

**NORTH WEST
NOORDWES
EXTRAORDINARY
PROVINCIAL GAZETTE
BUITENGEWONE
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IMPORTANT NOTICE

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 185

(LOCAL AUTHORITY NOTICE 59/2011)
MADIBENG LOCAL MUNICIPALITY

DECLARATION OF LETHLABILE AS AN APPROVED TOWNSHIP

In terms of section 111(1) of the Town Planning and Township Ordinance, 1986 (15 of 1986), the Madibeng Local Municipality hereby declares Lethlabile C situated on portion 29 of the Farm Nietgedacht 242 JQ, District Brits, to be an approved township, subject to the conditions set out in the schedule hereto.

SCHEDULE

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Lethlabile C.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan Plan no. 2104/2000

(3) ACCESS

No ingress to Provincial Road R1382 to the township and no egress from Provincial Road R1382 to the township will be permitted.

(4) ACCEPTANCE AND DISPOSAL OF STORM WATER

The Township Applicant/Local Authority shall arrange the storm water drainage in the township in such a way to accommodate Provincial Road R1382 and must receive and dispose of the storm water run off from the road.

(5) REMOVAL, TRANSFER, MODIFYING OR THE REPLACEMENT OF EXISTING POST OFFICE/TELKOM EQUIPMENT

If it becomes necessary as a result of the establishment of the township to remove, transfer, modify or replace existing Post Office/Telkom equipment, the cost thereof shall be borne by the local authority.

(6) RESTRICTION ON THE ALIENATION ON ERVEN

The Applicant shall not offer for sale or alienate Erven 45, 299 and 880 within a period of six (6) months after the erven have been registered or approval, to any person or body other than the State unless the Department of Education has indicated in writing that the Department does not want to acquire the erven.

(7) LAND FOR PUBLIC/MUNICIPAL PURPOSES

1

The following erven shall be reserved for municipal/open spaces purposes and transferred to the Local Authority and at the expense of the township applicant.

2. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTRABLE.**INSTALLATION AND PROVISION OF SERVICES**

The township applicant shall install and provide appropriate, affordable and upgradable internal and external services in or for the township.

3. CONDITIONS OF TITLE**(1) DISPOSAL OF CONDITIONS OF TITLE**

All erven shall be subject to existing conditions and servitudes, if any, including the reserving of mineral rights and all relevant rights, but excluding the following right not being transferred to the township:

"Die eiendom hiermee getransporeer is:

Gerechtig tot 'n deurgangreg 5,67 meter wyd oor die Resterende Gedeelte van Gedeelte "A" van die Oostelike Gedeelte van die plaas Nietgedacht nr. 242 J.Q., Transvaal, groot as sodanig 266,8114 Hektaar, gehou kragtens Akte van Verdelingstransport nr.11131/1949 soos aangetoon deur die figuur efgB op Kaart L.G. Nr.A. 9053/47 onderworpe daaraan dat die eienaar van gemelde Gedeelte 7 sodra hulle gebruik maak van gemelde deurgangreg, 2/3de (twee-derde) gedeelte van die Noordelike grens van gemelde deurgangreg behoorlik sal toespans en solank hulle die genoemde deurgangreg gebruik 2/3de (twee-derde) gedeelte van die heining van die Noordelike grens daarvan op hulle eie koste in goeie orde en toestand sal hou en verder onderworpe daaraan dat die eienaar van gemelde Resterende Gedeelte van Gedeelte "A" van die Oostelike gedeelte van genoemde plaas op sy eie koste die ander 1/3de gedeelte van die Noordelike grens van die genoemde deurgangreg behoorlik sal toespans en 1/3de gedeelte van die heining van gemelde Noordelike grens in goeie orde en toestand hou solank gemelde deurgangreg gebruik word deur die eienaar van gemelde Gedeelte 7."

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

The erven mentioned hereafter are subject to the following conditions:

(a) ALL ERVEN WITH THE EXCEPTION OF ERVEN 23, 34, 52, 69, 93, 109, 112, 143, 155,164, 216, 254, 273, 282, 293, 334, 395, 465, 475, 522, 533, 554, 564, 576, 584, 590, 598, 630, 632, 655, 661, 677, 687, 698, 710, 720, 740, 904, 917, 928, 939, 950, 996 AND 1017 TO 1021

(l) The erf is subject to:

(aa) a servitude, 3 meter wide along the street boundary;

and (bb) a servitude, 2 meter wide along the back boundary (mid block);

(cd) servitudes along the side boundary with a joint width of 3 meter and a minimum width of 1 meter,

In favour of the local authority for sewerage and municipal services and, in the instance of a panhandle, an additional servitude of 1 meter wide, for municipal purposes, over the access part of the erf, if and when required by the local authority: Provided that the local authority may relax or exempt this condition.

