page **R 562.13**

Letter Type: Arial Size: 10

Line Spacing: At:

Exactly 11pt

$\frac{1}{4}$  page **R 749.50**

Letter Type: Arial Size: 10

Line Spacing: At:

Exactly 11pt



REPUBLIC  
OF  
SOUTH AFRICA

## LIST OF FIXED TARIFF RATES AND CONDITIONS

FOR PUBLICATION OF LEGAL NOTICES  
IN THE *NORTH WEST PROVINCE*  
*PROVINCIAL GAZETTE*

**COMMENCEMENT: 1 FEBRUARY 2006**

### CONDITIONS FOR PUBLICATION OF NOTICES

#### CLOSING TIMES FOR THE ACCEPTANCE OF NOTICES

1. (1) The *North West Province Provincial Gazette* is published every week on Tuesday, and the closing time for the acceptance of notices which have to appear in the *North West Province Provincial Gazette* on any particular Tuesday, is **12:00 on a Tuesday for the following Tuesday**. Should any Tuesday coincide with a public holiday, the publication date remains unchanged. However, the closing date for acceptance of advertisements moves backwards accordingly, in order to allow for 7 working days prior to the publication date.
- (2) The date for the publication of a **separate North West Province Provincial Gazette** is negotiable.
2. (1) Copy of notices received **after closing time** will be held over for publication in the next *North West Province Provincial Gazette*.
- (2) Amendment or changes in copy of notices cannot be undertaken unless instructions are received **before 14:00 on Fridays**.
- (3) Copy of notices for publication or amendments of original copy can not be accepted over the telephone and must be brought about by letter, by fax or by hand. The Government Printer will not be liable for any amendments done erroneously.
- (4) In the case of cancellations a refund of the cost of a notice will be considered only if the instruction to cancel has been received on or before the stipulated closing time as indicated in paragraph 2 (2).

#### APPROVAL OF NOTICES

3. In the event where a cheque, submitted by an advertiser to the Government Printer as payment, is dishonoured, then the Government Printer reserves the right to refuse such client further access to the *North West Province Provincial Gazette* until any outstanding debts to the Government Printer is settled in full.

#### THE GOVERNMENT PRINTER INDEMNIFIED AGAINST LIABILITY

4. The Government Printer will assume no liability in respect of—
  - (1) any delay in the publication of a notice or publication of such notice on any date other than that stipulated by the advertiser;
  - (2) erroneous classification of a notice, or the placement of such notice in any section or under any heading other than the section or heading stipulated by

- (3) any editing, revision, omission, typographical errors or errors resulting from faint or indistinct copy.
- (4) The Government Printing Works is not responsible for any amendments.

#### **LIABILITY OF ADVERTISER**

5. Advertisers will be held liable for any compensation and costs arising from any action which may be instituted against the Government Printer in consequence of the publication of any notice.

#### **COPY**

6. Copy of notices must be typed on one side of the paper only and may not constitute part of any covering letter or document.
7. At the top of any copy, and set well apart from the notice, the following must be stated:

Where applicable

- (1) The heading under which the notice is to appear.
- (2) The cost of publication applicable to the notice, in accordance with the "Word Count Table".

#### **PAYMENT OF COST**

9. **With effect from 1 April 2005 no notice will be accepted for publication unless the cost of the insertion(s) is prepaid in CASH or by CHEQUE or POSTAL ORDERS. It can be arranged that money can be paid into the banking account of the Government Printer, in which case the deposit slip accompanies the advertisement before publication thereof.**
10. (1) The cost of a notice must be calculated by the advertiser in accordance with the word count table.  
  
(2) Where there is any doubt about the cost of publication of a notice, and in the case of copy, an enquiry, accompanied by the relevant copy, should be addressed to the **Advertising Section, Government Printing Works, Private Bag X85, Pretoria, 0001 [Fax: (012) 323-8805], before publication.**
11. Overpayment resulting from miscalculation on the part of the advertiser of the cost of publication of a notice will not be refunded, unless the advertiser furnishes adequate reasons why such miscalculation occurred. In the event of underpayments, the difference will be recovered from the advertiser, and the notice(s) will not be published until such time as the full cost of such publication has been duly paid in cash or by cheque or postal orders, or into the banking account.

12. *In the event of a notice being cancelled, a refund will be made only if no cost regarding the placing of the notice has been incurred by the Government Printing Works.*
13. The Government Printer reserves the right to levy an additional charge in cases where notices, the cost of which has been calculated in accordance with the Word Count Table, are subsequently found to be excessively lengthy or to contain overmuch or complicated tabulation.

#### **PROOF OF PUBLICATION**

14. **Copies of the *North West Province Provincial Gazette* which may be required as proof of publication, may be ordered from the Government Printer at the ruling price.** The Government Printer will assume no liability for any failure to post such *North West Province Provincial Gazette(s)* or for any delay in despatching it/them.

## **GOVERNMENT PRINTERS BANK ACCOUNT PARTICULARS**

Bank:	ABSA
	BOSMAN STREET
Account No.:	4057114016
Branch code:	632005
Reference No.:	00000050
Fax No.:	(012) 323 8805 and (012) 323 0009

#### ***Enquiries:***

Mrs. L. Fourie	Tel.: (012) 334-4686
Mrs. H. Wolmarans	Tel.: (012) 334-4591

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## GENERAL NOTICES • ALGEMENE KENNISGEWINGS

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### NOTICE 211 OF 2009

NOTICE OF APPLICATION FOR AMENDMENT OF TOWN-PLANNING SCHEME IN TERMS OF SECTION 56 (1) (b) (i) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

#### RUSTENBURG AMENDMENT SCHEMES 576 AND 577

I, Jan-Nolte Ekkerd, of the firm NE Town Planning, being the authorised agent of the owner of Erven 927 and 619, Protea Park Extension 1, hereby give notice in terms of section 56 (1) (b) (i) of the Town-planning and Townships Ordinance, 1986, that I have applied to the Rustenburg Local Municipality for the amendment of the town-planning scheme known as Rustenburg Land Use Management Scheme, 2005, by the rezoning of the properties described above, situated at 4 Ochna and 28 Kruisbessie Avenues respectively, from "Residential 1" to "Residential 1" with a density of 25 units per hectare.

Particulars of the application will lie for inspection during normal office hours at the office of the Municipal Manager, Room 319, at the Missionary Mpheni House, cnr. of Nelson Mandela and Beyers Naudé Drives, Rustenburg, for the period of 28 days from 21 July 2009.

Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager at the above address or at P.O. Box 16, Rustenburg, 0300, within a period of 28 days from 21 July 2009.

*Address of owner:* C/o NE Town Planning, P.O. Box 5717, Rustenburg, 0300. Tel: (014) 592-2777. Fax: (014) 592-1640.

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### KENNISGEWING 211 VAN 2009

KENNISGEWING VAN AANSOEK OM WYSIGING VAN DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 56 (1) (b) (i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE (ORDONNANSIE 15 VAN 1986)

#### RUSTENBURG-WYSIGINGSKEMAS 576 EN 577

Ek, Jan-Nolte Ekkerd, van die firma NE Town-planning, synde die gemagtigde agent van die eienaar van Erwe 927 en 619, Proteapark Uitbreiding 1, gee hiermee ingevolge artikel 56 (1) (b) (i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, kennis dat ek by die Rustenburg Plaaslike Munisipaliteit aansoek gedoen het om wysiging van die dorpsbeplanningskema bekend as Rustenburg Grondgebruikbestuurkema, 2005, deur die hersonering van die eiendomme hierbo beskryf, geleë te Ochna 4 en Kruisbessielaan 28, onderskeidelik, vanaf "Residensieel 1" na "Residensieel 1", met 'n digtheid van 25 eenhede per hektaar.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Kamer 319, Missionary Mpheni House, h/v Nelson Mandela- en Beyers Naudérylaan, Rustenburg, vir 'n tydperk van 28 dae vanaf 21 Julie 2009.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 21 Julie 2009 skriftelik by of tot die Munisipale Bestuurder by bovermelde adres of by Posbus 16, Rustenburg, 0300, ingedien of gerig word.

*Adres van eienaar:* P/a NE Town Planning, Posbus 5717, Rustenburg, 0300. Tel: (014) 592-2777. Faks: (014) 592-1640.

21-28

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### NOTICE 212 OF 2009

NOTICE OF APPLICATION FOR AMENDMENT OF TOWN-PLANNING SCHEME IN TERMS OF SECTION 56 (1) (b) (i) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE No. 15 OF 1986)

#### RUSTENBURG AMENDMENT SCHEME 598

I, Jan-Nolte Ekkerd of the firm NE Town Planning, being the authorised agent of the owner of Portion 8 of Erf 1178, Rustenburg, hereby give notice in terms of section 56 (1) (b) (i) of the Town-planning and Townships Ordinance, 1986, that I have applied to the Rustenburg Local Municipality for the amendment of the town-planning scheme known as Rustenburg Land Use Management Scheme, 2005, by the rezoning of the property described above, situated on 176A President Mbeki Drive, from "Special" for medical consulting rooms, offices and services enterprises to "Residential 2" with a density of 40 units per hectare.

Particulars of the application will lie for inspection during normal office hours at the office of the Municipal Manager, Room 319, at the Missionary Mpheni House, cnr of Nelson Mandela and Beyers Naude Drives, Rustenburg, for a period of 28 days from 21 July 2009.

Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager at the above address or at P.O. Box 16, Rustenburg, 0300, within a period of 28 days from 21 July 2009.

*Address of owner:* P/a NE Town Planning, P.O. Box 5717, Rustenburg, 0300. Tel: (014) 592-2777. Fax: (014) 592-1640.



**KENNISGEWING 212 VAN 2009**

KENNISGEWING VAN AANSOEK OM WYSIGING VAN DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 56 (1) (b) (i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE (ORDONNANSIE No. 15 VAN 1986)

**RUSTENBURG-WYSIGINGSKEMA 598**

Ek, Jan-Nolte Ekkerd, van die firma NE Stadsbeplanners, synde die gemagtigde agent van die eienaar van Gedeelte 8 van Erf 1178, Rustenburg, gee hiermee ingevolge artikel 56 (1) (b) (i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, kennis dat ek by die Rustenburg Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van die dorpsbeplanningskema bekend as Rustenburg Grondgebruiksbestuursskema, 2005, deur die hersonering van die eiendom hierbo beskryf, geleë te President Mbekilaan 176A, vanaf "Spesiaal" vir mediese spreekkamers, kantore, diensbedrywe en wooneenhede na "Residensieel 2" met 'n digtheid van 40 eenhede per hektaar.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Kamer 319, Missionary Mpheni House, h/v Nelson Mandela- en Beyers Naudelaan, Rustenburg, vir 'n tydperk van 28 dae vanaf 21 Julie 2009.

Besware teen of vertoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 21 Julie 2009 skriftelik by of tot die Munisipale Bestuurder by bovermelde adres of by Posbus 16, Rustenburg, 0300, ingedien of gerig word.

*Adres van eienaar:* P/a NE Stadsbeplanners, Posbus 5717, Rustenburg, 0300. Tel: (014) 592-2777. Faks: (014) 592-1640.

21-28

**NOTICE 213 OF 2009**

NOTICE OF APPLICATION FOR AMENDMENT OF TOWN-PLANNING SCHEME IN TERMS OF SECTION 56 (1) (b) (i) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE No. 15 OF 1986)

**RUSTENBURG AMENDMENT SCHEME 597**

I, Jan-Nolte Ekkerd of the firm NE Town Planning, being the authorised agent of the owner of Portion 1 of Erf 2436, Cashan Extension 19, hereby give notice in terms of section 56 (1) (b) (i) of the Town-planning and Townships Ordinance, 1986, that I have applied to the Rustenburg Local Municipality for the amendment of the town-planning scheme known as Rustenburg Land Use Management Scheme, 2005, by the rezoning of the property described above, situated on Frederick Avenue, from "Residential 2" with a density of 25 units per hectare to "Residential 2" with a density of 40 units per hectare.

Particulars of the application will lie for inspection during normal office hours at the office of the Municipal Manager, Room 319, at the Missionary Mpheni House, cnr of Nelson Mandela and Beyers Naude Drives, Rustenburg, for a period of 28 days from 21 July 2009.

Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager at the above address or at P.O. Box 16, Rustenburg, 0300, within a period of 28 days from 21 July 2009.

*Address of owner:* P/a NE Town Planning, P.O. Box 5717, Rustenburg, 0300. Tel: (014) 592-2777. Fax: (014) 592-1640.

**KENNISGEWING 213 VAN 2009**

KENNISGEWING VAN AANSOEK OM WYSIGING VAN DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 56 (1) (b) (i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE (ORDONNANSIE No. 15 VAN 1986)

**RUSTENBURG-WYSIGINGSKEMA 597**

Ek, Jan-Nolte Ekkerd, van die firma NE Stadsbeplanners, synde die gemagtigde agent van die eienaar van Gedeelte 1 van Erf 2436, Cashan-uitbreiding 19, gee hiermee ingevolge artikel 56 (1) (b) (i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, kennis dat ek by die Rustenburg Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van die dorpsbeplanningskema bekend as Rustenburg Grondgebruiksbestuursskema, 2005, deur die hersonering van die eiendom hierbo beskryf, geleë te Fredericklaan vanaf "Residensieel 2" met 'n digtheid van 25 eenhede per hektaar na "Residensieel 2" met 'n digtheid van 40 eenhede per hektaar.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Kamer 319, Missionary Mpheni House, h/v Nelson Mandela- en Beyers Naudelaan, Rustenburg, vir 'n tydperk van 28 dae vanaf 21 Julie 2009.

Besware teen of vertoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 21 Julie 2009 skriftelik by of tot die Munisipale Bestuurder by bovermelde adres of by Posbus 16, Rustenburg, 0300, ingedien of gerig word.

*Adres van eienaar:* P/a NE Stadsbeplanners, Posbus 5717, Rustenburg, 0300. Tel: (014) 592-2777. Faks: (014) 592-1640.

21-28

**NOTICE 215 OF 2009****NOTICE OF APPLICATION FOR AMENDMENT OF TOWN-PLANNING SCHEME IN TERMS OF SECTION 16 (1) OF THE LAND USE PLANNING ORDINANCE, 1985 (ORDINANCE 15 OF 1985)****NOTICE—AMENDMENT SCHEME**

I, Riaan Barnard, the authorized agent of Erf 39, Mmabatho-2 JO (North West Province), hereby give notice in terms of section 16 (1) of the Land Use Planning Ordinance, 1985, that I have applied to the Mafikeng Local Municipality for the amendment of the town-planning scheme known as the Mafikeng Town-planning Scheme, 1996, by the rezoning of the property described above, situated in 39, Cul 1, Mmabatho, from "Residential 6" to "Residential 30" for the purposes of the provision of townhouses.

Particulars of the application will lie for inspection during normal office hours at the office of the Municipal Manager, Mafikeng Local Municipality, corner of University Drive and Hector Peterson Drive, Mmabatho, 2735, within a period of 28 days from 21 July 2009.

Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager at the above address or at Private Bag X63, Mmabatho, 2735, within a period of 28 days from 21 July 2009.

*Address of authorized agent:* 175 Joubert Street, Rustenburg.

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**KENNISGEWING 215 VAN 2009****KENNISGEWING VAN AANSOEK OM WYSIGING VAN DORPSBEPLANNINGSKEMA INGEVOLGE DIE ORDONNANSIE OP GRONDGEBRUIKSBEPLANNING, 1985 (ORDONNANSIE No. 15 VAN 1985)****KENNISGEWING—WYSIGINGSKEMA**

Ek, Riaan Barnard, synde die gemagtigde agent van Erf 39, Mmabatho-2—JO Noordwes Provinsie, gee hiermee ingevolge artikel 16 (1) van die Ordonnansie op Grondgebruiksbeplanning, 1986, kennis dat ek by die Mafikeng Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van die dorpsbeplanningskema bekend as die Mafikeng Town-planning Scheme, 1996, deur die hersonering van die eiendom hierbo beskryf, geleë te Cul 1 Straat 39, Mmabatho, vanaf "Residensieel 6" na "Residensieel 30" vir die doeleindes van meenthuise wat die eienaar wil oprig.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Mafikeng Plaaslike Munisipaliteit, hoek van Universityweg en Hector Petersonweg, Mmabatho, vir 'n tydperk van 28 dae vanaf 21 Julie 2009.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 21 Julie 2009 skriftelik by of tot die Munisipale Bestuurder by bovermelde adres of by Privaatsak X63, Mmabatho, 2735, ingedien of gerig word.

*Adres van die gemagtigde agent:* Joubertstraat 175, Rustenburg.

21–28

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**NOTICE 220 OF 2009****NOTICE OF APPLICATION FOR THE AMENDMENT OF THE TOWN-PLANNING SCHEME IN TERMS OF SECTION 56 (1) (b) (i) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)****RUSTENBURG DISTRICT COUNCIL TOWN-PLANNING SCHEME, 2000****AMENDMENT SCHEME 1053**

Maxim Planning Solutions, being the authorised agent of the owner of the Remaining Extent of Portion 98 of the farm Brakfontein No. 404-JP, hereby gives notice in terms of section 56 (1) (b) (i) of the Town-planning and Townships Ordinance, 1986, that we have applied to the Kgetlengrivier Local Municipality for the amendment of the town-planning scheme known as Rustenburg District Council Town-planning Scheme, 2000, by the rezoning of a portion of the Remaining Extent of Portion 98 of the farm Brakfontein No. 404-JP, situated adjacent to road P2/3 (N4 route) between Swaruggens and Rustenburg, and approximately 2,8 km east of the Central Business District of the town of Swaruggens, from "Agricultural" to "Special" for the following purposes:

Quartermile track for vehicles, motorcycles and light aircraft; Obstacle course for vehicles; Track for go-carts; Resort, including chalets and rooms for visitors; Place of refreshment, including a restaurant and bar; Amusement park, including a zoo with some farm animals; Reception and conference facilities, including a chapel; Recreational facilities; Curio shop and other subservient shops; Other related uses with the special consent of the local authority.

Particulars of the application will lie for inspection during normal office hours at the office of the Municipal Manager, Kgetlengrivier Local Municipality, Koster and Swaruggens Municipal Offices, corner of De Wet and Smuts Streets, Koster and Erasmus Streets, Swaruggens, for the period of 28 days from 28 July 2009.

Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager, Kgetlengrivier Local Municipality at the above address or posted at P.O. Box 66, Koster, 0348, within a period of 28 days from 28 July 2009.

