



# NORTH WEST NOORDWES

## PROVINCIAL GAZETTE PROVINSIALE KOERANT

Vol. 258

MAHIKENG, 18

AUGUST  
AUGUSTUS

2015

No. 7518

**We all have the power to prevent AIDS**



**AIDS  
HELPLINE**

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DEPARTMENT OF HEALTH

**Prevention is the cure**

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ISSN 1682-4532



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# IMPORTANT

## Information

### from Government Printing Works

Dear Valued Customers,

Government Printing Works has implemented rules for completing and submitting the electronic Adobe Forms when you, the customer, submits your notice request.

Please take note of these guidelines when completing your form.



#### GPW Business Rules

1. No hand written notices will be accepted for processing, this includes Adobe forms which have been completed by hand.
2. Notices can only be submitted in Adobe electronic form format to the email submission address [submit.egazette@gpw.gov.za](mailto:submit.egazette@gpw.gov.za). This means that any notice submissions not on an Adobe electronic form that are submitted to this mailbox will be **rejected**. National or Provincial gazette notices, where the Z95 or Z95Prov must be an Adobe form but the notice content (body) will be an attachment.
3. Notices brought into GPW by "walk-in" customers on electronic media can only be submitted in Adobe electronic form format. This means that any notice submissions not on an Adobe electronic form that are submitted by the customer on electronic media will be **rejected**. National or Provincial gazette notices, where the Z95 or Z95Prov must be an Adobe form but the notice content (body) will be an attachment.
4. All customers who walk in to GPW that wish to submit a notice that is not on an electronic Adobe form will be routed to the Contact Centre where the customer will be taken through the completion of the form by a GPW representative. Where a customer walks into GPW with a stack of hard copy notices delivered by a messenger on behalf of a newspaper the messenger must be referred back to the sender as the submission does not adhere to the submission rules.
5. All notice submissions that do not comply with point 2 will be charged full price for the notice submission.
6. The current cut-off of all Gazette's remains unchanged for all channels. (Refer to the GPW website for submission deadlines – [www.gpwonline.co.za](http://www.gpwonline.co.za))
7. Incorrectly completed forms and notices submitted in the wrong format will be rejected to the customer to be corrected and resubmitted. Assistance will be available through the Contact Centre should help be required when completing the forms. (012-748 6200 or email [info.egazette@gpw.gov.za](mailto:info.egazette@gpw.gov.za))
8. All re-submissions by customers will be subject to the above cut-off times.
9. All submissions and re-submissions that miss the cut-off will be rejected to the customer to be submitted with a new publication date.
10. Information on forms will be taken as the primary source of the notice to be published. Any instructions that are on the email body or covering letter that contradicts the notice form content will be ignored.

You are therefore advised that effective from **Monday, 18 May 2015** should you not comply with our new rules of engagement, all notice requests will be rejected by our new system.

Furthermore, the fax number **012- 748 6030** will also be **discontinued** from this date and customers will only be able to submit notice requests through the email address [submit.egazette@gpw.gov.za](mailto:submit.egazette@gpw.gov.za).



**DO** use the new Adobe Forms for your notice request. These new forms can be found on our website: [www.gpwonline.co.za](http://www.gpwonline.co.za) under the Gazette Services page.

**DO** attach documents separately in your email to GPW. (In other words, your email should have an Adobe Form plus proof of payment – 2 separate attachments – where notice content is applicable, it should also be a 3<sup>rd</sup> separate attachment)

**DO** specify your requested publication date.

**DO** send us the electronic Adobe form. (There is no need to print and scan it).

**DON'T** submit request as a single PDF containing all other documents, i.e. form, proof of payment & notice content, it will be **FAILED** by our new system.

