

**NORTH WEST  
NOORDWES**

**EXTRAORDINARY  
PROVINCIAL GAZETTE**

**BUITENGEWONE  
PROVINSIALE KOERANT**

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**CONTENTS • INHOUD**

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
	<b>GENERAL NOTICE</b>		
352	Development Facilitation Act (67/1995): North West Development Tribunal: Establishment of land development area; Waterval East Extension 33.....	3	6703

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# GENERAL NOTICE

## NOTICE 352 OF 2009

### NORTH WEST DEVELOPMENT TRIBUNAL

#### NOTICE IN TERMS OF SECTION 33 (4) OF THE DEVELOPMENT FACILITATION ACT, 1995

THE DESIGNATED OFFICER OF THE NORTH WEST TRIBUNAL HEREBY GIVES NOTICE IN TERMS OF SECTION 33(4) OF THE DEVELOPMENT FACILITATION ACT, 1995 (ACT 67 OF 1995), THAT THE NORTH WEST DEVELOPMENT TRIBUNAL HAS, IN TERMS OF SECTION 33 OF THE DEVELOPMENT FACILITATION ACT, 1995 (ACT 67 OF 1995), APPROVED THE ESTABLISHMENT OF A LAND DEVELOPMENT AREA IN RESPECT OF THE REMAINDER OF PORTION 15 (A PORTION OF PORTION 10) OF THE FARM WATERVAL 306 JQ NORTH WEST PROVINCE, SUBJECT TO THE FOLLOWING CONDITIONS.

#### 1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Waterval East Extension 33.

(2) LAYOUT/DESIGN

The township shall consist of erven and streets as indicated on General Plan No.8565/2008.

(3) ACCESS

Access from Provincial Road P16/1 to the township and egress to Provincial Road P16/1 from the township shall only be allowed on the existing servitude abutting the southern boundary of the property. No access will be allowed on the N4.

(4) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of Road P16/1 and N4 and for all stormwater running of or being diverted from the road to be received and disposed of.

(5) CONDITIONS OF DEPARTMENT OF PUBLIC WORKS AND ROADS

The township owners shall see to it that the conditions laid down by the Department of Public Works and Roads and National Roads Agency be adhered to.

(6) CONDITIONS OF DEPARTMENT OF AGRICULTURE, CONSERVATION AND ENVIRONMENT (DACE)

The township applicant shall ensure that all conditions contained in the Record of Decision (ROD) from the Department of Agriculture, Conservation and Environment (DACE) be adhered to.

#### 2. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE REGISTRATION OF ERVEN IN THE TOWNSHIP.

##### INSTALLATION AND DISPOSAL OF SERVICES

- (a) The township developer is responsible for the installation of all internal services in the township according to the services agreement.
- (b) The local authority is responsible for the provision and installation of external services according to the services agreement.

- (c) The Designated Officer shall issue a certificate to the Surveyor General once the services have been installed.

### 3. CONDITIONS OF TITLE

#### (1) DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitude's, if any, including the reservation of rights to minerals but excluding the following that does not affect the township due to the location thereof:

"Onderhewig aan die voorwaardes van 'n Waterhof Bevel soos meer volledig sal blyk uit Notariële Akte K254/1973 S".

#### (2) THE FOLLOWING CONDITIONS ARE TO BE IMPOSED ON ERVEN:

##### (a) ALL ERVEN

- (i) The erf is subject to a servitude, 2 m wide, in favour of the Local Authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2 m wide across the access portion of the erf, if and when required by the Local Authority: Provided that the Local Authority may dispense with any such servitude.
- (ii) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 1 m thereof.
- (iii) The Local Authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purposes subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the Local Authority.

### 4. CONDITIONS TO BE IMPOSED IN TERMS OF THE TOWN PLANNING SCHEME

- (1) Erf 356
- |                     |   |
|---------------------|---|
| Zoning:             | Special for motor showrooms and related sales, washbays, sales offices and ancillary workshops. |
| Maximum Height:     | 2 Storeys   |
| Maximum Floor Area: | 0.4   |
| Maximum Coverage:   | 80%   |
| Building Lines:     | 3 meter on Street Boundary  |
|                     | 2 meter on two boundaries (except street boundary)  |
|                     | 16 meter on the provincial road (P16/1)   |
|                     | And 20 meter on the National Road (N4)  |
- (2) Erf 357

The use zone of the erf shall be "Special" for road purposes.