*Address of authorised agent:* Maxim Planning Solutions, 56 Archbishop Desmond Tutu Street, Klerksdorp; P.O. Box 10681, Klerksdorp, 2570. Tel: (018) 462-1756 (2/1217).

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## KENNISGEWING 220 VAN 2009

KENNISGEWING VAN AANSOEK OM WYSIGING VAN DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 56 (1) (b) (i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986)

### RUSTENBURG DISTRIKSRAAD DORPSBEPLANNINGSKEMA, 2000

#### WYSIGINGSKEMA 1053

Maxim Planning Solutions, synde die gemagtigde agent van die eienaar van die Resterende Gedeelte van Gedeelte 98 van die plaas Brakfontein No. 404-JP, gee hiermee ingevolge artikel 56 (1) (b) (i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, kennis dat ons by die Kgetlengrivier Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van die Rustenburg Distriksraad Dorpsbeplanningskema, 2000, deur die hersonering van 'n gedeelte van die Resterende Gedeelte van Gedeelte 98 van die plaas Brakfontein No. 404-JP, geleë aanliggend tot pad P2/3 (N4 roete) tussen Swaruggens en Rustenburg, en ongeveer 2,8 km oos van die Sentrale Besigheidsgebied van Swaruggens Dorp, vanaf "Landbou" na "Spesiaal" vir die volgende doeleindes:

Kwartmylbaan vir motors, motorfietse en ligte vliegtuie; Hindernisbaan vir voertuie; Baan vir stootkarretjies; Oord, insluitende chalets en kamers vir besoekers; Verversingsplek, insluitende 'n restaurant en kroeg; Pretpark, insluitende 'n dieretuin met enkele plaasdiere; Onthaal- en konferensiefasiliteite, insluitende 'n kapel; Ontspanningsfasiliteite; Gesondheidspa; Snuistery winkel en ander ondergeskikte winkels; Ander verwante gebruike met die spesiale toestemming van die plaaslike owerheid.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Kgetlengrivier Plaaslike Munisipaliteit, Koster en Swaruggens Munisipale Kantore, hoek van De Wet- en Smutsstraat, Koster- en Erasmusstraat, Swaruggens, vir 'n tydperk van 28 dae vanaf 28 Julie 2009.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 28 Julie 2009 skriftelik by of tot die Munisipale Bestuurder, Kgetlengrivier Plaaslike Munisipaliteit by bovermelde adres of by Posbus 66, Koster, 0348 ingedien of gerig word.

*Address van gemagtigde agent:* Maxim Planning Solutions, Archbishop Desmond Tutustraat 56, Klerksdorp; Posbus 10681, Klerksdorp, 2570. Tel: (018) 462-1756 (2/1217).

28-04

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## NOTICE 221 OF 2009

### REGULATION 21

#### NOTICE OF APPLICATION FOR ESTABLISHMENT OF TOWNSHIP

The Local Municipality of Madibeng, hereby gives notice in terms of section 69 (6) (a) of the Town-planning and Township Ordinance, 1986 (Ordinance 15 of 1986), that an application to establish the township referred to in the Annexure hereto has been received by it.

Particulars of the application will lie for inspection during normal office hours at the office of the Town Clerk, Civic Centre, 53 Van Velden Street, Brits, for a period of 28 days from 29 July 2009.

Objections to or representations in respect of the application must be lodged with or made in writing and in duplicate to the Town Clerk at the above address, or at P.O. Box 106, Brits, 0250, within a period of 28 days from 29 July 2009.

#### ANNEXURE

*Name of township:* Zilkaatsnek Extension 2.

*Full name of applicant:* Platinum Town and Regional Planners.

*Number of erven in proposed township:*

- Residential 1: one dwelling unit per erf and with the written consent of the local Municipality and additional dwelling unit: 20 erven.
- Internal Road, Access Road and Engineering Services: 1 erf.

*Description of land on which township is to be established:*

- A portion of the Remaining Extent of Portion 1 of the Zilkaatsnek 439 JQ, Province North-West. The farm is 133,4476 ha in extent.

*Location of the proposed township:* Adjacent the P106-1 route (in general known as the De Wilt Road), approximately 2,5 km from the T-junction of this route with the R511 (the route between Hartebeespoort and Brits).

*Dates when this notice will be published:* 29 July 2009 and 5 August 2009.

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## KENNISGEWING 221 VAN 2009

### REGULASIE 21

#### KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP

Die Plaaslike Munisipaliteit van Madibeng, gee hiermee ingevolge artikel 69 (6) (a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), kennis dat 'n aansoek om die dorp in die Bylae hierby genoem, te stig, deur hom ontvang is.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Stadsklerk, Burgersentrum, Van Veldenstraat 53, Brits, vir 'n tydperk van 28 dae vanaf 29 Julie 2009.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 29 Julie 2009 skriftelik en in tweevoud by of tot die Stadsklerk by bovermelde adres, of by Posbus 106, Brits, 0250, ingedien of gerig word.

### BYLAE

*Naam van dorp:* Zilkaatsnek Uitbreiding 2.

*Volle naam van aansoeker:* Platinum Town and Regional Planners.

*Aantal erwe in voorgestelde dorp:*

- Residensieel 1: een wooneenheid per erf en met die skriftelike toestemming van die Plaaslike Munisipaliteit, een addisionele wooneenheid: 20 erwe.
- Interne toegang, toegangsbeheer en ingenieursdienste: 1 erf.

*Beskrywing van grond waarop dorp gestig staan te word:*

- 'n Gedeelte van die Restant van Gedeelte 1 van die plaas Zilkaatsnek 439 JQ, Noord-Wes Provinsie. Die plaas is 133,4476 ha groot.

*Ligging van die voorgestelde dorp:* Geleë langs die P106-1 roete (algemene bekend as die De Wiltpad), ongeveer 2,5 km vanaf die T-aansluiting van die roete met die R511 (roete tussen Hartebeespoort en Brits).

*Datums waarop die kennisgewing sal verskyn:* 29 Julie 2009 en 5 Augustus 2009.

28-4

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## NOTICE 222 OF 2009

### REGULATION 21

#### NOTICE OF APPLICATION FOR ESTABLISHMENT OF TOWNSHIP

The Local Municipality of Madibeng, hereby gives notice in terms of section 69 (6) (a) of the Town-planning and Township Ordinance, 1986 (Ordinance 15 of 1986), that an application to establish the township referred to in the annexure hereto has been received by it.

Particulars of the application will lie for inspection during normal office hours at the office of the Town Clerk, Civic Centre, 53 Van Velden Street, Brits, for a period of 28 days from 29 July 2009.

Objections to or representations in respect of the application must be lodged with or made in writing and in duplicate to the Town Clerk at the above address, or at P.O. Box 106, Brits, 0250, within a period of 28 days from 29 July 2009.

### ANNEXURE

*Name of township:* Zilkaatsnek Extension 1

*Full name of applicant:* Platinum Town and Regional Planners.

*Number of erven in proposed township:*

- Residential 3, provided that the density shall be restricted to 25 dwelling units per hectare if the erven are to be subdivided: 10 erven.
- Internal Road, Access Road and Engineering Services: 1 erf.

*Description of land on which township is to be established:*

- Portion 67 (a portion of Portion 13) of the farm Zilkaatsnek 439 JQ, Province North-West. The farm Portion is 9,2265 ha in extent; and
- Portion 66 (a portion of Portion 13) of the farm Zilkaatsnek 439 JQ, Province North-West. The farm is 9,3678 ha in extent

*Location of the proposed township:* Adjacent the P106-1 route (in general known as the De Wilt Road), approximately 2 km from the T-junction of this route with the R511 (the route between Hartbeespoort and Brits).

*Dates when this notice will be published:* 29 July 2009 and 5 August 2009.

## KENNISGEWING 222 VAN 2009

### REGULASIE 21

#### KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP

Die Plaaslike Munisipaliteit van Madibeng, gee hiermee ingevolge artikel 69 (6) (a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), kennis dat 'n aansoek om die dorp in die Bylae hierby genoem, te stig, deur hom ontvang is.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Stadsklerk, Burgersentrum, Van Veldenstraat 53, Brits, vir 'n tydperk van 28 dae vanaf 29 Julie 2009.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 29 Julie 2009 skriftelik en in tweevoud by of tot die Stadsklerk by bovermelde adres, of by Posbus 106, Brits, 0250, ingedien of gerig word.

### BYLAE

*Naam van dorp:* **Zilkaatsnek Uitbreiding 1.**

*Volle naam van aansoeker:* Platinum Town and Regional Planners.

*Aantal erwe in voorgestelde dorp:*

- Residensieel 3; met dien verstande dat die digtheid beperk word tot 25 wooneenhede per hektaar indien die erwe onderverdeel word: 10 erwe.
- Interne toegang, toegangsbeheer en ingenieursdienste: 1 erf.

*Beskrywing van grond waarop dorp gestig staan te word:*

• Gedeelte 67 ('n gedeelte van Gedeelte 13) van die plaas Zilkaatsnek 439 JQ, Noord-Wes Provinsie. Die plaas is 9,2265 ha groot; en.

• Gedeelte 66 ('n gedeelte van Gedeelte 13) van die plaas Zilkaatsnek 439 JQ, Noord-Wes Provinsie. Die plaas is 9,3678 ha groot.

*Ligging van die voorgestelde dorp:* Geleë langs die P106-1 roete (algemene bekend as die De Wiltpad), ongeveer 2 km vanaf die T-aansluiting van die roete met die R511 (roete tussen Hartbeespoort en Brits).

*Datums waarop die kennisgewing sal verskyn:* 29 Julie 2009 en 5 Augustus 2009.

28-04

## NOTICE 223 OF 2009

NOTICE OF APPLICATION FOR AMENDMENT OF TOWN-PLANNING SCHEME IN TERMS OF SECTION 56 (1) (b) (i) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

### KLERKSDORP LAND USE MANAGEMENT SCHEME No. 528

We, Visi Town Planning Consultants, being the authorized agent of the owner of Erf 2240, Wilkoppies Extension 16, hereby give notice in terms of section 56 (1) (b) (i) of the the Town-planning and Townships Ordinance, 1986, that I have applied to the City Council of Klerksdorp, for the amendment of the town-planning scheme known as the Klerksdorp Land Use Management Scheme, 2005, as amendment by the rezoning of a portion of Erf 2240, Wilkoppies Extension 16, situated adjacent to Koraal Street, Wilkoppies, Klerksdorp, from "Residential 1" to "Special" guest house and related uses.

Particulars of the application will lie for inspection during normal office hours at the office of the Municipal Manager, Room 101, Civic Centre, Bram Fisher Street, Klerksdorp, for the period of 28 days from 28 July 2009.

Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager, at the above address or at P.O. Box 99, Klerksdorp, 2570, within a period of 28 days from 28 July 2009.

*Address of agent:* Visi Town Planning Consultants, P.O. Box 6258, Flamwood, 2572. Fax: 086 639 5969.

## KENNISGEWING 223 VAN 2009

KENNISGEWING VAN AANSOEK OM WYSIGING VAN DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 56 (1) (b) (i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986)

### KLERKSDORP GRONDGEBRUIKBESTUURSKEMA No. 528

Ons, Visi Stadsbeplanning Konsultante, synde die gemagtigde agent van die eienaar van Erf 2240, Wilkoppies Uitbreiding 16, gee hiermee ingevolge artikel 56 (1) (b) (i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, kennis dat ons by die Stadsraad van Klerksdorp, aansoek gedoen het om die wysiging van die dorpsbeplanningskema bekend as Klerksdorp

Grondgebruikbestuurskema, 2005, soos gewysig, deur die hersonering van 'n gedeelte van Erf 2240, Wilkoppies Uitbreiding 16, aanliggend aan Koraalstraat, Wilkoppies, Klerksdorp van "Residensieel 1" na "Spesiaal" vir die doel van 'n gastehuis en verwante gebruike.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Kamer 101, Burgersentrum, Bram Fisherstraat, Klerksdorp, vir 'n tydperk van 28 dae vanaf 28 Julie 2009.

Besware teen of vertoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 28 Julie 2009, skriftelik by of tot die Munisipale Bestuurder by bovermelde adres of by Posbus 99, Klerksdorp, 2570, ingedien of gerig word.

*Adres van gemagtigde agent:* Visi Stadsbeplanningskonsultante, Posbus 6528, Flamwood, 2572. Faks: 086 639 5969.

28-4

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## NOTICE 224 OF 2009

NOTICE OF APPLICATION FOR AMENDMENT OF THE POTCHEFSTROOM TOWN-PLANNING SCHEME, 1980, IN TERMS OF SECTION 56 (1) (b) (i) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

### POTCHEFSTROOM AMENDMENT SCHEME 1597

Plancentre, being the authorized agent of the owner of the Remainder Portion of Portion 5 of Erf 374, Potchefstroom, Registration Division IQ, hereby give notice in terms of section 56 (1) (b) (i) of the Town-planning and Townships Ordinance, 1986, that we have applied to the Potchefstroom Local Municipality for the amendment of the town-planning scheme known as the Potchefstroom Town-planning Scheme, 1980, as amended, by the rezoning of the above-mentioned property situated on 18 Spruit Street, from "Residential 1" with a density of one dwelling-house per 1 000 m<sup>2</sup> to "Special" with Annexure 1149, in order to make provision for dwelling units, guest house, office, place of instruction and residential use.

Particulars of the application will lie for inspection during normal office hours at the office of the Municipal Manager: Potchefstroom Municipal Office, Wolmarans Street, Potchefstroom, for a period of 28 days from 28 July 2009.

Objection to or representations in respect of the application must be lodged in writing to the Municipal Manager at the above address or posted to him at P.O. Box 113, Potchefstroom, 2520, within a period of 28 days from 28 July 2009.

*Address of authorised agent:* Plancentre, PO Box 21108, Noordbrug, 2522. Tel: (018) 297-0100. (Ref: HB 0920.)

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## KENNISGEWING 224 VAN 2009

KENNISGEWING VAN AANSOEK OM WYSIGING VAN POTCHEFSTROOM-DORPSBEPLANNINGSKEMA, 1980, INGEVOLGE ARTIKEL 56 (1) (b) (i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986)

### POTCHEFSTROOM-WYSIGINGSKEMA 1597

Plancentre, synde die gemagtigde agent van die eienaar van die Resterende Gedeelte van Gedeelte 5 van Erf 374, Potchefstroom, Registrasie Afdeling IQ, gee hiermee ingevolge artikel 56 (1) (b) (i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, kennis dat ons by die Potchefstroom Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van die dorpsbeplanningskema bekend as Potchefstroom-dorpsbeplanningskema, 1980, soos gewysig, deur die hersonering van bogenoemde eiendom geleë te Spruitstraat 18, vanaf "Residensieel 1" met 'n digtheid van een woonhuis per 1 000 m<sup>2</sup> na "Spesiaal" met Bylae 1149, ten einde voorsiening te maak vir wooneenhede, gastehuis, kantoor, opvoedkundig en residensiële gebruik.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Potchefstroom Munisipale Kantore, Wolmaransstraat, Potchefstroom, vir 'n tydperk van 28 dae vanaf 28 Julie 2009.

Besware teen of vertoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 28 Julie 2009 skriftelik tot die Munisipale Bestuurder by bovermelde adres of by Posbus 113, Potchefstroom, 2520, ingedien of gerig word.

*Adres van gemagtigde agent:* Plancentre, Posbus 21108, Noordbrug, 2522. Tel: (018) 297-0100. (Verw: HB 0902.)

28-04

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## NOTICE 225 OF 2009

NOTICE OF APPLICATION FOR AMENDMENT OF TOWN-PLANNING SCHEME IN TERMS OF SECTION 56 (1) (b) (i) OF THE TOWN-PLANNING AND TOWNSHIP ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

### KLERKSDORP LAND USE MANAGEMENT SCHEME 2005

#### AMENDMENT SCHEME 529

I, Joze Maleta, being the authorized agent of the owner of Erf 838 of the township Meiringspark Extension 5, Klerksdorp, hereby give notice in terms of section 56 (1) (b) (i) of the Town-planning and Townships Ordinance, 1986, that I have applied to the City of Matlosana for the amendment of the town-planning scheme known as the Klerksdorp Land Use Management Scheme 2005, as amended, by the rezoning of Erf 838 of the township Meiringspark Extension 5, Klerksdorp, situated adjacent to Harry Street, Meiringspark Extension 5, Klerksdorp, from "Residential 1" to "Residential 2".

Particulars of the application will lie for inspection during normal office hours at Records Division, Klerksdorp Civic Centre, Pretoria Street, Klerksdorp, for the period of 28 days from 28 July 2009.

Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager: City of Matlosana, at the above address or at P.O. Box 99, Klerksdorp, 2570, within a period of 28 days from 28 July 2009.

*Address of agent:* J. Maleta, P.O. Box 1372, Klerksdorp, 2570. Tel: (018) 462-1991.

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## KENNISGEWING 225 VAN 2009

KENNISGEWING VAN AANSOEK OM WYSIGING VAN DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 56 (1) (b) (i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986)

### KLERKSDORP LAND USE MANAGEMENT SCHEME 2005

#### WYSIGINGSKEMA 529

Ek, Joze Maleta, synde die gemagtigde agent van die eienaar van Erf 838 van die dorp Meiringspark Uitbreiding 5, Klerksdorp, gee hiermee ingevolge artikel 56 (1) (b) (i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, kennis dat ek by die City of Matlosana aansoek gedoen het om die wysiging van die dorpsbeplanningskema bekend as Klerksdorp Land Use Management Scheme 2005, soos gewysig, deur die hersonering van Erf 838 van die dorp Meiringspark Uitbreiding 5, Klerksdorp, geleë aanliggend aan Harrystraat, Meiringspark Uitbreiding 5, Klerksdorp, van "Residensieel 1" na "Residensieel 2".

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die Rekordsafdeling, Klerksdorp Burgersentrum, Pretoriastraat, Klerksdorp, vir 'n tydperk van 28 dae vanaf 28 Julie 2009.

Besware teen of vertoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 28 Julie 2009, skriftelik by of tot die Munisipale Bestuurder: City of Matlosana, by bovermelde adres of by Posbus 99, Klerksdorp, 2570, ingedien of gerig word.

*Adres van agent:* J Maleta, Posbus 1372, Klerksdorp, 2570. Tel: (018) 462-1991.