**DON'T** print and scan the electronic Adobe form.

**DON'T** send queries or RFQ's to the submit.egazette mailbox.

**DON'T** send bad quality documents to GPW. (Check that documents are clear and can be read)



**Form Completion Rules**

No.	Rule Description	Explanation/example
1.	All forms must be completed in the chosen language.	GPW does not take responsibility for translation of notice content.
2.	All forms must be completed in sentence case, i.e. No fields should be completed in all uppercase.	e.g. "The company is called XYZ Production Works"
3.	No single line text fields should end with any punctuation, unless the last word is an abbreviation.	e.g. "Pty Ltd.", e.g. Do not end an address field, company name, etc. with a period (.) comma (,) etc.
4.	Multi line fields should not have additional hard returns at the end of lines or the field itself.	This causes unwanted line breaks in the final output, e.g. <ul style="list-style-type: none"> <li><b>Do not</b> type as: 43 Bloubokrand Street Putsonderwater 1923</li> <li><b>Text should be entered as:</b> 43 Bloubokrand Street, Putsonderwater, 1923</li> </ul>
5.	Grid fields (Used for dates, ID Numbers, Telephone No., etc.)	<ul style="list-style-type: none"> <li>Date fields are verified against format CCYY-MM-DD</li> <li>Time fields are verified against format HH:MM</li> <li>Telephone/Fax Numbers are not verified and allow for any of the following formats limited to 13 characters: including brackets, hyphens, and spaces                             <ul style="list-style-type: none"> <li>o 0123679089</li> <li>o (012) 3679089</li> <li>o (012)367-9089</li> </ul> </li> </ul>
6.	Copy/Paste from other documents/text editors into the text blocks on forms.	<ul style="list-style-type: none"> <li>Avoid using this option as it carries the original formatting, i.e. font type, size, line spacing, etc.</li> <li>Do not include company letterheads, logos, headers, footers, etc. in text block fields.</li> </ul>



No.	Rule Description	Explanation/example
7.	Rich text fields (fields that allow for text formatting)	<ul style="list-style-type: none"> <li>• Font type should remain as Arial</li> <li>• Font size should remain unchanged at 9pt</li> <li>• Line spacing should remain at the default of 1.0</li> <li>• The following formatting is allowed:                             <ul style="list-style-type: none"> <li>○ Bold</li> <li>○ Italic</li> <li>○ Underline</li> <li>○ Superscript</li> <li>○ Subscript</li> </ul> </li> <li>• Do not use tabs and bullets, or repeated spaces in lieu of tabs and indents</li> <li>• Text justification is allowed:                             <ul style="list-style-type: none"> <li>○ Left</li> <li>○ Right</li> <li>○ Center</li> <li>○ Full</li> </ul> </li> <li>• Do not use additional hard or soft returns at the end of line/paragraphs. The paragraph breaks are automatically applied by the output software                             <ul style="list-style-type: none"> <li>○ Allow the text to wrap automatically to the next line only use single hard return to indicate the next paragraph</li> <li>○ Numbered lists are allowed, but no special formatting is applied. It maintains the standard paragraph styling of the gazette, i.e. first line is indented.</li> </ul> </li> </ul>
	e.g. 1. The quick brown fox jumps over the lazy river. The quick brown fox jumps over the lazy river. The quick brown fox jumps over the lazy river. 2. The quick brown fox jumps over the lazy river. The quick brown fox jumps over the lazy river. The quick brown fox jumps over the lazy river.	



You can find the **new electronic Adobe Forms** on the website [www.gpwonline.co.za](http://www.gpwonline.co.za) under the Gazette Services page.

For any **queries or quotations**, please contact the **eGazette Contact Centre** on 012-748 6200 or email [info.egazette@gpw.gov.za](mailto:info.egazette@gpw.gov.za)

## Disclaimer

*Government Printing Works does not accept responsibility for notice requests submitted through the discontinued channels as well as for the quality and accuracy of information, or incorrectly captured information and will not amend information supplied.*

*GPW will not be held responsible for notices not published due to non-compliance and/or late submission.*





**DISCLAIMER:**

Government Printing Works reserves the right to apply the 25% discount to all Legal and Liquor notices that comply with the business rules for notice submissions for publication in gazettes.

National, Provincial, Road Carrier Permits and Tender notices will pay the price as published in the Government Gazettes.

For any information, please contact the eGazette Contact Centre on 012-748 6200 or email [info.egazette@gpw.gov.za](mailto:info.egazette@gpw.gov.za)

**ADVERTISEMENT**

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# 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

For queries and quotations, contact:

**Gazette Contact Centre:** **Tel:** 012-748 6200 **Fax:** 012-748 6025  
**E-mail:** [info.egazette@gpw.gov.za](mailto:info.egazette@gpw.gov.za)

For gazette submissions:

**E-mail address:** [submit.egazette@gpw.gov.za](mailto:submit.egazette@gpw.gov.za)

Contact person for subscribers:

**Mrs M. Toka:** **Tel:** 012-748-6066/6060/6058  
**Fax:** 012-323-9574  
**E-mail:** [subscriptions@gpw.gov.za](mailto:subscriptions@gpw.gov.za)

