

**NORTH WEST  
NOORDWES  
EXTRAORDINARY  
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## LOCAL AUTHORITY NOTICES PLAASLIKE BESTUURSKENNISGEWINGS

### LOCAL AUTHORITY NOTICE 41

#### RUSTENBURG LOCAL MUNICIPALITY DECLARATION AS APPROVED TOWNSHIP

In terms of section 111 of the Town-Planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986), the Rustenburg Local Municipality hereby declares Waterval East Extension 38 to be an approved township, subject to the conditions set out in the Schedule hereto.

#### SCHEDULE

**CONDITIONS UNDER WHICH THE APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF THE PROVISIONS OF CHAPTER III OF THE THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) ON PORTION 42 ( A PORTION OF PORTION 9) OF THE FARM WATERVAL 306 JQ., BY CENTRAL BRIDGE TRADING 435 CC CK2006/139120/23 (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT) BEING THE REGISTERED OWNER OF THE LAND, BEEN APPROVED**

#### 1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Waterval East Extension 38.

(2) LAYOUT/DESIGN

The township shall consist of erven and streets as indicated on General Plan No. 3571/2010.

(3) ACCESS

No access from Road P2/4 to the township and no egress to Road P2/4 shall be allowed; unless the Department of Public Works and Roads approve of such access and/or egress in writing.

(4) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of Road P2/4 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 be adhered to.

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

The township applicant shall ensure that all conditions imposed by the Department of Agriculture, Conservation and Environment (DACE) in terms of the authorisation issued by the said Department dated 23-09-2009 be adhered to.

(7) OBLIGATIONS WITH REGARD TO SERVICES AND RESTRICTION REGARDING THE ALIENATION OF ERVEN

The township owner shall within such period as the Local Authority may determine, fulfil its obligations in respect of the provision of water, electricity and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems thereof, as previously agreed upon between the township owner and the local authority. Erven may not be alienated or be transferred into the name of a purchaser prior to the Local Authority certifying that sufficient guarantees / cash contributions in respect of the supply of services by the township owner have been submitted or paid to the said Local Authority.

**3. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTERABLE:**

**INSTALLATION AND DISPOSAL OF SERVICES**

- 3.1 The township developer is responsible for the installation of all internal services in the township according to the services agreement.
- 3.2 The local authority is responsible for the provision and installation of external services according to the services agreement.

**4. DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven should be made subject to existing conditions and servitudes, if any, but excluding the following:

- 4.1 The following servitude which affects Erven 365, 366 and First Avenue in the township only:

*"By Notarial Deed No. K3056/2001 S dated 29 May 2001, the property hereby transferred is subject to a servitude in perpetuity to convey and transmit water by means of pipelines already laid and which may hereafter be laid along a strip of ground 3883 m<sup>2</sup> (three thousand eight hundred and eighty three square metres in extent as depleted by ABCDEFGH on servitude diagram S.G. No 6369/1998 attached to the said Notarial Deed."*

**5. CONDITIONS OF TITLE**

**5.1 CONDITIONS IMPOSED IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986):**

**5.1.1 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.

## PLAASLIKE BESTUURSKENNISGEWING 41

### RUSTENBURG PLAASLIKE MUNISIPALITEIT VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 111 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No. 15 van 1986), verklaar die Plaaslike Munisipaliteit van Rustenburg hierby die dorp Waterval East Uitbreiding 38 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes in die bygaande Bylae.

#### BYLAE:

VOORWAARDES WAARONDER DIE AANSOEK OM DORPSTIGTING INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986) OP GEDEELTE 42 ('N GEDEELTE VAN GEDEELTE 9) VAN DIE PLAAS WATERVAL NO. 306 JQ, PROVINSIE NOORDWES DEUR CENTRAL BRIDGE TRADING 435 BK CK2006/139120/23 (HIERNA DIE DORPSTIGTER GENOEM) EN SYNDE DIE GEREGISTREERDE EIENAAR VAN DIE GROND, GOEDGEKEUR IS.

#### 2. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp sal wees Waterval Oos Uitbreiding 38.

(2) UITLEG / ONTWERP

Die dorp sal bestaan uit erwe en strate soos aangedui op Algemene Plan No. No.3571/2010.

(3) TOEGANG

Geen toegang van die Pad P2/4 tot die dorp en geen uitgang na die Pad P2/4 vanaf die dorp toegelaat nie, behalwe met skriftelike toestemming van die Departement van Openbare Werke en Paaie.

(4) ONTVANGS EN VERSORGING VAN STORMWATER

Die dorpsdigter moet die stormwaterdreinerings van die dorp so reël dat dit sal inpas by dié van pad P2/4 en moet die stormwater wat van die pad afloop of afgelei word, ontvang en versorg.

(5) VOORWAARDES OPGELÊ DEUR DIE DEPARTEMENT VAN VERVOER, PAAIE EN OPENBARE WERKE

Die dorpsdigter is verantwoordelik om toe te sien dat aan alle voorwaardes soos opgelê deur die Departement van Vervoer, Paaie en Openbare Werke voldoen word.

(6) VOORWAARDES OPGELÊ DEUR DEPARTEMENT VAN LANDBOU, BEWARING EN OMGEWINGSSAKE

The dorpsdigter sal verseker dat alle voorwaardes soos opgelê deur van Landbou, Bewaring and Ongewingsake in terme van die goedkeuring soos uitgereik deur die Departement gedateer 23-09-2009 nagekom word.

(7) VERANTWOORDELIKHEID TEN OPSIGTE VAN DIENSTE EN BEPERKING OP DIE VERVREEMDING VAN ERWE.