28-04

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## NOTICE 226 OF 2009

NOTICE OF APPLICATION FOR AMENDMENT OF TOWN-PLANNING SCHEME IN TERMS OF SECTION 56 (1) (b) (ii) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

### BRITS AMENDMENT SCHEME 1/571

I, Jeff de Klerk, being the authorised agent of the owner of Erf 287, Brits, hereby give notice in terms of section 56 (1) (b) (ii) of the Town-planning and Townships Ordinance, 1986, that I have applied to the Local Municipality of Madibeng for the amendment of the town-planning scheme known as Brits Town-planning Scheme, 1/1958, by the rezoning of the property described above, situated at 67 Harrington Street, Brits, from "Special Residential" to "Special" for offices, dwelling units, business buildings, places of refreshment and professional rooms.

Particulars of the application will lie for inspection during normal office hours at the Municipal Offices, Van Velden Street, Brits, for the period of 28 days from 28 July 2009.

Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager at the above address or at P.O. Box 106, Brits, 0250, within a period of 28 days from 28 July 2009.

*Address of authorised agent:* PO Box 105, Ifafi, 0260. Tel: (012) 259-1688.

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## KENNISGEWING 226 VAN 2009

KENNISGEWING VAN AANSOEK OM WYSIGING VAN DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 56 (1) (b) (ii) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986)

### BRITS-WYSIGINGSKEMA 1/571

Ek, Jeff de Klerk, synde die gemagtigde agent van die eienaar van Erf 287, Brits, gee hiermee ingevolge artikel 56 (1) (b) (ii) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, kennis dat ek by die Plaaslike Munisipaliteit van Madibeng aansoek gedoen het om die wysiging van die dorpsbeplanningskema, bekend as Brits Dorpsaanlegskema, 1/1958, deur die hersonering van die eiendom hierbo beskryf, geleë te Harringtonstraat 67, Brits, vanaf "Spesiale Woon" na "Spesiaal" vir kantore, wooneenhede, besigheidsgeboue, verversingsplekke en professionele kamers.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die Munisipale Kantore, Van Veldenstraat, Brits, vir 'n tydperk van 28 dae vanaf 28 Julie 2009.



Besware teen of vertoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 28 Julie 2009, skriftelik by of tot die Munisipale Bestuurder by bovermelde adres of by Posbus 106, Brits, 0250, ingedien of gerig word.

*Adres van gemagtigde agent:* Posbus 105, Ifafi, 0260. Tel: (012) 259-1688.

28-04

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## NOTICE 227 OF 2009

### NOTICE OF APPLICATION FOR ESTABLISHMENT OF TOWNSHIP

Midplan & Associates hereby give notice in terms of section 69 (6) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that an application to establish the township referred to in the annexure hereto has been submitted to the Madibeng Local Municipality.

Particulars of the application will lie for inspection during normal office hours at the offices of the Chief Town Planner, Madibeng Local Municipality, 4th Floor, Civic Centre, 53 Van Velden Street, Brits, for a period of 28 days from 28 July 2009 to 25 August 2009.

Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager/Chief Town Planner at the above address, or to P.O. Box 106, Brits, 0250, within a period of 28 days from 28 July 2009 to 25 August 2009.

### ANNEXURE

*Name of township:* Rietfontein Manor Extension 18.

*Full name of applicant:* Midplan & Associates.

*Number of erven:* 2 erven, both to be zoned "Special", subject to conditions.

*Description of land:* Portion 319 (a portion of Portion 76) of the farm Rietfontein 285 JQ.

*Locality:* South of Road P514 and east of Road P511.

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## KENNISGEWING 227 VAN 2009

### KENNISGEWING VAN AANSOEK OM DORPSTIGTING

Midplan & Medewerkers gee hiermee ingevolge artikel 69 (6) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), kennis dat 'n aansoek om dorpstigting, soos in die Bylae hiertoe na verwys word, ingedien is by die Madibeng Plaaslike Munisipaliteit.

Besonderhede van die aansoek is oop vir inspeksie gedurende normale kantoorure by die kantoor van die Hoofstadsbeplanner, Madibeng Plaaslike Munisipaliteit, 4de Vloer, Burgersentrum, Van Veldenstraat 53, Brits, vir 'n tydperk van 28 dae vanaf 28 Julie 2009 tot 25 Augustus 2009.

Besware teen of vertoë ten opsigte van die aansoek moet ingedien word of gerig word aan die Munisipale Bestuurder/Hoofstadsbeplanner, by bovermelde adres of aan Posbus 106, Brits, 0250, binne 'n tydperk van 28 dae vanaf 28 Julie 2009 tot 25 Augustus 2009.

### BYLAE

*Naam van dorpsgebied:* Rietfontein Manor Uitbreiding 18.

*Volle naam van applikant:* Midplan & Medewerkers.

*Aantal erwe:* 2 erwe, wat beide "Spesiaal" gesoneer sal word, onderworpe aan voorwaardes.

*Grondbeskrywing:* Gedeelte 319 (gedeelte van Gedeelte 76), van die plaas Rietfontein 265 IQ.

*Ligging:* Suid van Pad P514 en oos van Pad P511.

28-4

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## NOTICE 228 OF 2009

### NOTICE OF APPLICATION FOR ESTABLISHMENT OF TOWNSHIP

Midplan & Associates hereby gives notice in terms of section 69 (6) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that an application to establish the township referred to in the annexure hereto has been submitted to the Madibeng Local Municipality.

Particulars of the application are open for inspection during normal office hours at the offices of the Chief Town Planner, Madibeng Local Municipality, 4th Floor, Civic Centre, 53 Van Velden Street, Brits, for a period of 28 days from 28 July 2009 to 25 August 2009.



Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager/Chief Town Planner at the above address, or to P.O. Box 106, Brits, 0250, within a period of 28 days from 28 July 2009 to 25 August 2009.

#### ANNEXURE

*Name of township:* **Melodie Extension 65.**

*Full name of applicant:* Midplan & Associates.

*Number of erven:* 2 erven, both to be zoned "Special", subject to conditions.

*Description of land:* Holding 104, Melodie Agricultural Holdings Extension 1.

*Locality:* 104 Chopin Street, Melodie, Agricultural Holdings, Hartebeespoort.

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### KENNISGEWING 228 VAN 2009

#### KENNISGEWING VAN AANSOEK OM DORPSTIGTING

Midplan & Medewerkers gee hiermee ingevolge artikel 69 (6) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) kennis dat 'n aansoek om dorpstigtng, soos in die Bylae hiertoe na verwys word, ingedien is by die Madibeng Plaaslike Munisipaliteit.

Besonderhede van die aansoek is oop vir inspeksie gedurende normale kantoorure by die kantoor van die Hoofstadsbeplanner, Madibeng Plaaslike Munisipaliteit, 4de Vloer, Burgersentrum, Van Veldenstraat 53, Brits, vir 'n tydperk van 28 dae vanaf 28 Julie 2009 tot 25 Augustus 2009.

Besware teen of verhoë ten opsigte van die aansoek moet ingedien word of gerig word aan die Munisipale Bestuurder/Hoofstadsbeplanner, by bovermelde adres of aan Posbus 106, Brits, 0250, binne 'n tydperk van 28 dae vanaf 28 Julie 2009 tot 25 Augustus 2009.

#### BYLAE

*Naam van dorpsgebied:* **Melodie Uitbreiding 65.**

*Volle naam van applikant:* Midplan & Medewerkers.

*Aantal erwe:* 2 erwe, wat beide "Spesiaal" gesoneer sal word, onderworpe aan voorwaardes.

*Grondbeskrywing:* Hoewe 104, Melodie Landbouhoewes Uitbreiding 1.

*Ligging:* Chopinstraat 104, Melodie Landbouhoewes, Hartebeespoort.

28-4

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### NOTICE 229 OF 2009

#### NOTICE OF APPLICATION FOR ESTABLISHMENT OF TOWNSHIP

Midplan & Associates hereby gives notice in terms of section 69 (6) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that an application to establish the township referred to in the annexure hereto has been submitted to the Madibeng Local Municipality.

Particulars of the application are open to inspection during normal office hours at the offices of the Chief Town Planner, Madibeng Local Municipality, 4th Floor, Civic Centre, 53 Van Velden Street, Brits, for a period of 28 days from 28 July 2009 to 25 August 2009.

Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager/Chief Town Planner at the above address, or to P.O. Box 106, Brits, 0250, within a period of 28 days from 28 July 2009 to 25 August 2009.

#### ANNEXURE

*Name of township:* **Melodie Extension 64.**

*Full name of applicant:* Midplan & Associates.

*Number of erven:* 2 erven, both to be zoned "Special", subject to conditions.

*Description of land:* Holding 102, Melodie Agricultural Holdings Extension 1.

*Locality:* 102 Copin Street, Melodie, Agricultural Holdings, Hartebeespoort.

**KENNISGEWING 229 VAN 2009****KENNISGEWING VAN AANSOEK OM DORPSTIGTING**

Midplan & Medewerkers gee hiermee ingevolge artikel 69 (6) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) kennis dat 'n aansoek om dorpstigting, soos in die Bylae hiertoe na verwys word, ingedien is by die Madibeng Plaaslike Munisipaliteit.

Besonderhede van die aansoek is oop vir inspeksie gedurende normale kantoorure by die kantoor van die Hoofstadsbeplanner, Madibeng Plaaslike Munisipaliteit, 4de Vloer, Burgersentrum, Van Veldenstraat 53, Brits, vir 'n tydperk van 28 dae vanaf 28 Julie 2009 tot 25 Augustus 2009.

Besware teen of vertoë ten opsigte van die aansoek moet ingedien word of gerig word aan die Munisipale Bestuurder/Hoofstadsbeplanner, by bovermelde adres of aan Posbus 106, Brits, 0250, binne 'n tydperk van 28 dae vanaf 28 Julie 2009 tot 25 Augustus 2009.

**BYLAE**

*Naam van dorpsgebied:* **Melodie Uitbreiding 64.**

*Volle naam van applikant:* Midplan & Medewerkers.

*Aantal erwe:* 2 erwe, wat beide "Spesiaal" gesoneer sal word, onderworpe aan voorwaardes.

*Grondbeskrywing:* Hoewe 104, Melodie Landbouhoewes Uitbreiding 1.

*Ligging:* Chopinstraat 104, Melodie Landbouhoewes, Hartebeespoort.

28-4

**NOTICE 230 OF 2009****LOCAL AUTHORITY NOTICE 69 OF 2009**

NOTICE IN TERMS OF SECTION 56 (1) (b) (i) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986  
(ORDINANCE 15 OF 1986)

**LETHLABILE TOWN-PLANNING SCHEME, 1990**

We, K.S. Moropane Land Surveyors, being the authorized agent of the owner of Erf 2091, Lethlabile A Township, hereby give notice in terms of section 56 (1) (b) (i) of the Town-planning and Townships Ordinance (15 of 1986), that we have applied to the Local Municipality of Madibeng for the amendment of Lethlabile Town-planning Scheme, 1990 by the rezoning of the property described above from Residential to Business.

Particulars of the application will lie for inspection during normal office hours at the Town Planning Office, 4th Floor, Madibeng Local Municipality, Brits Municipal Offices for a period of 28 days from the first day of advertisement of this notice.

Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager: P.O. Box 106, Brits, 0250, within a period of 28 days from the first day of this advertisement.

*Address of the agent:* P.O. Box 28334, Sunnyside, 0132.

28-04

**NOTICE 231 OF 2009****NORTH WEST DEVELOPMENT TRIBUNAL****NOTICE IN TERMS OF SECTION 33 (4) OF THE DEVELOPMENT FACILITATION ACT, 1995**

It is hereby notified in terms of section 33 (4) of the Development Facilitation Act, 1995 (Act No. 67 of 1995), that the North West Development Tribunal has, in approving the Land Development Area application in respect of Van Der Hoff Park Extension 30, approved the removal of the following restrictive title conditions:

- The removal of conditions A.1. up to and including A.10 as well as condition C. in respect of the remaining extent of Portion 934 of the farm Vyfhoek, 428 Registration Division I.Q., North West Province, in Deed of Transfer No. T64336/2006.
- The removal of conditions A.1. up to and including A.8. as well as condition C. in respect of Portion 935 of the farm Vyfhoek 428, Registration Division I.Q., North West Province, in Deed of Transfer No. T64336/2006.
- The removal of conditions B.1. up to and including B.5. as well as conditions C. in respect of the remaining extent of Portion 936 of the farm Vyfhoek 428 Registration Division I.Q., North West Province, in Deed of Transfer No. T64336/2006.

**N P CLAASSEN, Designated Officer North West Province**

(Reference: DFA 21/3/1/26/4)

**KENNISGEWING 231 VAN 2009**  
**NOORDWESONTWIKKELINGSTRIBUNAAL**

KENNISGEWING IN TERME VAN ARTIKEL 33 (4) VAN DIE ONTWIKKELINGSFASILITERINGSWET, 1995

Hierby word ooreenkomstig die bepalings van artikel 33 (4) van die Ontwikkelingsfasiliteringswet, 1995 (Wet No. 67 van 1995), bekend gemaak dat die Noordwesontwikkelingstribunaal, deur goedkeuring van die Grondontwikkelingsarea aansoek ten opsigte van Van Der Hoff Park, Uitbreiding 30, die opheffing van die volgende beperkende titelvoorwaardes goedgekeur het:

- Die opheffing van voorwaardes A.1. tot en insluitend A.10 asook voorwaarde C. ten opsigte van die Resterende Gedeelte van Gedeelte 934 van die plaas Vyfhoek 428, Registrasie afdeling I.Q., Noordwes Provinsie, in Transportakte No. T64336/2006.
- Die opheffing van voorwaardes A.1. tot en insluitend A.8. asook voorwaarde C. ten opsigte van Gedeelte 935 van die plaas Vyfhoek 428, Registrasie Afdeling I.Q., Noordwes Provinsie, in Transportakte No. T64336/2006.
- Die opheffing van voorwaardes B.1. tot en insluitend B.5. asook voorwaarde C. ten opsigte van die Resterende

Gedeelte van Gedeelte 936 van die plaas Vyfhoek 428 Registrasie Afdeling I.Q., Noordwes Provinsie, in Transportakte No. T64336/2006.

**N P CLAASSEN, Aangewese Beampte Noordwes Provinsie**

Verwysing: DFA 21/3/1/26/4

28-4

**NOTICE 232 OF 2009**

REMOVAL OF RESTRICTIONS ACT, 1967

**REMOVAL OF RESTRICTIONS OF PORTION 43 (A PORTION OF PORTION 37)  
OF THE FARM DONKERHOEK 312 JQ, NORTH WEST PROVINCE**

It is hereby notified that application has been made in terms of section 3 (1) of the Removal of Restrictions Act, 1967 (Act No. 84 of 1967), by Towncomp CC 1995/024157/23, for—

- The removal of condition 1 (1) in the Deed of Transfer T015589/08 to allow a second dwelling unit on the concerned property.

The application and relative documents are open for inspection at the offices of the Deputy Director, Department of Developmental Local Government and Housing, c/o Albert Luthuli and Gerrit Maritz Streets and the office of the Municipal Manager, Rustenburg Local Municipality for a period of 29 days from 28 July 2009.

Objections to the application may be lodged in writing with the Deputy Director, Department of Developmental Local Government and Housing, at the above-mentioned address or Private Bag X1213, Potchefstroom, 2520, on or before 26 August 2009 and shall reach this office not later than 14h00 on the said date.

GO 15/4/2/1/40/79.

**KENNISGEWING 232 VAN 2009**

WET OP OPHEFFING VAN BEPERKINGS, 1967

**DIE OPHEFFING VAN TITELVOORWAARDES VAN GEDEELTE 43 ('N GEDEELTE VAN GEDEELTE 37) VAN DIE PLAAS  
DONKERHOEK 312 JQ, NOORDWES PROVINSIE**

Hierby word bekend gemaak dat ingevolge die bepalings van artikel 3 (1) van die Wet op Opheffing van Beperkings, 1967 (Wet No. 84 van 1967), aansoek gedoen is deur Towncomp CC 1995/024157/23, vir—

- Die opheffing van voorwaarde 1 (1) in die Akte van Transport T015589/08 om 'n tweede wooneenheid op die tersaaklike eiendom toe te laat.

Die aansoek en die betrokke dokumente is ter insae by die kantoor van die Adjunk Direkteur, Departement van Ontwikkelende Plaaslike Regering en Behuising, h/v Albert Luthuli- en Gerrit Maritzstraat, Potchefstroom en in die kantoor van die Munisipale Bestuurder, Rustenburg Plaaslike Munisipaliteit vir 'n tydperk van 29 dae vanaf 28 Julie 2009.

Besware teen die aansoek kan skriftelik by die Adjunk Direkteur, Departement van Ontwikkelende Plaaslike Regering en Behuising by bovermelde adres of Privaatsak X1213, Potchefstroom, 2520, voor of op 26 Augustus 2009 ingedien word en moet die kantoor nie later as 14h00 op genoemde datum bereik nie.

GO 15/4/2/1/40/79.

**NOTICE 233 OF 2009****REMOVAL OF RESTRICTIONS ACT, 1967****REMOVAL OF RESTRICTIONS OF ERF 14, CARLETONVILLE**

It is hereby notified in terms of section 2 (1) of the Removal of Restrictions Act, 1967 (Act 84 of 1967), that the Premier has approved the following—

- The removal of conditions B (k) and B (l) in Deed of Transport T094970/08 for the purpose of the relaxation of the building line to 0 meter and the rezoning from "Residential 1" to "Public Garage" and related uses, subject to the conditions set down by the Merafong City Local Municipality.

GO 15/4/2/1/146/39.

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**KENNISGEWING 233 VAN 2009****WET OP OPHEFFING VAN BEPERKINGS, 1967****DIE OPHEFFING VAN TITELVOORWAARDES VAN ERF 14, CARLETONVILLE**

Hiermee word ooreenkomstig die bepalings van artikel 2 (1) van die Wet op Opheffing van Beperkings, 1967 (Wet No. 84 van 1967), bekend gemaak dat die Premier die volgende goedgekeur het—

- Die opheffing van voorwaardes B (k) en B (l) in Akte van Transport T094970/08 met die doel om die boulyn tot 0 meter te verslap en die erf te hersoneer vanaf "Residensieel 1" na "Openbare Garage", onderhewig aan die voorwaardes vasgestel deur die plaaslike munisipaliteit.

GO 15/4/2/1/146/39.

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## NOTICE 234 OF 2009

NOTICE OF ENVIRONMENTAL IMPACT ASSESSMENT

# Proposed Gold Fields West Wits Project

DWEA Reference Number: [12/12/20/1451]



## Public Invitation

### OPEN DAY & PUBLIC MEETING

You are invited to attend an open day and public meeting. Our open day is designed for you, the public to learn more about the project through various ways of information sharing. Gold Fields representatives and various specialists will be available to answer project-related questions. A public meeting will be held on the same day to present the content of the Draft Scoping Report, where interpretation will be provided.