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.*

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.**

1/4 Page **R286.00**

Letter Type: Arial

Font Size: 10pt

Line Spacing: 11pt

**TAKE NOTE OF  
THE NEW TARIFFS  
WHICH ARE  
APPLICABLE  
FROM THE  
1<sup>ST</sup> OF APRIL 2015**

1/2 Page **R571.80**

Letter Type: Arial

Font Size: 10pt

Line Spacing: 11pt

3/4 Page **R857.70**

Letter Type: Arial

Font Size: 10pt

Line Spacing: 11pt

Full Page **R1143.40**

Letter Type: Arial

Font Size: 10pt

Line Spacing: 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 APRIL 2015**

## 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 all 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 the advertiser;

(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 **Gazette Contact Centre, Government Printing Works, Private Bag X85, Pretoria, 0001** email: **info.egazette@gpw.gov.za**, *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:***

Gazette Contact Centre	<b>Tel.:</b>	012-748-6200
	<b>Fax:</b>	012-748-6025
	<b>E-mail:</b>	info.egazette@gpw.gov.za

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**GENERAL NOTICES • ALGEMENE KENNISGEWINGS**

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**NOTICE 402 OF 2015****NOTICE OF APPLICATION FOR ESTABLISHMENT OF TOWNSHIP**

The Madibeng Local Municipality, hereby gives notice in terms of Section 69(6) (a) read with section 96 and Regulation 21 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), and in terms of Section 21 and 21A of the Local Government: Municipal Systems Act (Act 32 of 2000), 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 Municipal Manager Van Velden street, Brits, for a period of 28 days from 11 August 2015 (the date of first publication of this notice).

Objections to or representations in respect of the application must be lodged with or made in writing and in duplicate to the Municipal Manager at the above address or at PO Box 106, Brits, 0250 within a period of 28 days from 11 August 2015.

Any person who cannot write may during normal office hours attend the above mentioned address where the Municipal Manager or representative will assist that person to transcribe that person's comments or representations.

This notice will furthermore be displayed at the municipality's office and library and be displayed on the municipality's official website, the address of which is as follows: [www.madibeng.gov.za](http://www.madibeng.gov.za)

**Annexure**

Name of Township: BRITS X238

Full name of Applicant: LOMBARD DU PREEZ PROFESSIONELE LANDMETERS (PTY) LTD

Number of erven in proposed township: 2 erven and a road

- Special for shops, offices, professional suites, places of refreshment, service industries, showrooms, warehouses and workshops (excluding scrap yard and panel-beating): 1 erf
- Special for recreation grounds, places of refreshment, places of amusement and underground shooting ranges: 1 erf

Description of land on which township is to be established:

The Remainder of Portion 44 and Portion 246 of the farm Roodekopjes of Zwartkopjes No.427-JQ

Situation of proposed township:

Situated adjacent to the Western boundary of Brits Township, at the intersection of Rutgers Road and Stoffberg Street, as shown on the locality plan attached to the application.

Lombard Du Preez Professionele Landmeters (Pty) Ltd, PO Box 798, Brits, 0250. Tel. (012) 252 5959

Reference No.: 13/1/6/1/1/208

11-18

**KENNISGEWING 402 VAN 2015****KENNISGEWING VAN AANSOEK OM STIGTING VAN 'N DORP**

Die Madibeng Munisipaliteit, gee hiermee ingevolge Artikel 69(6)(a), saamgelees met artikel 96 en Regulasie 21 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), en in terme van Artikel 21 en 21A van die Plaaslike Regering: Munisipale Stelsels Wet (Wet 32 van 2000), 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 Munisipale bestuurder, Van Veldenstraat, Brits, vir 'n tydperk van 28 dae vanaf 11 Augustus 2015, (die datum van eerste publikasie van hierdie kennisgewing).

Besware of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 11 Augustus 2015, skriftelik en in tweevoud by of tot die Munisipale bestuurder by bovermelde adres of by Posbus 106, Brits, 0250, ingedien of gerig word.

Enige persoon wat nie kan skryf nie mag gedurende normale kantoorure na die bovermelde adres gaan waar die Munisipale bestuurder of verteenwoordiger die persoon sal bystaan om die persoon se kommentaar of verhoë neer te skryf.