Die dorpsdigter sal binne sodanige tydperk as gespesifiseer deur die Plaaslike Owerheid, sy verpligtinge nakom met betrekking op die voorsiening van water elektrisiteit en sanitêre dienste asook die konstruksie van paaie en stormwater dreinerings en die installasie van sodanige sisteme soos ooreengekom tussen die dorpsdigter en die Plaaslike Owerheid. Erwe in die dorp mag nie verkoop of getransporeer aan 'n koper alvorens die Plaaslike Owerheid nie gesertifiseer het dat voldoende waarborge / kontant bydraes vir die voorsiening van dienste gelewer of ontvang is nie.

**3. VOORWAARDES WAARAAN VOLDOEN MOET WORD VOOR DIE ERWE IN DIE DORP REGISTRERBAAR WORD.**

**INSTALLASIE EN VOORSIENING VAN DIENSTE**

- 3.1 Die dorpstigter moet alle interne ingenieursdienste in die dorp installeer en voorsien ooreenkomstig die diensteooreenkoms.
- 3.2 Die plaaslike owerheid moet alle eksterne ingenieursdienste vir die dorp installeer en voorsien ooreenkomstig die diensteooreenkoms.

**4. BESKIKING VAN BESTAANDE TITELVOORWAARDES**

**(1) BESKIKKING OOR BESTAANDE TITELVOORWAARDES**

Alle erwe sal onderworpe gestel word aan bestaande voorwaardes en serwitute, indien daar is, maar uitsluitend die volgende:

- 4.1 The following servitude which affects Erven 365, 366 and First Avenue in the township only:

*"By Notarial Deed No. K3056/2001 S dated 29 May 2001, the property hereby transferred is subject to a servitude in perpetuity to convey and transmit water by means of pipelines already laid and which may hereafter be laid along a strip of ground 3883 m<sup>2</sup> (three thousand eight hundred and eighty three square metres in extent as depleted by ABCDEFGH on servitude diagram S.G. No 6369/1998 attached to the said Notarial Deed."*

**5. TITELVOORWAARDES**

**5.1 VOORWAARDES OPGELê KRAGTENS DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986)**

**5.1.1 ALLE ERWE**

- (i) Die erf is onderworpe aan 'n serwituut 2 meter wyd langs enige twee grense uitgesonderd 'n straatgrens ten gunste van die plaaslike owerheid vir riool- en ander munisipale doeleindes en, in die geval van 'n pypsteelerf, 'n addisionele serwituut van 2 meter wyd, vir munisipale doeleindes, oor die toegangsdeel van die erf, indien en wanneer deur die plaaslike owerheid benodig: Met dien verstande dat die plaaslike owerheid hierdie vereiste serwitute mag verslap of vrystelling daarvan verleen.
- (ii) Geen gebou of ander struktuur mag opgerig word binne die bogenoemde serwituutgebied nie en geen grootwortelbome mag in die gebied van sodanige serwituut of binne 1 meter daarvan geplant word nie.
- (iii) Die plaaslike owerheid is daarop geregtig om tydelik op die grond aangrensend aan die voorgenoemde serwituutgebied, sodanige materiaal te stort as wat uitgegrawe mag word in die loop van die konstruksie, onderhoud of verwydering van sodanige hoofrioolleidings of ander werk as wat hy na sy oordeel nodig ag en is voorts geregtig op redelike toegang tot genoemde grond vir bogenoemde doel, onderworpe daaraan dat enige skade aangerig tydens die proses van konstruksie, instandhouding of verwydering van sodanige hoofrioolleidings en ander werk, goed te maak deur die plaaslike owerheid.

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**LOCAL AUTHORITY NOTICE 42****RUSTENBURG LAND USE MANAGEMENT SCHEME, 2005  
AMENDMENT SCHEME 733**

The Rustenburg Local Municipality hereby in terms of the provisions of section 125 of the Town-planning and Townships Ordinance, 1986(Ordinance No. 15 of 1986), declares that it has approved an amendment scheme being an amendment of the Rustenburg Land Use Management Scheme 2005, comprising the same land as included in the Township of Waterval East Extension 38.

The amendment scheme are filed with the Director Planning and Human Settlement of the Rustenburg Local Municipality and are open to inspection during normal office hours.

This amendment scheme is known as the Rustenburg Amendment Scheme 733.

**Municipal Manager**

**Missionary Mpheni House, Cnr. Nelson Mandela and Beyers Naude Drive, P.O. Box 16, Rustenburg, 0300**

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**PLAASLIKE BESTUURSKENNISGEWING 42****RUSTENBURG GRONDGEBRUIKBESTUURSSKEMA, 2005  
WYSIGINGSKEMA 733**

Die Rustenburg Plaaslike Munisipaliteit verklaar hierby ingevolge die bepalings van artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No. 15 van 1986), dat dit 'n wysigingskema synde 'n wysiging van die Rustenburg Grondgebruikbestuursskema, 2005, wat uit dieselfde grond as die dorp Waterval East Uitbreiding 38 bestaan, aanvaar het.

Die wysigingskema is beskikbaar op alle redelike tye by die kantore van die Direkteur Beplanning en Menslike Vestiging, van die Rustenburg Plaaslike Munisipaliteit.

Hierdie wysiging staan bekend as Rustenburg Wysigingskema 733.

**Munisipale Bestuurder**

**Missionary Mpheni House, h/v Nelson Mandela en Beyers Naude Lane, Posbus 16, Rustenburg, 0300.**

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