	Open Day	Public Meeting
Date	15 August 2009	15 August 2009
Time	10am – 12pm	12pm – 3pm
Venue	Gold Fields Country Club, Glen Harvie	Gold Fields Country Club, Glen Harvie

### DRAFT SCOPING REPORT

The Draft Scoping Report is available for review and comment during a five week period **24 July – 28 August 2009**. Copies are available in the following ways:

Accessibility	
Public Libraries	One copy is available at: <ul style="list-style-type: none"><li>Fochville (Civic Center, Cnr Losberg St &amp; 1<sup>st</sup> St);</li><li>Carletonville (Cnr Emerald &amp; Celestine St); and</li><li>Westonaria (Neptune &amp; Jan Blignaut St)</li></ul>
Website	Download your own copy of the whole document / executive summary at <a href="http://www.westwitsproject.co.za">www.westwitsproject.co.za</a>
Electronic on CD	On request, an electronic CD can be issued via post or collection
Executive Summary	On request, a hard copy or electronic copy can be provided

***Transport (buses) will be provided to and from the venue, schedule to be distributed soon!***

For more information, contact **Sureiya Hassan** of ERM: **Post:** Postnet Suite 10301, Private Bag X1005, Hillcrest, 3650

**Tel:** (031) 767 2080 OR (086) 0111 457 **Fax:** (086) 604 6544

**E-mail:** [sureiya.hassan@erm.com](mailto:sureiya.hassan@erm.com)

**ENVIRO SERV**

## LOCAL AUTHORITY NOTICES PLAASLIKE BESTUURSKENNISGEWINGS

### LOCAL AUTHORITY NOTICE 240

#### TLOKWE CITY COUNCIL

#### POTCHEFSTROOM AMENDMENT SCHEME 1218.

It is hereby notified in terms of the provisions of Section 57(1)(a) of the Town Planning and Townships Ordinance, 1986, that the Tlokwe City Council has approved the amendment of Potchefstroom Town Planning Scheme, 1980, by the rezoning of the under mentioned property from the present zoning to the new zoning, as indicated below,

subject to certain conditions:

<u>Amendment scheme</u>	<u>Description of property</u>	<u>Present zoning</u>	<u>New zoning</u>
1218	Portion 1 of Erf 1103, Potchefstroom.	"Residential 1"	"Residential 3, with an annexure.

Map 3 and the scheme clauses of this amendment scheme is filed with the Directorate, Department of Developmental Local Government and Housing, North-West Provincial Administration, Potchefstroom, and the Municipal Manager, Dan Tloome Complex, corner of Sol Plaatjie Avenue and Wolmarans Street, (P O Box 113), Potchefstroom, and is open for inspection during normal office hours.

This amendment is known as Potchefstroom Amendment Scheme 1218 and shall come into operation on 22 September 2009, subject however to the provisions of Section 59 of the above-mentioned Ordinance.

Notice 84/2009

**B G MOUMAKWE /  
ACTING MUNICIPAL MANAGER**

### PLAASLIKE BESTUURSKENNISGEWING 240

#### TLOKWE STADSRAAD

#### POTCHEFSTROOM WYSIGINGSKEMA 1218.

Hierby word ooreenkomstig die bepalings van artikel 57(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, bekend gemaak dat die Tlokwe Stadsraad goedgekeur het dat Potchefstroom Dorpsbeplanningskema, 1980, gewysig word deur die hersonering van die ondergenoemde eiendom vanaf die huidige sonering na die nuwe sonering, soos hieronder aangetoon,

onderworpe aan sekere voorwaardes:

<u>Wysigingskema</u>	<u>Beskrywing van eiendom</u>	<u>Huidige sonering</u>	<u>Nuwe sonering</u>
1218	Gedeelte 1 van Erf 1103, Potchefstroom.	"Residensieel 1"	"Residensieel 3", met 'n bylae.

Kaart 3 en die skemaklousules van hierdie wysigingskema word in bewaring gehou deur die Direkoraat, Departement van Ontwikkelende Plaaslike Regering en Behuising, Noordwes Provinsiale Administrasie, Potchefstroom, en die Munisipale Bestuurder, Dan Tloome Kompleks, hoek van Sol Plaatjielaan en Wolmaransstraat (Posbus 113), Potchefstroom, en lê ter insae te alle redelike tye.

Hierdie wysiging staan bekend as Potchefstroom Wysigingskema 1218 en tree in werking op 22 September 2009, onderworpe egter aan die bepalings van artikel 59 van bogenoemde Ordonnansie.

Kennisgewing 84/2009

**B G MOUMAKWE /  
WAARNEMENDE MUNISIPALE BESTUURDER**

**LOCAL AUTHORITY NOTICE 241****TLOKWE CITY COUNCIL**

Notice is hereby given in terms of Section 13 of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000) that Council adopted the following By-laws pertaining to

**HOUSING ALLOCATION, HOUSING DATABASE, HOUSING FINANCING, ERADICATION OF INFORMAL SETTLEMENTS, LAND INVASION AND EVICTIONS FROM LAND, INTEGRATED HUMAN SETTLEMENT, DISPOSAL AND ACQUISITION OF IMMOVABLE PROPERTY**

# **TLOKWE CITY COUNCIL**

## **HOUSING POLICY**

### **INDEX**

PAGE

<b>1.</b>	<b>INTRODUCTION</b>	
1.1	Legal framework	
1.2	Guiding principles	
1.3	Definitions	
<b>2.</b>	<b>SECTION A: HOUSING ALLOCATION POLICY</b>	
2.1	Preamble	
2.2	Policy objectives	
2.3	Housing allocation regarding municipal rental housing stock	
2.4	Housing allocation regarding new housing developments	
<b>3.</b>	<b>SECTION B: HOUSING DATABASE POLICY</b>	
3.1	Preamble	
3.2	Policy Objectives	
3.3	Establishment of the Housing Database	
3.4	Components of the Housing Database	
3.5	Usage of the Housing Database	
<b>4.</b>	<b>SECTION C: HOUSING FINANCING POLICY</b>	
4.1	Preamble	
4.2	Policy objectives	
4.3	Creating conditions for continuous and increased housing subsidy allocation from the Province	
4.4	Improving rental income collection	
4.5	Utilising funds in the Municipal Separate Operating Account for housing purposes	
4.6	Promoting private sector investment in housing	



5. **SECTION D: ERADICATION OF INFORMAL SETTLEMENTS, LAND  
INVASION AND EVICTIONS FROM LAND POLICY**

- 5.1 Preamble
- 5.2 Policy objectives
- 5.3 Addressing land invasion
- 5.4 Addressing existing informal settlements

6. **SECTION E: INTEGRATED HUMAN SETTLEMENT POLICY/HOUSING  
DEVELOPMENTS**

- 6.1 Preamble
- 6.2 Policy objectives
- 6.3 Establishing an integrated approach to new human settlements/housing  
developments

7. **SECTION F: POLICY ON THE DISPOSAL AND ACQUISITION OF  
IMMOVABLE PROPERTY**

- 7.1 Preamble
- 7.2 Definitions
- 7.3 Alienation of property
- 7.4 Acquisition of property

# HOUSING POLICY

## 1. INTRODUCTION

Although the Tlokwe City Council has to compile the Housing Sector Plan which will form part of the Tlokwe Integrated Development Plan as an attempt to expedite housing delivery to its homeless citizens, the following housing related issues present immediate challenges that require tailor-made policy intervention and the adoption of policies that will influence the Sector Plan is important:

- (a) Housing Allocation Policy for municipal rental accommodation and subsidised housing.
- (b) Registration of all Potchefstroom residents and properties including applicants for housing assistance into a computerised housing database.
- (c) Maximisation of sources of housing finance and effective utilisation of housing finance to ameliorate the housing condition of low income areas.
- (d) Management and control of the spread of informal settlements, land invasion and evictions from land.
- (e) Promotion of integrated housing development (inclusionary housing).
- (f) Prevention of illegal letting and sale of subsidised houses.

It is important for Council to note that the housing policies comply with the national and provincial housing policies and legislation. Its objective is to outline the policy parameters, objectives and procedures to be followed in addressing the above issues.

### 1.1 Legal framework

#### 1.1.1 Legislation and policy framework

Although not exhaustive, the following legislation and policies provide the appropriate legislative framework within which the Tlokwe Housing Policy is drafted:

- (a) Constitution of the Republic of South Africa, 1996 (Act 108 of 1996).
- (b) Interim Protection of Land Rights Act, 1996 (Act 31 of 1996).
- (c) Prevention of Illegal Eviction from and Unlawful Occupation of Land Act, 1998 (Act 19 of 1998).
- (d) Extension of Security of Tenure Act, 1997 (Act 62 of 1997).
- (e) Development Facilitation Act, 1995 (Act 67 of 1995).
- (f) Less Formal Township Establishment Act, 1991 (Act 113 of 1991).
- (g) Local Government: Municipal Systems Act, 2000 (Act 32 of 2000).

- (h) Local Government: Municipal Finance Management Framework Act, 2003 (Act 56 of 2003).
- (i) Housing Act, 1997 (Act 107 of 1997).
- (j) Rental Housing Act, 1999 (Act 50 of 1999).
- (k) Housing Code, 2000 (As amended).
- (l) National Environmental Management Act, 1998 (Act 107 of 1998).
- (m) Moving South Africa Strategy and White Paper on Transport.
- (n) White Paper on Local Government.

## 1.2 Guiding principles

The following principles serve as guides in the implementation of the Tlokwe Housing Policy:

### (a) **Sustainability**

Promotion of the establishment of socially and economically viable communities and safe and healthy conditions for human settlement while ensuring that residential developments do not impact adversely on the environment.

### (b) **Fairness and equity**

Housing development shall promote equal access to opportunities as well as promote equity in respect of race, gender, religion and creed.

### (c) **Integration**

Integrating social, economic, institutional, physical and environmental issues in the development of sustainable human settlements whilst ensuring that new developments lead to the integration of urban and rural areas in support of one another.

### (d) **Affordability**

Residential development shall be economically, fiscally, socially and financially affordable and sustainable, and houses shall have a market value.

### (e) **Innovation and choice**

Promoting innovative responses that increase the availability of choice and variety to the consumer.

(f) **Combating urban sprawl**

Ensuring that new developments contribute to the compaction of cities and are contained within the urban fringes as defined in the Spatial Development Framework of Council.

(g) **Community participation**

Ensuring that affected communities actively participate in the development process.

(h) **Empowerment**

Ensuring that development incorporates capacity building programmes that promote the utilisation of local skills and resources as well as the participation of previously disadvantaged communities.

(i) **Habitability**

Only suitable land for human occupation shall be considered for residential/housing development.

(j) **Proximity to economic opportunities**

Land for housing shall be ideally located next to economic opportunities to lessen the transport cost for residents going to work.

(k) **Serviceability**

Land made available or considered for residential development shall be serviceable.

(l) **Densification**

Higher densities shall be encouraged to ensure the economical utilisation of land and services.

(m) **Quality**

New housing developments shall comply with the minimum quality standards.

(n) **Environmentally friendly**

Promoting the utilisation of environmentally friendly resources and designs that focus on energy saving.

(o) **Nature centred development**

Creating synergy between man-made and ecological systems through the continuation of green spaces in human settlements and the utilisation of environmentally friendly resources and designs that focus on energy saving.

(p) **Human centred development**

Ensuring that the developmental needs and activities of people living in settlements are catered for and that opportunities for people to achieve their full potential through their own efforts are maximised.

1.3 **Definitions**

(a) **Existing informal settlement**

Unplanned settlement occupied in an informal manner with or without the permission of the landowner on a date before the adoption of this policy or where the court did not grant a court interdict for eviction of illegal occupants from the land in question and to which basic services have or not have been rendered.

(b) **Unlawful occupant**

A person who occupies land without the express or tacit consent of the owner or person in charge, or without any other right in law to occupy such land.

(c) **Person in charge**

A person who has or at the relevant time had legal authority to give permission to a person to enter or reside upon the land in question.

(d) **Land**

Land includes a portion of land.

(e) **Rural development**

Those areas falling outside the urban edge as defined in the Spatial Development Framework of Council.

(f) **Urban development**

Those areas falling inside the urban edge as defined in the Spatial Development Framework of Council.

(g) **Sustainable human settlement**

A place designed for a wide variety of developmental needs and activities of humans, which utilises local resources efficiently, creates opportunities for people to achieve their full potential and which is convenient, offers choice and quality, and promotes equality of access.

(h) **Housing development**

The establishment and maintenance of habitable, stable and sustainable public and private residential environments that ensure viable households and communities in areas allowing convenient access to economic opportunities, health, educational and social amenities in which all citizens of South Africa will, on a progressive basis, have access to permanent residential structures with secure tenure, portable water, adequate sanitation facilities and domestic energy supply and which will ensure internal and external privacy and provide adequate protection against the elements.

(i) **Single residential development**

A single residential erf designed to accommodate a single dwelling or duet, with the necessary outbuildings, designed for the use by a maximum of two families.

(j) **Cluster housing**

A multi-residential development that cluster dwellings in a harmonious architectural style and that accommodates more than one family on a single erf and can be in the form of town houses, maisonettes, block of flats, group housing, etc.

(k) **Greenfield development**

The spatial structuring of undeveloped land for human settlement.

(l) ***In-situ* upgrading**

The progressive upgrading of land informally occupied by humans through intervention by the authorities to create a habitable environment.

(m) **Infill planning**

Upgrading or developing new developments on open spaces within built-up areas to improve or to better utilise existing services and infrastructure.

(n) **Urban renewal**

Improving depressed urban environments to improve investor confidence through channelling new developments to these areas.

(o) **Dwelling**

Includes any house, hostel room, hut, shack, flat, apartment, room, outbuilding, garage or similar structure which is leased, as well as any storeroom, outbuilding, garage or demarcated parking space which is leased as part of the lease.

(p) **Tenant**

The lessee of a dwelling which is leased by a landlord.

(q) **Lease**

An agreement of lease concluded between a tenant and a landlord in respect of a dwelling for housing purposes.

(r) **Allocate**

To assign a specific right to a housing applicant to access municipal rental accommodation, government subsidised housing or a serviced site.

(s) **MEC**

Member of the Executive Council of the North West Province responsible for housing matters.

(t) **Housing Database**

(i) A computerised storage of information about the profile of the residents of Potchefstroom, their residential sites, type of dwellings and municipal services provided including applications for rental and subsidised housing as well as applications for serviced sites.

(ii) Local Government: Municipal Finance Management Act, 2003 (Act 56 of 2003) (MFMA).

(iii) Breaking New Grounds Strategy (BNGS) as adopted by the National Department of Housing.

## 2. **SECTION A: HOUSING ALLOCATION POLICY**

### 2.1 **Preamble**

The intention of the Policy is to develop the standard procedures for applying for the municipal rental accommodation and government subsidy houses. It is Council's feeling that allocation procedures for both rental and subsidy houses should be transparent and accessible to all the residents of Potchefstroom. There is also a need to balance the racial question in the allocation of municipal rental houses. It has also become evident that the debtor system is not effective enough to generate rental income. On the other side the maintenance of rental accommodation is not adequate. (Partly due to vandalism).

The primary focus of this Policy is to regulate allocation of municipal rental accommodation as well as government subsidised housing.

## **2.2 Policy objectives**

- (a) Promotion of equal access to housing for Potchefstroom residents.
- (b) Transparency.
- (c) Prevention of unfair discrimination.
- (d) Promotion of fair administrative justice.
- (e) Occupation of municipal rental accommodation shall be in line with ability to pay rent.
- (f) Apply the principle of "first come first serve".
- (g) Proper recording of all housing applicants.
- (h) Prevention of double allocation.
- (i) Prevention of speculation of subsidised houses.

## **2.3 Housing allocation regarding municipal rental housing stock**

### **2.3.1 Invitation for applications**

- (a) Council shall invite potential applicants to apply for municipal rental housing accommodation.
- (b) Applicants may apply at the Municipal Offices and its satellite offices.
- (c) Applications shall be made in a standard application form obtainable from the Department Housing and Planning.
- (d) Applicants shall declare in the application forms, their current residential address, income profile, marital status, gender, age and disability.
- (e) Applicants shall state the area they prefer to be allocated rental accommodation (e.g. block of flats, individual house or semi-detached house).
- (f) After submitting an application, an applicant shall be issued with a housing application receipt with an official municipal stamp reflecting the date of application, the type of accommodation applied for and the signature of the Manager Housing and Planning or his/her delegatee.



### 2.3.2 Processing of applications

- (a) Completed applications shall be lodged with the Manager Housing and Planning who shall capture the information in the Housing Database separate from other database information.
- (b) Housing allocation shall be decided on a "first come first serve" basis subject to the provisions below.
- (c) For the purpose of fair allocation of accommodation and the imperative to protect the interests of vulnerable groups, the Manager Housing and Planning shall set up a Housing Allocation Committee to adjudicate the allocations.
- (d) The Committee shall be chaired by the MMC Housing and Planning and shall be composed of Municipal officials and the Ward Councillors.
- (e) The following allocation criteria shall be used as a guide in making allocations:
  - (i) Applicants shall be Potchefstroom residents for a period not less than three years.
  - (ii) Applicants who already own properties or sites in Potchefstroom shall not be considered.
  - (iii) The principle of "first come first serve" shall apply.
  - (iv) The aged, the disabled and HIV/AIDS victims shall be prioritised without unduly undermining the principle of "first come first serve".
  - (v) The type of accommodation allocated shall be congruent with the household income profile of the applicant up to a maximum of R9 500.
- (f) After an application has been approved, Council shall inform the applicant through any of the following:
  - (i) A letter, where an address has been provided in the application form.
  - (ii) A telephone call.
  - (iii) A fax, where a fax number has been provided.
  - (iv) Notices on the notice-boards of the Department Housing and Planning and its satellite offices.
- (g) The information of the approved applicants shall be added into the Housing Database under a separate list of approved occupants of municipal rental housing stock.
- (h) The list of approved occupants of municipal housing stock shall be updated regularly as and when new allocations are made during the course of the year.
- (i) The Department Housing and Planning shall also update the applicants' information in the database on a yearly basis.

- (j) Approved applicants shall sign lease agreements with Council.
- (k) The Rental Housing Act of 1999 shall apply to the relationship between the tenants and Council.