Die kennisgewing sal verder ook by die munisipale kantoor en biblioteek vertoon word en vertoon word op die munisipaliteit se amptelike webblad, waarvan die adres soos volg is:

[www.madibeng.gov.za](http://www.madibeng.gov.za)

**Bylae**

Naam van dorp: BRITS X238

Volle naam van aansoeker: LOMBARD DU PREEZ PROFESSIONELE LANDMETERS (EDMS) BPK

Aantal erwe in die voorgestelde dorp: 2 erwe en 'n pad

- Spesiaal vir winkels, kantore, Professionele kamers, verversingsplekke, diensnywerhede, vertoonlokale, pakhuse en werkwinkels (uitgesluit 'n wrakwerf en paneelkloppers): 1 erf
- Spesiaal vir ontspanningsterreine, verversingsplekke, vermaaklikheidsplekke en ondergrondse skietbane: 1 erf

Beskrywing van grond waarop dorp gestig staan te word:

Die Restant van Gedeelte 44 en Gedeelte 246 van die plaas Roodekopjes of Zwartkopjes No.427-JQ.

Ligging van voorgestelde dorp:

Geleë aangrensend tot die Westelike grens van Brits Dorp, by die interseksie van Rutgersweg en Stoffbergstraat.

Lombard Du Preez Professionele Landmeters (Edms) Bpk, PO Box 798, Brits, 0250. Tel. (012) 252 5959

Verwysingsnommer.: 13/1/6/1/1/208

11-18



**NOTICE 403 OF 2015****APPLICATION FOR ESTABLISHMENT OF TOWNSHIP**

The **Ramotshere Moiloa Local Municipality**, hereby gives notice in terms of section 96 (3) read in conjunction with section 69 (6)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) read together with SPLUMA, Act 16 of 2013, that an application for township establishment for 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 Municipal Manager, Ramotshere Moiloa Local Municipality offices, cnr of Coetzee and President Streets, Zeerust, for a period of 28 days from **11 August 2015**.

Objections to or representations in respect of the application must be lodged with or made in writing and in duplicate to the Municipal Manager, Ramotshere Moiloa Local Municipality, at the above mentioned address or at P.O. Box 92, Zeerust, 2865 within a period of 28 days from **11 August 2015**.

**Annexure**

Full name of applicant: **J.J. Botha & L.J. Botha of H & W Town Planners [Reg Nr. 2006/148547/23] on behalf of the property owner, Joachim Hendrik Botha [ID 630814 5036 084]**

Number of erven in proposed township: **49 "Residential 1" with a density of one (1) dwelling per erf**  
**1 "Residential 3" erf for residential dwelling units**  
**1 "Special" erf for a Guest House**  
**6 "Business 1" erven vir business purposes**  
**1 "Public Open Space" erf**

Land description: **Portion 20 (a Portion of Portion 14) of the farm Kameeldoorn 271, Registration Division J.P., North West Province**

Location: **The proposed township is situated on the south-western side of Zeerust on the eastern side and adjacent to Provincial Road R49.**

Applicant: **H & W TOWN PLANNERS, P.O. Box 1635, Potchefstroom, 2520**  
**Tel: (018) 297 7077, Ref: HB 2010\_1**

11-18

**KENNISGEWING 403 VAN 2015****AANSOEK OM STIGTING VAN DORP**

Die **Ramotshere Moiloa Plaaslike Munisipaliteit**, gee hiermee ingevolge artikel 96 (3) saamgelees met artikel 69 (6)(a) van die Ordonansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) saamgelees met SPLUMA, Wet 16 van 2013, kennis dat 'n aansoek om die dorp in die bylae hieronder genoem, te stig deur hom ontvang is.

Besonderhede van die aansoek lê ter insae gedurende kantoorure by die kantoor van die Munisipale Bestuurder, h/v Coetzee- & Presidentstrate, Zeerust vir 'n tydperk van 28 dae vanaf **11 Augustus 2015**.

Besware teen of vertoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf **11 Augustus 2015** skriftelik en in tweevoud by die Munisipale Bestuurder, Ramotshere Moiloa Plaaslike Munisipaliteit, by bovermelde adres of by Posbus 92, Zeerust, 2865 ingedien of gerig word.