(ii) No building or any structure shall be erected within the above-mentioned servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 1 meter from it.

(iii) The local authority shall be entitled to temporary deposit on the land adjoining the aforesaid servitude, any material it excavates during the construction, maintenance or removal of such main sewerage line or other works which in its discretion it regards necessary, and furthermore the

local authority shall be entitled to reasonable access to the said property for the aforesaid purposes, subject to the provision that the local authority shall make good any damage caused during the construction, maintenance or removal of such main sewerage line or other works.

(b) ERVEN 167, 247, 299, 510, 525, 526, 720, 721, 738, 739, 741, 742, 765, 766, 775, 776, 777, 821, TO 825, 832, 840, 842 AND 843

The erf is subject to a servitude for municipal purposes in favour of the local authority, as shown on the general plan. (With the lodging of a certificate by the local authority to the Registrar of Deeds, where it is referred to that such servitude is no longer needed, lapse this condition.)

(c) ERVEN 749,756, 880 AND 909

The erf is subject to a servitude 2 meter wide for sewerage purposes in favour of the local authority, as shown on the General Plan.

(d) ERVEN 168, 299 AND 510

The erf is subject to a servitude for electrical purposes in favour of the local authority, as shown on the General Plan.

5. CONDITIONS TO BE INCORPORATED WITHIN THE EXISTING TOWN PLANNING SCHEME IN TERMS OF SECTION 125 OF THE TOWN PLANNING AND TOWNSHIP ORDINANCE, 1986 (ORDINANCE 15 OF 1986) IN ADDITION TO THE EXISTING PROVISIONS OF THE TOWN PLANNING SCHEME.

(1) Erven 1 to 22, 24 to 30, 32, 33, 35 to 42, 47 to 51, 53 to 68, 70 to 92, 94 to 108, 110, 111, 113 to 142, 144 to 154, 156 to 163, 165 to 214, 216 to 253, 255 to 272, 274 to 281, 283 to 292, 294 to 297, 300 to 333, 335 to 394, 396 to 464, 466 to 474, 476 to 508, 512 to

521, 523 to 532, 534 to 553, 555 to 563, 565 to 575, 577 to 583, 585 to 589, 591 to 597, 599 to 629, 631, 633 to 654, 656 to 660, 662 to 676, 678 to 686, 688 to 697, 699 to 709, 711 to 719, 721 to 739, 741 to 764, 767 to 879, 882 to 903, 905 to 916, 918 to 927, 929 to 938, 940 to 949, 951 to 973, 975 to 995 and 997 to 1016-The Use Zone shall be Residential

(2) Erf 511

The use zone shall be Industrial

(3) Erven 31, 43, 44, 45, 298, 299, 670, 755, 756, 880 and 881

The use zone shall be Community Facility

(4) Erven 23, 34, 52, 69, 93, 109, 112, 143, 155, 164, 215, 254, 273, 282, 293, 334, 395, 465, 475, 522, 533, 554, 564, 576, 584, 590, 598, 630, 632, 655, 661, 677, 687, 698, 710, 720, 740, 904, 917, 928, 939, 950 and 996- The use zone shall be 'Municipal'

(5) Erven 1017 to 1021

The use zone of the ref is "Public Open Space"

(6) Erven 46, 509, 974

The use zone shall be 'Business'

ACTING MUNICIPAL MANAGER:AK MODISE
Notice number 59/2011

LOCAL AUTHORITY NOTICE 186

(LOCAL AUTHORITY NOTICE 80/2011)
MADIBENG LOCAL MUNICIPALITY

LETHLABILE AMENDMENT SCHEME NO.1/230

Notice is hereby given in terms of section 111(1) of the Town planning and Townships Ordinance, 1986(15 of 1986) declares that the approved amendment of the Lethlabile Town Planning Scheme 1/1990 comprising the same land as included in the Township of Lethlabile C.

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

The amendment is known as Lethlabile Amendment 1/230 and shall come into operation on the date of this notice.

A.K MODISE (Acting Municipal Manager)
 Municipal Offices, Van Velden Street, Brits, P.O.Box 106, Brits, 0250
 (Notice Number 80/2011)