## **2.4 Housing allocation regarding new housing developments**

### **2.4.1 Invitation for applications**

- (a) Council shall invite potential applicants to apply for subsidised housing every year.
- (b) Applicants for new subsidised housing shall be enlisted in a separate list in the Housing Database known as the Housing Waiting List.
- (c) Applicants may apply at Council's offices and its satellite offices to be enlisted in the Housing Waiting List.
- (d) Applications shall be made in a standard application form obtainable from the Department Housing and Planning.
- (e) Applicants shall declare in the application forms, their current residential address, income profile, marital status, gender, age and disability.
- (f) After submitting an application, an applicant shall be issued with a housing application receipt with an official municipal stamp reflecting the date of application, the type of housing subsidy applied for (on site or in a new housing development) and the signature of the Manager Housing and Planning or his/her delegatee.

### **2.4.2 Processing of applications**

- (a) Completed applications shall be lodged with the Manager Housing and Planning who shall capture the information in the Housing Database in a separate list called the Housing Waiting List.
- (b) Housing allocation shall be decided on a "first come first serve" basis subject to the provisions below.
- (c) The Housing Allocation Committee shall adjudicate the allocation of subsidised houses on the basis of the following criteria:
  - (i) Applicants shall be Potchefstroom residents.
  - (ii) The principle of "first come first serve" shall apply.
  - (iii) The aged, the disabled and HIV/AIDS victims shall be prioritised without unduly undermining the principle of "first come first serve".
  - (iv) Allocation of housing subsidies shall comply with the provisions of the Housing Act, Housing Code, Provincial and City Council's housing enactments and policies.

- (d) After an application has been approved, Council shall inform the applicant through any of the following:
  - (i) A letter, where an address has been provided in the application form.
  - (ii) A telephone call.
  - (iii) A fax, where a fax number has been provided.
  - (iv) Notices on the notice-boards of the Department Housing and Planning and its satellite offices.
- (e) The information of the approved applicants shall be added into the Housing Database under a separate list of legal occupants and owners of residential dwellings in Potchefstroom.
- (f) The approved list of applicants shall be forwarded to -
  - (i) the developer in the case of a new housing development project; or
  - (ii) an implementing agency in the case of institutional housing or People's Housing Process projects.
- (g) The Housing Waiting List shall be updated regularly as and when new allocations are made during the course of the year.
- (h) The Department Housing and Planning shall also update the applicants' information in the Housing Waiting List on a daily basis.
- (i) The Department Housing and Planning shall assist approved applicants to complete housing subsidy application forms.

### 3. **SECTION B: HOUSING DATABASE POLICY**

#### 3.1 **Preamble**

The creation of a credible database will enable Council to know the extent of housing needs, without the database. There is problem with housing applications that are not systematically recorded and no dedicated officials appointed to handle them. Furthermore, there is no one-stop centre of information of all sites and properties in Potchefstroom and this leads to double allocation of sites and site ownership disputes.

#### 3.2 **Policy objectives**

- (a) Promotion of fair administrative justice in the administration of housing allocations.
- (b) Centralisation of all housing information.
- (c) The Housing Database shall serve as the core instrument in the implementation of housing allocation.

- (d) The Housing Database shall serve as a planning tool to the Departments Housing and Planning and Infrastructure.

### **3.3 Establishment of the Housing Database**

- (a) The Department Housing and Planning shall set up a computerised Housing Database.
- (b) The Housing Database shall be server based and will be stationed in the offices of the Department Housing and Planning.
- (c) The Housing Database shall be linked and accessible through computers in the satellite offices of the Department Housing and Planning.
- (d) It shall be linked with the Housing Subsidy System for the purpose of receiving updated information about applicants granted housing subsidies.
- (e) A dedicated officer shall be appointed to oversee the management of the Housing Database.

### **3.4 Components of the Housing Database**

3.4.1 For a start the Housing Database shall be made up of four main components, namely:

- (a) Legal occupants of residential dwellings (middle-income and high income).
- (b) Occupants of informal settlements (stayed over six months and those who stayed less than six months).
- (c) Occupants of municipal rental housing accommodation.
- (d) Occupants of government subsidised housing.

3.4.2 In addition to the above, the Housing Database shall also contain four separate application lists, namely:

- (a) Housing Waiting List.
- (b) Application List for Municipal Rental Housing Accommodation.
- (c) Application List for Serviced Sites.
- (d) Approved subsidy beneficiaries.

3.4.3 The Housing Database shall be flexible enough to be able to accommodate new needs such as land ownership, sites serviced with different water and sanitation services, etc.

### **3.5 Usage of the Housing Database**

- (a) The Housing Database shall serve as the main source of housing information in the Tlokwe City Council.

- (b) The Housing Database shall serve as a vital instrument in the decision-making process of the Department Housing and Planning and other municipal departments.
- (c) It shall be integral in deciding housing allocations to applicants.
- (d) The Housing Database shall be easy to use and shall be able to generate reports through a variety of queries, e.g. list of names, list of site numbers and addresses, date of registration on the database, list of new applicants for subsidy housing, rental accommodation and serviced sites, income level of applicants, etc.

#### **4. SECTION C: HOUSING FINANCING POLICY**

##### **4.1 Preamble**

The Policy will ensure that there is a strategic utilisation of housing funds. There is a need to have conscious effort in capitalising on the sources of housing funding. The capitalisation of funds for housing purposes will assist in setting a framework to bargain for more funds from other services including the Province. There is a need of a policy to engage financial institutions to invest in housing including the necessary platform for public-private partnership in housing, be it rental housing, inner-city rejuvenation, infill planning, inclusionary housing, etc.

##### **4.2 Policy objectives**

- (a) Income generated from rental accommodation shall be reinvested in housing as far as possible.
- (b) Prior planning for housing shall serve as an instrument to bargain for more funding from the Province.
- (c) The role of the private sector in housing shall be maximised.
- (d) Council's debtor system shall be improved to increase income generated from rentals.

##### **4.3 Creating conditions for continuous and increased housing subsidy allocation from the Province**

- (a) Housing subsidy allocations from the Provincial Department form the pillar of municipal housing finance.
- (b) The Department Housing and Planning shall proactively identify, acquire and develop land for housing purposes.
- (c) Once sites have been serviced, the Department Housing and Planning shall allocate and register sites in the names of applicants in terms of the Housing Allocation Policy outlined in this document.
- (d) The Department Housing and Planning shall explore an agreement with the Province to obtain a commitment for agreed annual subsidy allocations as guided by the HSP in the next five years.

- (e) Having established the possible number of subsidies to be allocated, the Housing Allocation Committee shall approve a list of applicants in the Housing Waiting List.
- (f) The Department Housing and Planning shall assist approved applicants to fill out subsidy application forms.
- (g) The Department Housing and Planning shall capture the information into the Housing Subsidy System and wait for the Province to approve projects and issue project numbers.
- (h) Once projects have been approved, the list of approved applicants shall be forwarded to the developer or any appointed implementing agent.
- (i) The developer or implementing agent shall be required to implement the project right away.
- (j) The above procedure is intended to streamline and speed up the implementation of housing projects in Potchefstroom so that Council could obtain continuous and increased subsidy allocation from the Province.

#### **4.4 Improving rental income collection**

##### **4.4.1 Entering into new lease agreements with tenants of municipal rental accommodation**

- (a) The Department Housing and Planning shall determine the number of all occupants of municipal rental accommodation.
- (b) The information shall be verified by physical visits to all the rental dwellings.
- (c) Crucial information to be verified include the following:
  - (i) Name and surname.
  - (ii) Tenant's age.
  - (iii) Gender.
  - (iv) South African citizenship.
  - (v) Date of occupying the dwelling.
  - (vi) Description of the dwelling.
  - (vii) Dwelling's physical address.
  - (viii) Contact details (phone, mobile, e-mail, postal address).
  - (ix) Household income.
  - (x) Rent currently being paid.
  - (xi) Date when rent was last paid.

- (d) The verified information shall be captured into the Housing Database.
- (e) The Department Housing and Planning shall send the verified information to each tenant and request each tenant to sign a new lease with Council.
- (f) The Department Housing and Planning shall prepare lease agreements.
- (g) Copies of completed lease agreements shall be forwarded to the Department Finance to capture tenants' information into their system to facilitate rental payment by tenants and will be updated on the database of the Department Housing and Planning.
- (h) The Department Finance shall provide the Department Housing and Planning with monthly financial statements about rental collections.
- (i) The Department Housing and Planning shall bargain for an acceptable percentage of rental income to be used for the maintenance of the rental housing stock and the improvement of the living condition of low income areas, in particular the tarring of access roads and streets.
- (j) The Department Housing and Planning shall study the financial statements to identify variances and defaulting tenants.
- (k) Defaulting tenants shall be given notices about their lack of payment together with warnings of possible eviction in terms of Council's Credit Control Policy.
- (l) Chapter 5 of the Rental Housing Act shall apply to lease agreements between tenants and landlords.

#### **4.4.2 Eviction from municipal rental accommodation**

- (a) Tenants are entitled to live in municipal rental housing accommodation to the extent agreed to in the lease agreement.
- (b) The Department Housing and Planning shall issue warning notices to defaulting tenants every month.
- (c) The Department Housing and Planning shall issue a last warning notice to a tenant who defaults for a successive period of two months.
- (d) If there is no response by the tenant in the third month, the Department Housing and Planning shall initiate the process of evicting the tenant from its rental accommodation.
- (e) The name of a defaulting tenant shall be forwarded to Council's attorneys who will formally institute eviction procedures.
- (f) All eviction action steps shall be carried out within the confines of the Rental Housing Act and the broader due process of law.

**4.5 Utilising funds in the Municipal Separate Operating Account for housing purposes**

- (a) Chapter 15 and 16 of the National Housing Act requires municipalities to establish separate operating accounts into which the proceeds of the sale, letting and disposal of municipal properties could be deposited, including the net proceeds of municipal infrastructure provided through loans, advances or other financing.
- (b) Section 16(2) of the Housing Act specifies that the money deposited into the Separate Operating Account shall be utilised by Council for housing development in accordance with the national housing policy and a housing development project approved by the MEC.
- (c) The Department Housing and Planning shall, in consultation with the Department Finance, ensure that the prescription of the Housing Act is complied with.
- (d) The Department Housing and Planning shall utilise these funds for the maintenance of municipal rental accommodation, the improvement of infrastructure in low income areas and the general improvement and development of housing.

**4.6 Promoting private sector investment in housing**

- (a) The Department Housing and Planning shall devise strategies to attract private sector participation in housing.
- (b) The Department Housing and Planning shall designate land portions as identified in the HSP for middle and high income housing development.
- (c) It shall, on its own or through inviting tenders, service these portions of land and sell sites to the public for development.
- (d) Public and private sector developers shall be allowed access to the list of applicants who declared income when enlisting on the Housing Database and are in need of middle or high income housing.
- (e) Financial institutions shall also be allowed access to this information to enable them to explore funding possibilities.
- (f) The money derived from the sale of serviced sites shall be used for the improvement of low income areas, especially improving the road and street conditions.
- (g) The Department Housing and Planning shall also promote public-private partnership in the management or disposal of rental housing as well as the development of institutional housing (e.g. Social Housing).
- (h) The MFMA shall be complied with in promoting public-private partnerships.



## **5. SECTION D: ERADICATION OF INFORMAL SETTLEMENTS, LAND INVASION AND EVICTIONS FROM LAND**

### **5.1 Preamble**

The Tlokwe City Council is faced with the continuous proliferation of informal settlements and land invasion, particularly on the periphery of the urban areas. Most of these informal settlements have developed through the invasion of privately or state-owned land which makes service delivery by Council difficult. The process of transferring some of this land to Council is cumbersome, thus restricting Council from exercising its mandate in rendering basic services to the affected communities.

Council also does not have a policy to deal effectively with the proliferation of informal settlements. It is believed that land invasion and thus the proliferation of informal settlements, is driven by the following issues:

- (a) A perception by rural migrants and people from poor small towns that settling in informal settlements in urban areas will usher them to a better life.
- (b) Initial occupants of informal settlements often rally the support of other potential occupants to strengthen their negotiation power with the landowner.
- (c) The perception that people in informal settlements are helped first before those on a housing waiting list also fuels the spread of informal settlements.
- (d) The lack of timeous planning to accommodate population growth.
- (e) Community ignorance on the intended use of vacant land or open areas earmarked for development within existing settlements.
- (f) The lack of a coordinated approach among spheres of government to release land and/or funding for the planning and servicing of priority areas.
- (g) The lack of policy and enforcement by authorities.

### **5.2 Policy objectives**

The Tlokwe City Council acknowledges that some of its citizenry stay in informal settlements. It recognises that many of these informal settlements offer shelter to the poor and destitute but that it creates undesirable urban environments due to the lack of services and security of tenure. It is for this reasons that the policy aims to address the following:

- (a) To contain and prevent land invasion and the spread of informal settlements.
- (b) To plan for sustainable human settlements through the rapid release of land for development.

### **5.3 Addressing land invasion**

#### **5.3.1 The Policy: Land Invasion**

- (a) Council shall not tolerate the illegal occupation of land within its area of jurisdiction.
- (b) All measures available to Council shall be exhausted to prohibit the illegal occupation of land.
- (c) Council shall apply to court for the eviction of illegal occupants and prosecute those who initiated the process.
- (d) Ward Councillors, in collaboration with Ward Committee members shall, as a matter of urgency, report all cases of illegal occupation of land within their wards, whether it is Council property or not.
- (e) Once a case of illegal occupation of land has been reported by the Ward Councillor to the Executive Mayor, the administrative procedures outlined in the policy shall be adhered to.
- (f) Council shall only recognise illegally occupied land as an existing informal settlement if -
  - (i) the land has been illegally occupied before the adoption date of this policy and an eviction order was not granted by the court;
  - (ii) it is a priority identified in the IDP of Council;
  - (iii) it conforms to the HSP and SDF of Council;
  - (iv) it will create a habitable sustainable human settlement;
  - (v) it is in the interest of those staying in the area as well as the rest of the community to be upgraded; and
  - (vi) it conforms to the general principles outlined in the policy.

#### **5.3.2 Administrative procedures: Land invasion**

##### **5.3.2.1 Pro-active measures: Land invasion**

- (a) Council shall take all possible measures to prohibit the illegal occupation of land. The following pro-active measures shall therefore be put in place:
  - (i) The Department Public Safety: Municipal Police to erect signboards on all open and undeveloped portions of land stating the purpose of the land and that land invasion or dumping on the site is illegal.
  - (ii) The Department Public Safety: Municipal Police to regularly patrol all Council property and report invasions immediately.

- (iii) The Department Housing and Planning together with the Department Infrastructure shall budget for the planning, pegging and servicing of new residential areas.
- (iv) The Department Housing and Planning together with the Department Infrastructure shall timeously identify land needed for future development and budget to acquire the land.
- (b) Where the above pro-active measure have failed to prohibit the illegal occupation of land, a distinction shall be made between land that has been illegally occupied for less than six months and those occupied for a period longer than six months, as required by the Prevention of Illegal Eviction from and Unlawful Occupation of Land Act, 1998 (Act 19 of 1998).
- (c) Furthermore, there shall be a distinction between administrative procedures applicable to Council properties and those applicable to any other property.

5.3.2.1.1 Administrative procedures: Illegal occupation of land for less than six months.

**Land Invasion on Council properties**

- (a) Ward Committee members shall report any land invasion within their wards to the Ward Councillor.
- (b) The Ward Councillor and if in a tribal area, the Chief, shall report the case in writing to the Mayoral Committee.
- (c) Once a case has been reported, the Executive Mayor shall immediately inform the Municipal Manager of the situation.
- (d) The Municipal Manager shall inform the Managers Housing and Planning, Community Services and Public Safety.
- (e) The Department Housing and Planning shall investigate and verify the land ownership.
- (f) If it is Council property, the Department Housing and Planning shall apply to court for an eviction order as well as for the prosecution of those who initiated the land invasion process.

**Land invasion of property other than that of Council**

- (a) Ward Committee members shall report any land invasion within their wards to the Ward Councillor.
- (b) The Ward Councillor and if in a tribal area, the Chief, shall report the case in writing to the Mayoral Committee.
- (c) Once a case has been reported, the Executive Mayor shall immediately inform the Municipal Manager of the situation.
- (d) The Municipal Manager shall inform the Managers Housing and Planning, Community Services and Public Safety.
- (e) The Department Housing and Planning shall investigate and verify the land ownership.
- (f) If it is not Council property, the Department Housing and Planning shall give notice to the owner of the land 14 days in advance to apply to court for an eviction order as well as for the prosecution of those who initiated the land invasion process.

- (g) The process shall then unfold in terms of the Prevention of Illegal Eviction from and Unlawful Occupation of Land Act, 1998 (Act 19 of 1998).

- (g) The process shall then unfold in terms of the Prevention of Illegal Eviction from and Unlawful Occupation of Land Act, 1998 (Act 19 of 1998).

5.3.2.1.2 Administrative procedures: Illegal occupation of land for more than six months

**Land Invasion on Council properties**

**Land invasion of property other than that of Council**

- (a) Same process as with land occupied for less than six months (paragraphs (a) – (g)) above.
- (b) If it is Council property, the Department Housing and Planning shall identify alternative suitable land, in collaboration with the Department Infrastructure, to which the affected community could be relocated before an eviction order could be requested.
- (c) The Manager Housing and Planning shall table a report to the Mayoral Committee in which the various strategies for relocation or *in-situ* upgrading are explained.
- (d) The Mayoral Committee shall recommend to Council a process of relocation or if it is viable to develop the land which has been illegally occupied, Council may consider a process of *in-situ* upgrading.
- (e) If Council decides to relocate, the Executive Mayor shall be involved in negotiations with those affected by the relocation.
- (f) If Council decides for an *in-situ* upgrading process, the same process will be followed as with the upgrading of existing informal settlements.

- (a) Same process as with land occupied for less than six months (paragraphs (a) – (g)) above.
- (b) However, if the land falls within the land identified for future development in the HSP and SDF, the developer shall be encouraged to develop the land with the assistance of Council through a land and services agreement or Council could consider acquiring the land to develop it in the future.
- (c) If the land falls outside the HSP and SDF guidelines, the owner shall identify alternative suitable land to relocate those who invaded the property. Council may assist in this regard where possible.