**Bylae**

Naam van aansoeker: **J.J. Botha & L.J. Botha van H & W Town Planners [Reg Nr. 2006/148547/23] namens die grondeienaar, Joachim Hendrik Botha [ID 630814 5036 084]**

Aantal erwe in die voorgestelde dorp: **49 “Residensieel 1” erwe met ‘n digtheid van een (1) woonhuis per erf  
1 “Spesiaal” erf vir ‘n Gastehuis  
6 “Besigheid 1” erwe vir besigheidsdoeleindes  
1 “Publieke Oop Ruimte” erf**

Grondbeskrywing: **Gedeelte 20 (‘n Gedeelte van Gedeelte 14) van die plaas Kameeldoorn 271, Registrasie Afdeling J.P., Noordwes Provinsie**

Ligging: **Die voorgestelde dorpsgebied is geleë aan die suid-westelike kant van Zeerust, oos en aangrensend aan Provinsiale Pad R49.**

Applikant: **H & W TOWN PLANNERS, Posbus 1635, Potchefstroom, 2520  
Tel: (018) 297 7077, Verw: HB 2010\_1**

11-18

**NOTICE 404 OF 2015****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)****DITSOBOTLA AMENDMENT SCHEME 172**

I, E. O. Kokome, the owner of Portion 5 of Erf 1779, Lichtenburg, 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 Ditsobotla Local Municipality for the amendment of the town planning scheme known as Ditsobotla Town Planning Scheme 2007, by the rezoning of the property described above, situated at 6 Buchanan Street, Lichtenburg, from "Residential 1" to "Residential 2", for the development of Residential Units/Town Houses. Particulars of the application will lie for inspection during normal office hours at the office of the Municipal Manager, Room 4, First Floor, Civic Centre, c/o Dr Nelson Mandela Drive and Transvaal Street, Lichtenburg, Tel. Nr. (018) 633 3800 for a period of 28 days, from 11 August 2015. 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 7, Lichtenburg, 2740, within a period of 28 days from 11 August 2015.

*Address of Applicant:* P.O. Box 1987, Lichtenburg, 2740

11-18

**KENNISGEWING 404 VAN 2015****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)****DITSOBOTLA WYSIGINGSKEMA 172**

Ek, E. O. Kokome, die eienaar van Gedeelte 5 van Erf 1779, Lichtenburg, gee hiermee ingevolge artikel 56(1)(b)(i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, kennis dat ek by die Ditsobotla Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van die dorpsbeplanningskema bekend as Ditsobotla Dorpsbeplanningskema 2007, deur die hersonering van die eiendom hierbo beskryf, geleë te Buchananstraat 6, Lichtenburg, van "Residensieël 1" na "Residensieël 2", vir die ontwikkeling van Residensiële Eenhede/Dorpshuise. Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Kamer 4, Eerste Vloer, Burgersentrum, h/v Dr. Nelson Mandelaweg en Transvaalstraat, Lichtenburg, Tel. No. (018) 633 3800 vir 'n tydperk van 28 dae vanaf 11 Augustus 2015. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 11 Augustus 2015 skriftelik by of tot die Munisipale Bestuurder by bovermelde adres of by Posbus 7, Lichtenburg, 2740, ingedien of gerig word.

*Adres van Applikant:* Posbus 1987, Lichtenburg, 2740

11-18

**NOTICE 405 OF 2015****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 LAND USE MANAGEMENT SCHEME, 2005 - AMENDMENT SCHEME 1394**

Maxim Planning Solutions (Pty) Ltd (2002/017393/07) being the authorised agent of the owner of the Remaining Extent of Erf 1305, Rustenburg, hereby gives notice in terms of Section 56(1)(b)(i) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that we 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, referred to as 54 Brink Street, Rustenburg, from "Residential 1" to "Special" for the purposes of offices.

Particulars of the application will lie for inspection during normal office hours at the office of the Director Planning and Human Settlement, Room 319, Missionary Mpheni House, corner of Beyers Naude- and Nelson Mandela Drive, Rustenburg for the period of 28 days from 11 August 2015.

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 11 August 2015.

*Address of authorised agent:* **Maxim Planning Solutions (Pty) Ltd (2002/017393/07), @ Office Building, 67 Brink Street, Rustenburg, P.O. Box 21114, Proteapark, 0305, Tel: (014) 592-9489. (2/1613-R-L)**

11-18

**KENNISGEWING 405 VAN 2015****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 LAND USE MANAGEMENT SCHEME, 2005 - WYSIGINGSKEMA 1394**

Maxim Planning Solutions (Edms) Bpk (2002/017393/07) synde die gemagtigde agent van die eienaar van die Resterende Gedeelte van Erf 1305, Rustenburg, gee hiermee ingevolge Artikel 56(1)(b)(i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), kennis dat ons by die Rustenburg Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van die Dorpsbeplanningskema bekend as Rustenburg Land Use Management Scheme, 2005 deur die hersonering van die eiendom hierbo beskryf, wat bekend staan as Brinkstraat 54, Rustenburg, vanaf "Residensieël 1" na "Spesiaal" vir die doeleindes van kantore.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Direkteur Beplanning en Menslike Vestiging, Kamer 319, Missionary Mpheni House, hoek van Beyers Naude- en Nelson Mandelarylaan, Rustenburg vir 'n tydperk van 28 dae vanaf 11 Augustus 2015.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 11 Augustus 2015 skriftelik by of tot die Munisipale Bestuurder by bovermelde adres of by Posbus 16, Rustenburg, 0300 ingedien of gerig word.

*Adres van gemagtigde agent:* **Maxim Planning Solutions (Edms) Bpk (2002/017393/07), @ Office Gebou, Brinkstraat 67, Rustenburg, Posbus 21114, Proteapark, 0305, Tel: (014) 592-9489. (2/1613-R-L)**

11-18

**NOTICE 406 OF 2015****POTCHEFSTROOM AMENDMENT SCHEME 2122**

I, N.J. Blignaut (I.D. 681211 5030 08 4) of Welwyn Town and Regional Planning CC, 1998/005829/23, being the authorised agent of the owner of Portion 2 of Erf 2525 and Remaining Extent of Erf 2525, 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 Tlokwe City Council for the amendment of the town planning scheme known as the Potchefstroom Town Planning Scheme, 1980, by the rezoning of the property described above, situated respectively at 1 and 3 Kolbe Street from "Residential 1" to "Residential 4" with annexure 1673 for FAR of 1.2 and 3 Storey's.

Particulars of the application will lie for inspection during normal office hours at the office of the Municipal Manager, Wolmarans Street, Potchefstroom for a period of 28 days from 11 August 2015.

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 113, Potchefstroom, 2520, within a period of 28 days from 11 August 2015.

**Address of applicant:**  
**Welwyn Town and Regional Planners**  
**P.O. Box 20508**  
**Noordbrug**  
**2522**  
**Tel: (018) 293 1536**

11-18



**KENNISGEWING 406 VAN 2015****KENNISGEWING VAN AANSOEK OM WYSIGING VAN DIE POTCHEFSTROOM DORPSBEPLANNINGSKEMA 1980 INGEVOLGE ARTIKEL 56(1)(b)(i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986)****POTCHEFSTROOM WYSIGINGSKEMA 2122**

Ek, N.J. Blignaut (I.D. 681211 5030 08 4) van Welwyn Stads- en Streekbeplanning BK, 1998/005829/23, synde die gemagtigde agent van die eienaar van Gedeelte 2 van Erf 2525 en Resterened Gedeelte van erf 2525, Potchefstroom Dorpsgebied, ingevolge artikel 56(1)(b)(i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, gee hiermee kennis dat ons by die Tlokwe Stadsraad aansoek gedoen het om die wysiging van die dorpsbeplanningskema, bekend as die Potchefstroom Dorpsbeplanningskema, 1980, deur die hersonering van die eiendom hierbo beskryf, onderskeidelik geleë te Kolbestraat 1 en 3 vanaf "Residensieel 1" na "Residensieel 4" met bylaag 1673 vir 'n VOV van 1.2 en 3 Verdiepings.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Wolmaransstraat, Potchefstroom, vir 'n tydperk van 28 dae vanaf 11 Augustus 2015.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 11 Augustus 2015 skriftelik tot die Munisipale Bestuurder by bovermelde adres of by Posbus 113, Potchefstroom, 2520, ingedien of gerig word.

**Adres van applikant:**  
**Welwyn Stads - en Streekbeplanners**  
**Posbus 20508**  
**Noordbrug**  
**2522**  
**Tel: (018) 293 1536**

11-18

**NOTICE 408 OF 2015****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 LAND USE MANAGEMENT SCHEME, 2005 - AMENDMENT SCHEME 1394**

Maxim Planning Solutions (Pty) Ltd (2002/017393/07) being the authorised agent of the owner of the Remaining Extent of Erf 1305, Rustenburg, hereby gives notice in terms of Section 56(1)(b)(i) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that we 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, referred to as 54 Brink Street, Rustenburg, from "Residential 1" to "Special" for the purposes of offices.