## 5.4 Addressing existing informal settlements

### 5.4.1 The Policy: Existing Informal Settlements.

- (a) Council will only recognise informal settlements that existed in its municipal area before the adoption of this policy or where the court did not grant a court interdict for eviction of illegal occupants.
- (b) Council will only consider *in-situ* upgrading of an existing informal settlement if -
  - (i) it is recognised as an existing informal settlement;
  - (ii) it is a priority identified in the Integrated Development Plan (IDP) of Council;
  - (iii) it conforms to the Housing Sector Plan (HSP) and Spatial Development Framework (SDF) of Council;
  - (iv) it will create habitable sustainable human settlements;
  - (v) it is in the interest of those staying in the area as well as the rest of the community; and
  - (vi) it conforms to the general principles outlined in the policy.
- (c) Council will give priority for relocation of residents from an informal settlement if the -
  - (i) settlement does not comply with any of the conditions set out in (b) above;
  - (ii) health and well-being of people staying in and around the area is adversely affected;
  - (iii) area proves to be too small to accommodate all residents in a sustainable manner;
  - (iv) area proves to be inhabitable; or
  - (v) basic services cannot be rendered in an affordable and efficient manner.

### 5.4.2 Administrative procedures: Existing Informal Settlements.

- (a) Pro-active measures: Existing Informal Settlements.
  - (i) The implementation of security around unoccupied land shall act as a pro-active measure to curb the proliferation of informal settlements.
  - (ii) The implementation of security shall also pro-actively address the need for residential sites, thus impacting on the proliferation of informal settlements.
  - (iii) Where this policy has failed to pro-actively address the proliferation of informal settlements, a distinction shall be made between areas that are suitable for human occupation and those that might adversely affect the health and well-being of the community or adjacent communities.

- (iv) Those areas suitable for human occupation shall be treated as *in-situ* upgrading projects while those not suitable shall be treated as relocation projects.
  - (v) A further distinction shall be made between the availability of Council property for relocation and cases where suitable land will have to be acquired by Council for the purpose of relocation.
- (b) Administrative Procedures: *In-situ* upgrading project.
- (i) If an eviction order fails in terms of the Land Invasion Act or if Council decide to upgrade an existing informal settlement, the Department Housing and Planning, in collaboration with the Ward Councillor and Ward Committee members, shall compile a site register of all occupants of the informal settlement.
  - (ii) A cut-off date must be decided by Council to include those residing in the informal settlement in the site register.
  - (iii) The site register shall make a distinction between occupants who qualify for housing subsidies and those who do not qualify, South African citizens and those who are illegal immigrants including those who desire to be relocated elsewhere, etc.
  - (iv) The Department Housing and Planning shall capture this information into the Housing Database.
  - (v) The Department Housing and Planning shall report all illegal immigrants to the Department of Home Affairs.
  - (vi) The Department Housing and Planning shall consult with the Department Infrastructure to investigate the suitability of the land.
  - (vii) The Department Housing and Planning shall verify land ownership and identify alternative land for relocation if necessary.
  - (viii) The Department Infrastructure shall assess the possibility of servicing the land.
  - (ix) The Department Housing and Planning shall assess the potential impact of the proposed development.
  - (x) The Manager Housing and Planning shall table a combined report to Council outlining the feasibility of upgrading the informal settlement versus the relocation of the affected community and shall incorporate the various recommendations made from the various Departments involved (outcomes of (d) to (g) above).
  - (xi) Council shall approve a development proposal and instruct the Departments Housing and Planning and Infrastructure to begin a process of applying for funds.

- (xii) Once the process of approval of funds has been completed, the Department Housing and Planning shall allocate sites to potential beneficiaries in terms of the Housing Allocation Policy outlined in this document.
  - (xiii) The construction of houses shall then begin as soon as developers have been appointed.
- (c) Administrative Procedures: Relocation to Council property
- (i) The same process will be followed as with the *in-situ* upgrading project (paragraphs (a) to (g)). However, if the Department Housing and Planning have identified that the area occupied by an existing informal settlement is not suitable for human settlement (paragraph (f)) and land is available for relocation (paragraph (g)), the Manager Housing and Planning shall submit a report to Council recommending relocation.
  - (ii) The Allocation Committee shall take a decision on the process of relocation and the way sites will be allocated in terms of the Housing Allocation Policy.
  - (iii) The Ward Councillor(s) shall be involved in the negotiation process with the affected community around the modalities of relocation.
  - (iv) Before a community can be relocated, the Department Housing and Planning shall prepare a preliminary layout plan for adoption by Council.
  - (v) Once the preliminary layout plan has been adopted, the Department Housing and Planning shall ensure that the sites are pegged and clearly identified for occupation.
  - (vi) The affected community shall be relocated onto the identified sites per guidelines set by Council.
  - (vii) Once the community has been relocated according to the guidelines given by Council, the Department Infrastructure shall supply basic infrastructure to this community.
  - (viii) The Department Housing and Planning shall lodge an application for township establishment with the relevant authorities to formalise the area.
  - (ix) The Department Housing and Planning shall lodge a housing subsidy application for those beneficiaries who qualify.

(d) Administrative Procedures: Relocation to other property

- (i) The same process will be followed as with relocation to Council owned properties. However, if the Department Housing and Planning has identified that the area occupied by an existing informal settlement is not suitable for human settlement and municipal land is not available for relocation, the Department Infrastructure, in consultation with the Department Housing and Planning, shall identify suitable land that could be acquired by Council.
- (ii) The Manager Housing and Planning shall submit a report to Council outlining the process of relocation to be adopted as well as the process of acquiring land for relocation purposes.
- (iii) Council shall take a decision on the acquisition of the land.
- (iv) The Ward Councillor(s) shall be involved in negotiating with the affected community around the modalities of land acquisition and relocation.
- (v) If Council agrees to the acquisition of other land, the Department Housing and Planning shall make an offer to the prospective seller. If the seller accepts the offer, the necessary administrative procedures to transfer the land shall be taken.
- (vi) Once the land has been transferred, the Department Housing and Planning shall inform Council so that the negotiated relocation process could begin.
- (vii) Before a community could be relocated, the Department Housing and Planning shall prepare a preliminary layout plan for adoption by Council.
- (viii) Once the preliminary layout plan has been adopted, the Department Housing and Planning shall ensure that the sites are pegged and clearly identified for occupation.
- (ix) The affected community shall be relocated onto the identified sites in accordance with the guidelines set out by Council.
- (x) Once the community has been relocated according to the guidelines given by Council, the Department Infrastructure shall supply basic infrastructure to this community.
- (xi) The Department Housing and Planning shall lodge an application for township establishment with the relevant authorities to formalise the area.
- (xii) The Department Housing and Planning shall lodge a housing subsidy application for those beneficiaries who qualify.



## 6. **SECTION E: INTEGRATED APPROACH TO NEW HUMAN SETTLEMENTS/ HOUSING DEVELOPMENTS**

### 6.1 **Preamble**

Most housing projects are not guided by the new principles for Development Breaking New Grounds Strategy (BNGS). This results in almost all low income housing projects being located on the periphery of urban areas. This contributes to urban sprawl and fails to address the legacies of apartheid.

Most current housing projects are targeted to Greenfield developments and little attention is paid to urban renewal or infill planning projects. Almost all the housing developments are concentrated in urban areas while the rural villages have been neglected.

While market forces also dictate middle and high income developments, low income developments are mostly driven by the proliferation of informal settlements and the availability of housing subsidies. There is little private sector investment in low income areas.

Council also finds that housing development is still seen in isolation from the rest of the urban fabric and as such little cooperation and coordination exists among different spheres of government, municipal departments and developers. This leads to areas not being serviced with infrastructure timeously to allow for the development of housing in these areas whilst social and economic infrastructure trail behind the provisioning of housing infrastructure. The lack of criteria for the prioritisation of housing projects also hampers effective new housing developments.

The lack of serviced sites also hamstrung residential development. Council has not been active in the development of new residential areas for some time due to financial constraints whilst private sector initiatives are also limited by the huge costs involved in infrastructure provisioning. This has resulted in no residential sites being available for development in Potchefstroom in particular.

The quality of housing is in some cases poor. There is little attention paid to environmentally sensitive designs. Most designs are monotonous due to developers using the same material and finishing on several projects. This hampers variety and choice to the consumer. It is Council's view that -

- (a) housing development shall be located closer to economic opportunities;
- (b) housing development shall lead to the compacting of the cities and avoid urban sprawl;
- (c) housing development shall be integrated with other municipal services – social, economic and infrastructure;
- (d) all housing developments (low, middle and high income) within Council shall be approved by Council in line with the provisions of the HSP, SDF and IDP;
- (e) all forms of housing development shall be promoted; and
- (f) densification to preserve available land should be prioritised.

## 6.2 Policy objectives

- (a) To ensure that sustainable housing development takes place.
- (b) To integrate housing with other municipal services in order to establish sustainable human settlement.
- (c) To coordinate municipal departments to work together in planning and implementing housing projects.
- (d) To promote middle and high income housing which will in turn generate resources to improve low income areas.
- (e) To give equal preference to urban and rural development projects.
- (f) To promote environmental sensitive and energy efficient housing.

## 6.3 Establishing an integrated approach to new human settlements/housing developments

### 6.3.1 The Policy: Integrated Approach to New Human Settlements/Housing Developments

- (a) Council shall make available funding on an annual basis for Greenfield developments, infill planning, urban renewal or *insitu* upgrading projects as prioritised in the HSP, SDF and IDP of Council.
- (b) Council shall support and participate in, where feasible, the development of a variety of high, middle and low income residential developments which combine single residential as well as cluster housing on both Greenfield and urban renewal, *in-situ* upgrading or infill planning sites.
- (c) Council shall make available serviced sites through its *in-situ* upgrading or urban renewal schemes to individuals who have applied for housing or serviced sites and have been registered in the Housing Database. All other sites shall be made available in terms of the MFMA.
- (d) All future development proposals shall show how due consideration has been given to social, physical, environmental and economic aspects in the project design. An environmental impact assessment or any other study to support decision-making in this regard may be required from the developer.
- (e) Council shall support urban developments within the urban edge. Rural development shall be supported if proven feasible.
- (f) Council shall support developments that promote the optimum utilisation of infrastructure and resources.
- (g) Council shall support development that is located in close proximity to socio-economic opportunities.

- (h) New housing developments shall only be supported if in line with the HSP, SDF and the IDP of Council and the BNGS.
- (i) Projects shall be designed to minimise the negative impact on the environment and environmentally sensitive developments shall get preference.

6.3.2 Administrative Procedures: Integrated approach to new human settlements/housing developments

- (a) Pro-active approach: New human settlements/housing developments:
  - (i) It is recognised that sustainable human settlements can only be achieved through a coordinated and integrated approach to development. The IDP of Council is one such tool to ensure coordination and integration at a strategic level. Therefore all new human settlement/housing development needs shall be adequately addressed in the IDP of the Municipality in line with the BNGS.
  - (ii) Furthermore, the spatial relationship of proposed new development with that of the existing settlement shall be considered in the SDF of Council. It is thus important that these two administrative and planning tools be used to plan timeously for human settlements/new housing developments.
  - (iii) To enable successful coordination of newly planned human settlement developments, the Department Housing and Planning shall establish an Interdepartmental Committee that comprises the different departments.
  - (iv) The Interdepartmental Committee shall identify during the annual review of the IDP of Council both private and public land suitable for new human settlement/housing developments according to the needs identified in the HSP and amend the SDF of Council accordingly. A distinction shall be made between Greenfield development, infill planning, urban renewal and *in-situ* upgrading projects to allow for population growth whilst accommodating existing needs.
  - (v) A priority ranking order shall also be allocated to the different areas based on criteria such as feasibility, sustainability, serviceability, etc. This will be used to inform the budgeting process of Council as well as the channelling of public investment for future housing developments. Proposed housing developments shall make provision for a selection of low-middle and middle-high income residential developments whilst combining single residential development with cluster housing.
  - (vi) Consideration shall be taken to provide supporting infrastructure to the proposed housing developments in particular the road network, bulk infrastructure services including economic and social amenities. The financial implications of the supporting infrastructure shall be considered together with the financial implications of the proposed development. The Interdepartmental Committee shall also lodge applications for grant funding to various organisations to ensure that money will be made available for new housing developments as well as the supporting infrastructure services and social amenities such as clinics, schools, etc.

- (vii) Besides planning in an integrated manner at strategic level, the same is required at an administrative level. It is thus necessary that clear administrative procedures be developed to ensure an integrated approach to new human settlement/housing development at implementation level. A distinction needs to be made between the various stages involved in the creation of sustainable human settlements/housing developments on public versus private land.

(b) Administrative Procedures: New human settlement/housing development

**Development of new human settlements on Council properties**

**Development of new human settlements on property other than that of Council**

Council can decide to develop new human settlements on privately owned land. This process will entail that Council first obtain the land from the owner. Once the land has been obtained, the same process as on Council owned properties shall unfold. In the case of a private development on private land, the following administrative procedures shall prevail:

**Stage 1: Establishing a new human settlement or extension**

**Stage 1: Evaluation of an application for the establishment of a new human settlement or extension by a private developer.**

- (a) The Department Housing and Planning shall evaluate the areas identified for development in the HSP and SDF in terms of the geo-technical and topographical conditions on the land and compile preliminary layout plan(s) for these priority area(s). If insufficient in-house expertise exists, this function shall be outsourced or, if Council decides to use private developers, proposals by private developers could then be obtained for the planning and development of the land.

- (a) The developer shall submit a detailed application of the proposed development to the Manager Housing and Planning. The following shall accompany the application:

- Title deed;
- site layout plan to scale with 2m contour intervals indicating the land use mix prepared by a professional town and regional planner;
- an infrastructure service report;
- a geotechnical report;
- a flood line analysis prepared by a professional engineer; and

- an environmental impact assessment, if required by law, prepared by a registered impact assessment consultant; as well as
  - a town management plan if the proposed development will not be incorporated within the municipal area.
- (b) These preliminary development plans and layout plans shall then be circulated to the Departments Infrastructure, Community Services as well as other relevant Departments.
- (c) The Department Housing and Planning or in the case of a private developer, the developer shall make any changes necessary to accommodate the comments received in (b) above.
- (d) The Manager Housing and Planning shall then compile a report in collaboration with the Departments Infrastructure and Community Services indicating the financial and institutional implications of the proposed development to the Mayoral Committee for approval by Council.
- (b) Any additional supporting documentation that may be required to review the application can also be requested from the developer at his cost.
- (c) The Department Housing and Planning shall evaluate the proposal in terms of its compliance to the HSP, the SDF and IDP and any other planning criteria within one (1) week of receipt of the application.
- (d) The application shall be forwarded to the Department Infrastructure, who shall review the services report and compliance to infrastructure design criteria within one week of receipt of the application. The Department shall indicate the financial implications to Council in terms of bulk infrastructure provisioning as well as the viability and institutional or financial implications of the town management plan to Council.

- |     |   |     |   |
|-----|---|-----|---|
| (e) | Once Council has approved the proposed development, a developmental proposal shall be submitted to the Province.  | (e) | The application shall be forwarded to the Department Community Services who shall evaluate the land use mix and provision of social amenities including parks and recreation facilities, or availability of such amenities in close proximity to the proposed development within one week of receipt of the application. Any financial or institutional implications to Council shall also be highlighted.  |
| (f) | Once Province has approved the developmental proposal, all relevant Departments will commence to identify the developer.  | (f) | The application shall then be forwarded to the Manager Housing and Planning with all the comments/recommendations made by the various Departments. The Manager can then decide to request the developer to amend the application according to the comments made by the various Departments if the proposed development is provisionally supported by all of the Departments or he can decide to table a report with recommendation by the various Departments to Council. |
| (g) | The Department Housing and Planning in collaboration with the Departments Infrastructure and Community Services or the private developer shall make the necessary changes to accommodate the comments received from Province before the final layout plan with cost estimates is tabled to the Mayoral Committee and Council. | (g) | The recommendations of Council shall then be forwarded to the relevant authorities for the approval of the proposed development.  |

- |  |   |
|--|---|
| <p>(h) Once Council has approved the layout plan, the Manager Housing and Planning in collaboration with the Department Infrastructure or the private developer shall prepare the necessary applications for approval of the layout plan to the relevant authorities.</p>  | <p>(h) Once approval has been obtained from the relevant authorities, the developer shall appoint a professional Land-Surveyor to peg the approved layout plan.</p> |
| <p>(i) Once approval has been obtained from the relevant authorities, a professional Land-Surveyor (in-house or outsourced) can then peg the approved layout plan.</p>   |   |
| <p>(j) Instructions shall be given to the Department Infrastructure to design the civil and electrical services whilst the Department Community Services can also plan and apply for the development of any community facilities required in the area. In the case of a private developer he/she will be responsible for the design and construction of services according to the service agreement.</p> |   |

**Stage 2: Approval of survey diagrams**

**Stage 2: Approval of survey diagrams**

- |   |   |
|---|---|
| <p>(a) Once the area has been pegged, the Land-Surveyor shall compile and submit the necessary survey diagrams and/or general plans to the Surveyor-General for approval.</p>   | <p>(a) Once the area has been pegged, the Land-Surveyor shall compile and submit the necessary survey diagrams and/or general plans to the Surveyor-General for approval.</p> |
| <p>(b) Once approval has been received the approved diagrams shall be handed to the Department Housing and Planning for registration in the Deeds Office or the private developer shall appoint a conveyancer to register the properties in the Deeds Office.</p> | <p>(b) Once approval has been received the developer shall appoint a conveyancer to register the properties in the Deeds Office.</p>  |

Stage 3:	Construction infrastructure services	of	Stage 3:	Construction infrastructure services	of
(a)	Once the Manager Infrastructure received the notice that the layout plan has been approved, he shall invite tenders and make recommendations to Council according to Council's Procurement Policy on the appointment of contractors for the construction of civil and electrical infrastructure. If in-house expertise is lacking, this function shall be outsourced.	(a)	The developer shall appoint contractors for the construction of civil and electrical infrastructure.		
(b)	Once approval has been obtained from Council, contractors shall be appointed.	(b)	Once the various services have been installed to the satisfaction of the Manager Infrastructure, an Engineering Certificate shall then be issued to the developer. This certificate shall accompany the application for registration in the Deeds Office.		
(c)	In the case of a private developer, the developer will appoint a contractor for the construction of civil and electrical services.				
(d)	Once the various services have been installed to the satisfaction of the Manager Infrastructure, an Engineering Certificate shall be submitted to the Department Housing and Planning or in the case of a private developer to the developer by the Manager Infrastructure to accompany the application for registration in the Deeds Office.				



**Stage 4: Registration of properties in the Deeds Office**

- (a) The Department Housing and Planning or in the case of the private developer his conveyancer shall apply to the Registrar of Deeds for the opening of the township register or the registration of the relevant properties in the Deeds Office. If in-house capacity does not exist, this function shall be outsourced.

Once the township register has been opened or the properties have been registered in the Deeds Office, the Department Housing and Planning shall start with the allocation of sites and the application for housing subsidies.

- (b) In the case of a private developer the site allocation process will be according to the agreement reached between him/her and Council.

**Stage 5: Allocation of sites and application for housing subsidies**

- (a) The Department Housing and Planning shall then allocate sites to the respective beneficiaries as per site register and the Housing Allocation Policy of Council.
- (b) Serviced sites shall be made available to applicants of housing subsidies, informal settlements recognised for upgrading and applicants who only need to purchase serviced sites and will be able to build their own houses.

**Stage 4: Registration of properties in the Deeds Office**

- (a) The conveyancer appointed by the developer shall apply to the Registrar of Deeds for the opening of the township register or the registration of the relevant properties in the Deeds Office.

- (b) Once the township register has been opened or the properties have been registered in the Deeds Office, the developer shall sell the properties to prospective buyers.

**Stage 5: Building of top structures**

- (a) Once sites have been acquired by the prospective buyers, a building contractor shall be appointed by the owner of the site.
- (b) The contractor or owner shall then submit building plans for the proposed development.

- (c) The Department Housing and Planning shall apply for housing subsidies for those beneficiaries who qualify for housing subsidies. The various subsidy categories shall be utilised, where appropriate, i.e. institutional housing, rural housing, social housing, project-linked, rent to buy schemes, etc.
- (c) If a contractor or owner develops more than five single residential units within a street block or develops a cluster development, the building plans for these proposed developments shall be submitted to Council.
- (d) The Housing and Planning Department shall register sites of applicants who qualify for government housing subsidies in the Deeds Office while those applicants who purchased sites from Council and do not qualify for government housing subsidies shall register the sites for themselves through Council's attorneys.
- (d) Council shall review the building plans using approved criteria which take into consideration the various aspects of the development like the scale of the development, the material used, the number of units in a complex, the environmental impact of the proposed development, etc.
- (e) The criteria used shall in particular focus on the promotion of diversity and choice whilst focusing on environmentally sensitive developments. Developments not adhering to these criteria shall not be recommended for approval.
- (f) The Department Housing and Planning shall ensure that building control measures are adhered to by the contractor/owner and that quality assurance is given during the construction of houses.

**Stage 6: Building of top structures**

(a) Once the sites have been registered in beneficiaries' names a building contractor/developer shall be appointed.

(b) The contractor/developer shall then submit building plans for the proposed development.

(c) If a contractor or developer develops more than five single residential units within a street block or develops a cluster development, the building plans for these proposed developments shall be submitted to Council for approval.

(d) Council shall review the building plans using approved criteria which take into consideration the various aspects of the development such as the scale of the development, the material used, the number of units in a complex, the environmental impact of the proposed development, etc.

**Stage 6: Development of social and economic amenities**

(a) Once the township register has been opened or the properties have been registered in the Deeds Office, the developer can offer social amenities or business sites per auction or private sale.

(b) Where public amenities such as schools, clinics, etc. need to be developed, these developments will have to be secured from provincial or national government by the developer himself. These sites will then have to be transferred to these authorities as per agreement reached between the parties.

(c) The development of parks and sports facilities shall be as approved by Council.

- (e) The criteria used shall in particular focus on the promotion of diversity and choice whilst focusing on environmentally sensitive developments. Developments not adhering to these criteria shall not be recommended for approval.
- (f) The Department Housing and Planning shall ensure that building control measures are adhered to by the contractor/developer and that quality assurance is given during the construction of houses.

**Stage 7: Development of social and economic amenities**

- (a) Once the township register has been opened or the properties have been registered in the Deeds Office, Council or a private developer shall put sites to public auction for developments other than housing (e.g. Business).
- (b) Where public amenities such as schools, clinics, etc. need to be developed, these developments shall be secured from provincial or national government departments by the Department Community Services or the developer himself/herself.
- (c) The development of parks and sports facilities shall also receive priority.

## 7. SECTION F: POLICY ON THE DISPOSAL AND DISPOSAL OF IMMOVABLE PROPERTY

### 7.1 Preamble

The intention of this Policy is to streamline procedures, to comply with the new municipal legislation impacting on property alienation and reduce possible delays regarding the alienation and acquisition processes with a view to achieve the following objectives:

- (a) To standardise policy procedures for the alienation and acquisition of land by the Tlokwe City Council.
- (b) To expedite track community integration.
- (c) To provide land for affordable housing development.
- (d) To provide access to land for the promotion of socio-economic empowerment opportunities.
- (e) To ensure that market related prices/rentals are charged for economical viable properties that are to be sold in a normal way according to Council's Policy towards optimum revenue collection.

### 7.2 Definitions

In this Policy, the following words shall have the meaning ascribed hereunder unless the context indicates otherwise:

- 7.2.1 **"Acquisition"** - Obtain ownership of or rights to immovable property in the name of the Tlokwe City Council by means of sale, donation, auction and lease.
- 7.2.2 **"Alienation"** - Disposal of municipal-owned immovable property by means of sale, land availability agreement, land swap and lease.
- 7.2.3 **"Cancellation"** - Termination of contract due to breach, affluxion of time and/or by mutual agreement whereafter the property and use thereof shall revert to the owner.
- 7.2.4 **"Closed bid"** - The open process of calling for bids on the alienation of specified immovable property from a specified group as defined by Council from time to time.
- 7.2.5 **"Commencement date of contract"** - Date of last signature of the contract by the last signing party to the agreement and/or as determined in the contract.
- 7.2.6 **"Date of sale/acquisition"** - Date of last signature of the contract by the last signing party to the agreement and/or as determined in the contract.
- 7.2.7 **"Development"** - Construction of a structure in terms of the National Building Regulations as and when plans are approved by Council.
- 7.2.8 **"Development proposal"** - Written suggestion for rights to use/develop municipal-owned property.

7.2.9 **“Donation”** - Acquisition of immovable property at no fee.

7.2.10 **“Expropriation”** - To unilaterally acquire ownership of property by taking away the owner's rights if it is in the public interest and through a legislative process in terms of the relevant legislation.

7.2.11 **“External stakeholder”** - Any person other than an official or Councillor acting in their official capacity.

7.2.12 **“Historically Disadvantaged Individual (HDI)”** - means a South African citizen

- who, due to the apartheid policy that has been in place, had no franchise in national elections prior to the introduction of the Constitution of the Republic of South Africa, 1983 (Act 110 of 1983) or the Constitution of the Republic of South Africa, 1993 (Act 200 of 1993) (the Interim Constitution); and/or
- who is a female, youth; and/or
- who has a disability; provided that a person who obtained South African citizenship on or after the coming into effect of the Interim Constitution, is deemed not to be an HDI.

7.2.13 **“Immovable capital assets”** - An immovable capital asset is an asset defined herein as immovable property and as referred to in Section 14 of the MFMA.

7.2.14 **“Immovable property”** - Land and/or any improvements affixed thereto.

7.2.15 **“Internal stakeholder”** - An official or Councillor acting in their official capacity.

7.2.16 **“Land availability agreement”** - Giving rights for the use or development of land to a third party.

7.2.17 **“Lease”** - An agreement by which the owner of property allows another to use it for a specified time in return for a specified amount of money.

7.2.18 **“Legislation”** - Any proclaimed national or provincial act, by-law, regulation and rules of practice of all the Courts in the Republic of South Africa, policy or directive document.

7.2.19 **“Low income earners”** - People who earn a single or joint monthly income determined from time to time by the National Department of Housing.

7.2.20 **“Market value”** - The estimated amount as determined by valuation, for which a fixed property should exchange on the date of valuation between a willing seller and buyer in a normal market related way wherein each party had each acted knowledgeably and without compulsion.

7.2.21 **“Memorandum of understanding”** - An agreement stipulating a working relationship to implement mutual objectives between parties with regard to the sale/acquisition of land.

7.2.22 **“Middle income earners”** - People who earn a single or joint monthly income as determined by the National Department of Housing as it may vary from time to time.

- 7.2.23 **"MFMA"** - The Local Government: Municipal Finance Management Act, 2003 (Act 56 of 2003).
- 7.2.24 **"Nominal fee"** - Relates to and below a fair market lease/rent amount.
- 7.2.25 **"Open/Public bid"** - The open process of calling for bids on the alienation of specified immovable property from the public or unspecified person(s).
- 7.2.26 **"Private auction"** - The open process of alienating property at a specified date, time and place to the highest bidder from a specified group of persons.
- 7.2.27 **"Public open space"** - Any land zoned for use by the general public as an open space, park, garden, recreation site, sports fields or square.
- 7.2.28 **"Public auction"** - The open process of alienating property at a specified date, time and place to the highest bidder from the public.
- 7.2.29 **"Public Private Partnership"** - An agreement between Council, a public entity/private entity to establish a working relationship to implement mutual objectives in terms of the relevant legislation with regard to the sale/acquisition of land.
- 7.2.30 **"Road reserve"** - A portion of land reserved for municipal services and pedestrians traffic.
- 7.2.31 **"Special groups/grouping"** - This will include the HDI, women, disabled, youth, etc.
- 7.2.32 **"Servitude"** - Rights over property or a portion thereof registered against the title deed of that property.
- 7.2.33 **"Valuation"** - The market value or other amounts (according to Council's policy) as determined by a Professional Valuer or Associated Professional Valuer (without restrictions) registered in terms of Sections 20 and 22 of the Property Valuers Professional Act, 2000 (Act 47 of 2000).
- 7.2.34 **"Zoning"** - A land use right conferred on a land entity in terms of an approved Town Planning Scheme or approved Amendment Scheme.
- 7.2.35 **"Price"** - Is the monetary amount to be paid for a property as determined by Council, and can be either equal to the market value or in some cases higher or lower, depending on Council's Alienation Policy.

### 7.3 **Alienation of property**

#### 7.3.1 **The characteristics for alienation of immovable property**

- 7.3.1.1 The process of alienation of property is applicable to all immovable properties zoned as Church, Residential, Undetermined, Business, Road Reserves and Parks or Public Open Space unless an exception is made by Council on recommendation of the relevant department.

### 7.3.1.2 Municipal property may be alienated through any of the following methods:

- Sale
- Lease
- Land Availability Agreement
- Donation
- Land swop
- Servitude.

### 7.3.1.3 Point of Departure

- (a) Criteria for the alienation of municipal land must be flexible enough to allow for a range of approaches from a variety of different role-players/stakeholders/applicants.
- (b) If land is alienated to stimulate local economic development or social development and the land price is used as an incentive, the extent and detail of this incentive must also be determined as part of the policy.

### 7.3.1.4 Principles

- (a) The alienation of municipal land should first of all be based on the following broad principles:
  - (i) It must play a role in the promotion of spatial, social and economic integration:
    - Functional and integrated settlements;
    - functionally coordinated and aligned with related policies;
    - Integration of communities with diverse backgrounds; and
    - appropriate mixed land use development.
  - (ii) It must promote sustainable local economic development:
    - Land must be used only in accordance with the law.
    - Synergy between economic, social, environmental and political concerns.
    - Enhance job creation.
  - (iii) It must be environmentally sustainable:
    - Environmental impact.
    - Protection of natural and cultural resources as well as prime agricultural land.
  - (iv) It must enhance land reform:
    - Tenure upgrading (ownership).
  - (v) It must be based on the principle of equality:
    - Equal access to and protection on land.



- (vi) It must not have a negative impact on the monetary value of the area.

### 7.3.2 Origination of alienation

7.3.2.1 Any interested party/parties or official acting in his/her official capacity may initiate the process of alienation by submitting a written application or report to the relevant department for comments in terms of the policy or to the department responsible for properties motivating the proposed use of such property for consideration by Council OR the property may be alienated in terms of the Supply Chain Management System (Section 14 of the MFMA).

### 7.3.2.2 Internal/External Stakeholder

The Mayoral Committee or the external stakeholder (*through the Mayoral Committee*) may recommend to Council in terms of the policy that an identified property be alienated for purposes of advancing the vision, mission and strategic objectives of Tlokwe City Council. Council should decide on reasonable grounds that the asset is not needed to provide the minimum level of basic municipal services.

### 7.3.3 Process of alienation

7.3.3.1 Acknowledgement of receipt of an application, advice of time frames to a stakeholder - within 10 working days from date of receipt.

7.3.3.2 Compiling a draft report timeously together with application received in terms of the provisions outlined above for circulation.

7.3.3.3 Consolidate comments, finalise draft report and recommendations and table the final report before the relevant committee(s) for consideration and recommendation.

7.3.3.4 Submit the recommendations to Council for approval.

7.3.3.5 Advise applicant of the resolutions of Council and ensure compliance.

7.3.3.6 Implement the official resolution which can be in one of the following ways:

#### 7.3.3.6.1 Sale

- (a) Sell as resolved and/or recommended.
  - (i) Finalisation of deed of sale incorporating conditions of approval.
  - (ii) Call the purchaser to pay all necessary fees and/or purchase price and sign the deed of sale.
  - (iii) Forward the deed of sale to the Municipal Manager (or a delegated official) for signature.
  - (iv) Distribute signed copy of the deed of sale to all relevant departments, the applicant and the transferring attorneys and levying of rates and opening of accounts.

- (v) Signing and issuing of all transfer documents relating to the transfer of the property (Power of Attorney, Consent by Seller, Clearance Certificates, TAX/VAT document).
- (vi) Removal of the property from the Asset Register after registration.
- (b) Sell the property by means of the **Supply Chain Management System** process as resolved and/or recommended.

#### **Process bid**

- (i) Resolve if the alienation is to specific groups (ring-fencing) - [e.g. PDI, Women, Youth, etc].
- (ii) Prepare a Bid Document (Bid Specification Committee).
- (iii) Send Notice of Bid to applicants to bid for property as resolved by the Municipal Manager.
- (iv) Opening and reading of Bids.
- (v) Evaluation of the Bids and formulating a report.
- (vi) Adjudicating of Bids and recommendation to the Accounting Officer.
- (vii) Then the provisions under 7.3.3.6.1(a)(i) – (vi) shall apply.

#### **Proposed Check List**

##### **1. Spatial / Environment**

	<b><u>VALUE</u></b>
- Consistency with municipal spatial development framework	<b><u>10</u></b>
- Consistency with Land Use Management Policy	<b><u>6</u></b>
- Consistency with National Provincial and Regional Growth and Development Priorities and Policies	<b><u>3</u></b>
- High Impact	<b><u>0</u></b>
- Medium Impact	<b><u>3</u></b>
- Low Impact	<b><u>10</u></b>

2. **Economic**- **Stimulation of local economic development**

In what manner will the development generate greater local economic development in order to

- |   |  |          |
|---|--|----------|
| - | achieve sustainability                   | <u>4</u> |
| - | alleviate poverty                        | <u>7</u> |
| - | access to local economical opportunities | <u>5</u> |
| - | local employment opportunities           | <u>6</u> |

- **Intentions of the applicant**

- |   |             |          |
|---|-------------|----------|
| - | speculation | <u>5</u> |
| - | development | <u>0</u> |
|   |             | <u>3</u> |

- **Land value**

- |   |                     |          |
|---|---------------------|----------|
| - | tender price (land) | <u>6</u> |
|---|---------------------|----------|

**Tender Price  
Highest Tender Price**

6

Contribution of applicant / developer towards the provision of bulk services

3. **Social**- **BEE Status**

- |   |                             |          |
|---|-----------------------------|----------|
| - | Black business enterprise   | <u>8</u> |
| - | Transferring enterprise     | <u>3</u> |
| - | Women's business enterprise | <u>6</u> |
| - | Youth                       | <u>3</u> |
| - | Disabled                    | <u>3</u> |

- **Social responsibility**

- |   |   |          |
|---|---|----------|
| - | social contribution by applicant or developer | <u>3</u> |
|---|---|----------|

- **Community acceptance**

- |   |  |          |
|---|--|----------|
| - | acceptance by relevant community of the proposed development | <u>5</u> |
|---|--|----------|

**TOTAL**      **100**

**Bid process**

- (i) Publish a notice calling for bids and objections the Accounting Officer must resolve if any special groups (groupings) should be invited.
- (ii) Prepare a Bid Document (Bid Specification Committee).
- (iii) Brief prospective bidders if required.
- (iv) Then the provisions under 7.3.3.6.1(a)(i) - (vi) shall apply.

**(c) Auction**

Sell the property by means of a public or private auction as or recommended by the Mayoral Committee.

**Private auction**

- (i) Send a notice calling all the applicants (or special groups) to attend a private auction at a specific time and venue to verbally bid for the property.
- (ii) Then the provisions under 7.3.3.6.1(a)(i) - (vi) shall apply.

**Public auction**

- (i) Publish a notice calling all interested parties to attend the public auction at a specified time and venue.
- (ii) Then the provisions under 7.3.3.6.1(a)(i) - (vi) shall apply.

**(d) Property development proposals**

Call for proposals for the development of a property as resolved and/or recommended by Council.

- (i) Send notice calling for all interested parties or a special group to submit development proposals with detailed specifications.
- (ii) Provisions of the bid process shall apply.

- (e) The properties referred to under (a), (b), (c) and (d) above shall include land zoned/referred to as a "Parks/Public Open Spaces" unless a resolution specifically forbids the alienation of such property.

**7.3.3.6.2 Lease**

- (a) Lease property for specific period as determined by Council or the Mayoral Committee.
  - (i) Prepare lease agreement incorporating conditions of approval and circulate the draft for comments by the relevant departments.
  - (ii) Submit the report to the Mayoral Committee (or any relevant committee).
  - (iii) Communicate the resolution of the Mayoral Committee to the lessee.
  - (iv) Call the lessee to pay the necessary payment and sign the lease agreement.
  - (v) Forward the lease agreement for signature to the Municipal Manager (or a delegated official).
  - (vi) Distribute signed lease agreement to all relevant departments and the lessee, for levying of rates, opening relevant accounts and contract management respectively.
  - (vii) Ensure compliance with all the relevant legislations.
- (b) Notarial leases for a period 10 years and above.
  - (i) Publish a notice for objection in the newspapers in terms of applicable legislation.
  - (ii) Ensure compliance with all the relevant legislations.
  - (iii) Call the lessee to sign the deed lease agreement.
  - (iv) Forward the lease agreement for signature to the Municipal Manager (or a delegated official).
  - (v) Attend to signing all the documents regarding the notarial registration of the lease agreement.
- (c) The lease of property referred to under 7.3.3.6.2(a) and (b) above shall exclude properties zoned/referred to as "Road Reserves", "Parks/Public Open Space" unless a resolution specifically authorises the lease of such property.