Particulars of the application will lie for inspection during normal office hours at the office of the Director Planning and Human Settlement, Room 319, Missionary Mpheni House, corner of Beyers Naude- and Nelson Mandela Drive, Rustenburg for the period of 28 days from 11 August 2015.

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 11 August 2015.

*Address of authorised agent:* **Maxim Planning Solutions (Pty) Ltd (2002/017393/07), @ Office Building, 67 Brink Street, Rustenburg, P.O. Box 21114, Proteapark, 0305, Tel: (014) 592-9489. (2/1613-R-L)**

11-18

**KENNISGEWING 408 VAN 2015****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 LAND USE MANAGEMENT SCHEME, 2005 - WYSIGINGSKEMA 1394**

Maxim Planning Solutions (Edms) Bpk (2002/017393/07) synde die gemagtigde agent van die eienaar van die Resterende Gedeelte van Erf 1305, Rustenburg, gee hiermee ingevolge Artikel 56(1)(b)(i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), kennis dat ons by die Rustenburg Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van die Dorpsbeplanningskema bekend as Rustenburg Land Use Management Scheme, 2005 deur die hersonering van die eiendom hierbo beskryf, wat bekend staan as Brinkstraat 54, Rustenburg, vanaf "Residensieël 1" na "Spesiaal" vir die doeleindes van kantore.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Direkteur Beplanning en Menslike Vestiging, Kamer 319, Missionary Mpheni House, hoek van Beyers Naude- en Nelson Mandelarylaan, Rustenburg vir 'n tydperk van 28 dae vanaf 11 Augustus 2015.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 11 Augustus 2015 skriftelik by of tot die Munisipale Bestuurder by bovermelde adres of by Posbus 16, Rustenburg, 0300 ingedien of gerig word.

*Adres van gemagtigde agent:* **Maxim Planning Solutions (Edms) Bpk (2002/017393/07), @ Office Gebou, Brinkstraat 67, Rustenburg, Posbus 21114, Proteapark, 0305, Tel: (014) 592-9489.(2/1613-R-L)**

11-18

**NOTICE 409 OF 2015****REZONING AND REMOVAL OF RESTRICTIONS: ERF 7855, MMABATHO UNIT 6, REGISTRATION DIVISION JO, NORTH-WEST PROVINCE.**

Notice is hereby given in terms of the Land Use Planning Ordinance, No 15 of 1985 and the Spatial Planning and Land Use Management Act 2013, Act 16 of 2013, that the under mentioned applications have been received and are open to inspection at the office of the Municipal Manager at the Mahikeng Municipal Offices, University Drive, Mmabatho. Enquiries may be directed to the Office of the Director: Planning and Development at Telephone Number **018 389 0351 / 0469 / 0353**, during normal working hours. Any objections, with full reasons thereof, may be lodged in writing at the abovementioned offices on or before **8 September 2015**, quoting the above relevant legislation, the objector's name, erf number, phone numbers and address. Any objections received after aforementioned closing date may be considered invalid.

**Applicant:** Planworks Town Planners cc T/A Planworks (obo Mafoko Brothers Logistics cc)

**Address:** The property is situated in Unit 6, Mmabatho.

**Nature of Applications:**

- Rezoning in terms of Section 17 of the Land Use Planning Ordinance, No. 15 of 1985, of Erf 7862, Unit 6 Mmabatho, from "Residential 6" to "Residential 30" to permit "higher density residential development".
- Removal of Restrictive Title Conditions of Erf 7855, Mmabatho Unit 6, in terms of Section 47 of the Spatial Planning and Land Use Management Act 2013, Act 16 of 2013, to enable higher density residential development and consolidation and subdivision.

18-25

**NOTICE 410 OF 2015****REZONING OF ERF 2063, MAFIKENG EXTENSION 20, REGISTRATION DIVISION JO, NORTH-WEST PROVINCE.**

Notice is hereby given in terms of the Land Use Planning Ordinance, No 15 of 1985, that the under mentioned application has been received and is open to inspection at the office of the Municipal Manager at the Mahikeng Municipal Offices, University Drive, Mmabatho. Enquiries may be directed to the Office of the Director: Planning and Development at Telephone Number **018 389 0351 / 0469 / 0353**, during normal working hours. Any objections, with full reasons thereof, may be lodged in writing at the abovementioned offices on or before **8 September 2015**, quoting the above relevant legislation, the objector's name, erf number, phone numbers and address. Any objections received after aforementioned closing date may be considered invalid.