**7.3.3.6.3 Land availability agreement**

- (a) The applicant submits a written application to Council requesting Council to avail land for development.
- (b) Circulate a draft report together with the application to the relevant departments for comment.
- (c) Request an independent valuation, if applicable, at the cost of the applicant.
- (d) Prepare a final report incorporating comment and tabling same before Council for consideration and approval.
- (e) Advising the applicant of the resolution of Council.
- (f) Publishing a notice of Council's intention to avail land for objections in terms of relevant legislation.
- (g) If there are objections, the relevant legislation should apply.
- (h) If there are no objections, then finalise the land availability agreement incorporating conditions as resolved by Council.
- (i) Call the applicant to pay the necessary payment and sign the land availability agreement.
- (j) Forward the land availability agreement to the Municipal Manager (or a delegated official) for signature.
- (k) Distribute signed land availability agreement to all relevant departments and the applicant for levying of rates, opening relevant accounts and contract management.

**7.3.3.6.4 Donation**

Council may approve donation of property to external stakeholders, subject to the availability and the proposed, use and the future implications of such a donation. The donation will be considered in terms of the MFMA, environmental and any other applicable legislation and conditions such as -

- (i) approval of a donation by Council;
- (ii) publish notice calling for objections;
- (iii) cause parties to sign a deed of donation;
- (iv) call the donee to sign the deed of donation; and
- (v) distribute fully signed deed of donation to relevant departments and the donee, for compliance including the contract management.

**7.3.3.6.5 Land swop**

The procedure as depicted in paragraph 7.3.3.6.4 above with other peculiar circumstances to the case will be applicable.

**7.3.3.6.6 Servitude**

Council may resolve to register a servitude to a title deed of a property of a third party if such a right is required to provide an essential service subject to the following procedures:

- (i) Prepare a report for Council in order to comply with all relevant legislation (including the appointment of the Land-Surveyor).
- (ii) Finalise conditions as per the resolution including but not limited to valuation.
- (iii) Finalisation of the deed of servitude incorporating the conditions approved.
- (iv) Signing of deed of servitude by the Municipal Manager and the third party.
- (v) Process requisition for payments.
- (vi) Obtain confirmation of registration and/or title deed/deed of servitude.
- (vii) Update the Assets Register accordingly.

*7.3.3.7 Council may resolve to grant a rebate on the alienation of property to encourage land sales, speed development or to reward investors as and when required.*

**7.3.4 General conditions of alienation**

7.3.4.1 All land sold will be subject to the following conditions:

- 7.3.4.1.1 That the provisions of Section 79(18) of the Local Government Ordinance, 1939 (Ordinance 17 of 1939) and any amendments thereto or any other law pertaining to land in general and Council-owned land in particular, be complied with.
- 7.3.4.1.2 Development within a period of 24 months from date of transfer, with a written extension of one year as approved by the Municipal Manager. Failure to develop will result in a cancellation of the contract at the original selling price, less any outstanding monies.
- 7.3.4.1.3 An extension of more than 24 months may be granted by Council on merit subject to the disclosure of reasons for the extension.
- 7.3.4.1.4 The payment period upon the allocation of the property to the prospective purchaser be within 90 days from the date of allocation.

- 7.3.4.1.5 Any advertisement or media publication for the alienation of land should be accompanied by the declaration of the Preferential Procurement Policy Framework Act, 2000 (Act 5 of 2000).
- 7.3.4.1.6 The allocation of available land shall be on the basis of one person (entity) - one property.
- 7.3.4.1.7 In the event where more than one application for the alienation of Council land is received and such application has been made by any HDI (such person as contemplated in the Preferential Procurement Policy Framework Act, 2000 (Act 5 of 2000)), the application of such HDI shall, provided the application complies in every respect with Council's policy and/or guidelines and/or requirements relating to bids and/or deeds of sale, enjoy preferential consideration on the same point scoring basis for HDIs as contained below, and/or regulations promulgated in terms of Section 5 of the Act.
- 7.3.4.1.8 The 80/20 preference system (*from R0 – R500 000*)
- (i) A maximum of 20 points must be awarded to a bid for any HDI and/or subcontracting with an HDI and/or achieving any of the specified goals stipulated in Regulation 17 (of the Preferential Procurement Regulations, 2001) and in terms of Council's Procurement Policy.
  - (ii) The 90/10 preference system (*from R500 000 – more*)
    - (a) A maximum of ten points must be awarded to a bid for being and HDI and/or subcontracting with an HDI and/or achieving any of the specified goals in terms of Council's Procurement Policy.
    - (b) The local HDI will be allocated extra points in terms of the Procurement Policy.
- 7.3.4.1.9 All bid documents are to contain a clause stating that it is an express term of the bid that such bids will only be regarded as valid and binding on the parties once a deed of sale has been duly signed by the bidder and Council.
- 7.3.4.1.10 The deed of sale will only be signed on payment of 100% (*or upon the delivery of an acceptable guarantee*) within seven days after the award by the Bid Adjudication Committee or Council.
- 7.3.4.1.11 All development subject to land use right, shall be applicable in terms of policy and relevant legislation.
- 7.3.4.1.12 Farm portions are further subject to the following if it is in terms of the township establishment or incorporation:
- (i) Township establishment or incorporation into the boundaries of an existing township, subject to -
    - (a) an environmental impact assessment on the portion of land.



- (b) A geo-technical soil survey.
  - (c) Confirmation of the availability of sufficient municipal services infrastructure for the intended development on the property.
- (ii) Bulk and internal services will be payable by the owner of the property.
- 7.3.4.1.13 All other properties that are not farm portions are further subject to the following:
  - (i) Where the intended use on a purchased property deviates and is in contradiction to the existing zoning of such an erf, an appropriate establishment, subdivision, consolidation, building line relaxation, rezoning, etc. has to be submitted by the applicant at his own cost, for consideration of the application by Council.
  - (ii) Where the proposed land use is in contradiction with the conditions of title of a property, the purchaser at his cost must do the application for the removal of restrictive title conditions.
  - (iii) The alienation of land should be in line with Council's policy and relevant legislation.
  - (iv) Bulk services will be payable by the owner of the property.
- 7.3.4.1.14 All applications for a change in land use rights, subdivision and township establishment by the applicant will be subjected to and responsible to enter into a service agreement with Council and the cost for the upgrading of infrastructure resulting from such an application will be for the cost of the applicant. For all developments the provision of internal engineering services will be to the account of the purchaser.
- 7.3.4.1.15 All proposed developments of building work would be subjected to the submission and approval of building plans at the cost of the purchaser.
- 7.3.4.1.16 All proposed land would be required to submit a site development plan to Council for approval.
- 7.3.4.1.17 All applicants who are not natural persons must attach their company profile indicating equity ownership, management and a valid VAT registration certificate subject to relevant legislation.
- 7.3.4.1.18 All accepted bids must be finalised, including entering into a deed of sale within 90 working days of Council resolving and advising the bidders of same.
- 7.3.4.1.19 All property alienation will be subject to all applicable legislation, Municipal Policies and By-laws.

- 7.3.4.1.20 Council will exercise its right to "ring-fence" properties where the Preferential Procurement Policy Framework Act, 2000 (Act 5 of 2000) shall apply.

### **7.3.5 Special conditions of alienation**

#### **7.3.5.1 Low income earners**

Any low income earner (or any special groups/groupings) may propose that the Residential 1 property be alienated to him/her for private development without following the strict bid process for consideration and approval by the Municipal Manager within the framework of Supply Chain Management Policy.

In order to consider the process for the low income earners the municipal valuation of the said property should be considered initially.

The low income earner must occupy the property for a period of at least five years before alienation to the third party or apply to Council for exemption.

#### **7.3.5.2 Resale by low income earners**

The low income earners must develop their property according to the purpose of which it was allocated and failure to comply will lead to the property reverting back to Council.

**OR**

That the low income earners be obliged to pay the market value as determined by valuation.

#### **7.3.5.3 Government bodies and non-profit making organisations, non-governmental organisations, community based organisations, etc.**

The Mayoral Committee, based on the motivation of the proposed development from the institutions referred to above, may consider and recommend to Council that land be alienated to such an institution at a price determined by Council, based either on the market value or other value according to Council's Policy or legislation.

It should be a condition of the sale that the erf shall only be used for the purposes as stated in the constitution of that institution (as at date of the alienation of the erf) and no other purposes whatsoever. The institution shall not lease or alienate the erf for any purposes other than for the purposes of non-profit or community based organisations prior to the approval of Council failure to comply with the condition, will lead to the property reverting back to Council.

### **7.4. Acquisition of property**

#### **7.4.1 The characteristics of acquisition of property**

Council may acquire property from third parties in line with the vision of the Tlokwe City Council through -

- (a) outright purchase;
- (b) expropriation;

- (c) lease;
- (d) land availability agreement;
- (e) donation; or
- (f) servitude.

#### **7.4.2 Origination of acquisition**

7.4.2.1 The relevant Council department may initiate the process of acquisition by submitting a written report to Council in terms of Council's policies and the IDPs for the acquisition of property/properties motivating the proposed use of such properties.

7.4.2.2 The Mayoral Committee may recommend to Council in terms of the policies that an identified property be acquired for the purpose of advancing the vision, mission and strategic objectives of the Tlokwe City Council.

#### **7.4.3 Process of acquisition**

7.4.3.1 Receive a proposal from an internal/external stakeholder.

7.4.3.2 Compile a draft report together with the proposal received.

7.4.3.3 Consolidate comments, finalise draft report and recommendations and table the final report before Council for consideration and/or approval.

7.4.3.4 Advise relevant departments/external stakeholders of the resolutions of Council and ensure compliance.

7.4.3.5 Implement Council's resolution which can be in one of the following ways:

##### **7.4.3.5.1 Outright purchase by public auction**

- (i) The Municipal Manager or other nominated Council representatives to attend an auction with all pre-auction requirements.
- (ii) Comply with post-auction conditions including payment and signing of purchase agreement.
- (iii) Obtain confirmation of registration and/or title deed from the seller's attorneys.
- (iv) Record property in the register as well as Asset Register for the safekeeping of the title deeds.

##### **7.4.3.5.2 Expropriation**

- (a) A Council may resolve to expropriate privately owned property in accordance with existing legislation for the implementation of any of its IDP projects if it is in the public interest to do so and where the owner is not consenting to the acquisition in accordance with existing legislation.
- (b) Process of expropriation:

- (i) Table a report to Council for a resolution to expropriate a specific property in terms of the relevant legislation.
- (ii) Obtain a valuation according to the relevant legislation that the expropriation takes place, by Council's own internal Valuer and by an external Professional Valuer.
- (iii) Notify the property owner of Council's intention to expropriate in terms of the Promotion of Administrative Justice Act.
- (iv) Instruct attorneys to carry out the legislative process to affect the applicable resolution of Council.
- (v) Compensate property owner in accordance with the Court Order (or the valuated price).
- (vi) Appoint attorneys to attend to the transfer of property to City Council if applicable.
- (vii) Record property in the Asset Register of Council after registration.

#### 7.4.3.5.3 **Lease**

Council may resolve to lease property from a third party for use to achieve any of its operational or IDP programmes, for a period as determined by Council.

- (i) Approval for a lease by Council.
- (ii) Publish notice calling for proposals for suitable property to be leased according to specifications.
- (iii) Adjudicate and table a report for approval.
- (iv) Cause parties to sign lease agreement.
- (v) Call the lessor to sign the deed of lease.
- (vi) Distribute signed lease agreement to relevant departments and the lessor, for compliance including contract management.

**7.4.3.5.4 Donation**

Council may accept donated property from external stakeholders, subject to the consideration of its suitability and use and the future implications of such acceptance of the donation to the budget in terms of the MFMA, environmental and any other applicable legislation and conditions.

- (i) Approval of a donation by Council.
- (ii) Publish notice calling for objections.
- (iii) Cause parties to sign a deed of donation.
- (iv) Call the donor to sign the deed of donation.
- (v) Distribute signed deed of donation to relevant departments and the donor, for compliance including contract management.

**7.4.3.5.5 Servitude**

Council may resolve to register a servitude against a title deed of a property of a third party if such a right is required to provide an essential service subject to the following procedure:

- (i) Prepare a report for Council in order to comply with all relevant legislation (including the appointment of the Land-Surveyor).
- (ii) Finalise conditions as per resolution including but not limited to valuation.
- (iii) Finalisation of deed of servitude incorporating conditions of approval.
- (iv) Signing of deed of servitude by Council and the third party.
- (v) Process requisition for payment of purchase price in terms of the agreement.
- (vi) Obtain confirmation of registration and/or title deed/deed of servitude from the attorneys.
- (vii) Record servitude in the register book.

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**B G MOUMAKWE**  
**ACT MUNICIPAL MANAGER**

**PLAASLIKE BESTUURSKENNISGEWING 242****MADIBENG PLAASLIKE MUNISIPALITEIT****HARTBEESPOORT WYSIGINGSKEMA, 234**

Kennis word ingevolge die bepalings van artikel 57(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), gegee dat die Madibeng Plaaslike Munisipaliteit goedgekeur het dat die Hartbeespoort dorpsbeplanningskema gewysig word deur:

Die hersonering Erf 619 Schoemansville vanaf 'Residensieel 1' met 'n digtheid van "een woonhuis per erf" na "Residensieel 1" met 'n digtheid van een woonhuis per 600m" hierdie wysiging staan bekend as Hartbeespoort Wysigingskema, 234.

Kaart 3-dokumente en skemaklousules van die wysiging word in bewaring gehou by die Plaaslike munisipaliteit Madibeng, en lê te alle redelike tye ter insae.

Munisipale Bestuurder  
S T M NTLATLENG  
Munisipale Kantore, 53 Van Velden Straat Brits

Posbus 106 Brits 0250  
Verw 15/2/2/3/234 HBP  
Kennisgewing no /2007.

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**LOCAL AUTHORITY NOTICE 237****DITSOBOTLA LOCAL MUNICIPALITY****DITSOBOTLA AMENDMENT SCHEME 42 AND CORRECTION NOTICE RESPECTIVELY**

(a) It is hereby notified in terms of the provisions of section 57 (1) (a) of the Town-planning and Townships Ordinance, 1986, that the Ditsobotla Local Municipality has approved the amendment of the Ditsobotla Town-planning Scheme, 2007, by the rezoning of the Remaining Extent of Erf 543, Lichtenburg, from "Residential 1" to "Residential 2" use zone. This amendment is known as Ditsobotla Amendment Scheme 42.

Map 3 and the scheme clauses of this amendment scheme are filed with the Directorate, Department of Developmental Local Government and Housing, North West Provincial Administration, Potchefstroom and the Municipal Manager, Ditsobotla Local Municipality, c/o Dr. Nelson Mandela Drive and Transvaal Street, P.O. Box 7, Lichtenburg and are open for inspection during normal office hours.

(b) Local Authority Notice 183, published in the *North West Provincial Gazette No. 6643* dated 9 June 2009, is hereby corrected by the substitution of "Portion 155" with "Portion 192".

**T. G. LETLHOGILE: Municipal Manager**

Notice 21/2009

**LOCAL AUTHORITY NOTICE 238****LOCAL AUTHORITY NOTICE 93****RUSTENBURG AMENDMENT SCHEME 531**

Notice is hereby given in terms of section 57 (1) (a) of the Town-planning and Townships Ordinance, 1986, that the Rustenburg Local Municipality has approved the amendment of the Rustenburg Land Use Management Scheme, 2005, by the rezoning of the Remainder of Erf 1869, Rustenburg, from "Residential 1" to "Special for offices, medical consulting rooms (200 m<sup>2</sup>) and dwelling units with a density of 40 units/hectare".

Map 3 and the scheme clauses of the amendment scheme are filed with the Regional Director, North West Provincial Administration, Private Bag X1213, Potchefstroom, 2520, and the Municipal Manager, Room 620, Municipal Offices, Beyers Naude Drive, Rustenburg, and are open for inspection at all reasonable times.

This amendment is known as Rustenburg Amendment Scheme 531 and shall come into operation on the date of the publication hereof.

**Mnr. A. BOSHOF, Acting Municipal Manager**

Municipal Offices, PO Box 16, Rustenburg, 0300.

Notice Number: 93

**PLAASLIKE BESTUURSKENNISGEWING 238****PLAASLIKE BESTUURSKENNISGEWING 93****RUSTENBURG-WYSIGINGSKEMA 531**

Kennis geskied hiermee ingevolge die bepalings van artikel 57 (1) (a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat die Rustenburg Plaaslike Munisipaliteit die wysiging van die Rustenburg Grondgebruiksbeheer Skema, 2005, goedgekeur het deur die hersonering van die Restant van Erf 1869, Rustenburg, vanaf "Residensieel 1" na "Spesiaal vir kantore, mediese spreekkamers (200 m<sup>2</sup>) en wooneenhede met 'n digtheid van 40 eenhede per hektaar".

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Streekdirekteur, Noordwes Provinsiale Administrasie, Privaatsak X1213, Potchefstroom, 2520, en die Munisipale Bestuurder, Kamer 620, Stadskantore, Beyers Naude Drive, Rustenburg, en is te alle redelike tye ter insae beskikbaar.

Hierdie wysiging staan bekend as Rustenburg-wysigingskema 531 en sal in werking tree op die datum van publikasie hiervan.

**Mnr. A. BOSHOF, Waarnemende Munisipale Bestuurder**

Stadskantore, Posbus 16, Rustenburg, 0300

Kennisgewing No. 93

**LOCAL AUTHORITY NOTICE 239**  
**MADIBENG LOCAL MUNICIPALITY**  
**PERI URBAN AMENDMENT SCHEME 2090**

Notice is hereby given in terms of the provisions of section 57 (1) (a) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the Madibeng Local Municipality has approved the amendment of the Peri Urban Town-planning Scheme, by the rezoning of Portion 1 of Erf 377, Mooinooi, from "Residential 1" to "Special" for dwelling units attached or detached".

The Map 3 documents and the scheme clauses of the amendment scheme are filed at the offices of the Local Municipality of Madibeng and are open for inspection at normal office hours.

This amendment is known as Peri Urban Amendment Scheme 2090 and shall come into operation on the date of publication of this notice.

**P. A. MAPULANE, Municipal Manager**

Municipal Offices, Van Velden Street, Brits; P.O. Box 106, Brits, 0250.

(Notice Number 79/2009)

(Ref No.15/2/1/3/97HBP)

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