**Applicant:** Planworks Town Planners cc T/A Planworks (on behalf of the owner)

**Address:** The property is situated in Akasia Street, Golfview, Mahikeng.

**Nature of Application:**

Rezoning in terms of Section 17 of the Land Use Planning Ordinance, No. 15 of 1985, of Erf 2063, Mafikeng Extension 20, Registration Division JO, North-West Province, from "Residential 6" to "Business" to permit "Offices".

18-25

**NOTICE 411 OF 2015****REZONING OF ERF 7862, MMABATHO UNIT 6, REGISTRATION DIVISION JO, NORTH-WEST PROVINCE.**

Notice is hereby given in terms of the Land Use Planning Ordinance, No 15 of 1985, that the under mentioned application has been received and is open to inspection at the office of the Municipal Manager at the Mahikeng Municipal Offices, University Drive, Mmabatho. Enquiries may be directed to the Office of the Director: Planning and Development at Telephone Number **018 389 0351 / 0469 / 0353**, during normal working hours. Any objections, with full reasons thereof, may be lodged in writing at the abovementioned offices on or before **8 September 2015**, quoting the above relevant legislation, the objector's name, erf number, phone numbers and address. Any objections received after aforementioned closing date may be considered invalid.

**Applicant:** Planworks Town Planners cc T/A Planworks (on behalf of the owner)

**Address:** The property is situated in Unit 6, Mmabatho.

**Nature of Application:**

Rezoning in terms of Section 17 of the Land Use Planning Ordinance, No. 15 of 1985, of Erf 7862, Unit 6 Mmabatho, Registration Division JO, North-West Province, from "Residential 6" to "Residential 30" to permit "higher density residential development".

18-25

**NOTICE 412 OF 2015****NOTICE OF APPLICATION FOR ESTABLISHMENT OF TOWNSHIP**

The Rustenburg Local Municipality hereby gives notice in terms of section 69(6)(a), read with section 96, of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), read together with the relevant sections of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), 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 Director: Planning and Development, Room 305, Missionary Mpheni House, c/o Beyers Naude and Nelson Mandela Drives, Rustenburg, for a period of 30 days from 18 August 2015. Objections to or representations in respect of the application must be lodged with or made in writing and in duplicate to the Municipal Manager at the above address or at PO Box 16, Rustenburg, 0300 within a period of 30 days from 18 August 2015.

**ANNEXURE**

Name of Township: Waterkloof East Extension 29

Full name of applicant: Futurescope Stads en Streekbeplanners BK, Posbus 59, Paardekraal, 1752

Number of erven in the proposed township: 7 (seven) erven: Special – 4 erven, Residential 2 – 1 erf, Public Open Space – 2 erven, as well as a Public Road

Description of land on which township is to be established: Remaining Portion of Portion 159 (a Portion of Portion 2) of the farm Waterkloof 305-JQ

Location of proposed township: Located south of the Waterfall Mall Regional Shopping Centre on the south-western corner of the R24 and Waterberg Street, Rustenburg

18-25

**KENNISGEWING 412 VAN 2015****KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP**

Die Rustenburg Plaaslike Munisipaliteit gee hiermee ingevolge artikel 69(6)(a), saamgelees met artikel 96, van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), saamgelees met die tersaaklike artikels van die Wet op Ruimtelike Beplanning en Grondbestuur, 2013 (Wet 16 van 2013), kennis dat 'n aansoek om die stigting van die dorp in hierdie bylae genoem, te stig deur hom ontvang is. Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Direkteur: Beplanning en Ontwikkeling, Kamer 305, Missionary Mpheni House, h/v Beyers Naude en Nelson Mandela Rylane, Rustenburg vir 'n tydperk van 30 dae vanaf 18 Augustus 2015. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 30 dae vanaf 18 Augustus 2015 skriftelik en in tweevoud by of tot die Munisipale Bestuurder by bovermelde adres of by Posbus 16, Rustenburg, 0300 ingedien of gerig word.

**BYLAE**

Naam van Dorp: Waterkloof Oos Uitbreiding 29

Volle naam van aansoeker: Futurescope Stads en Streekbeplanners BK, Posbus 59, Paardekraal, 1752

Aantal erwe in voorgestelde dorp: 7 (sewe) erwe: Spesiaal – 4 erwe, Residensieel 2 – 1 erf, Openbare Oop Ruimte – 2 erwe, asook 'n Openbare Pad

Beskrywing van grond waarop dorp gestig staan te word: Resterende Gedeelte van Gedeelte 159 ('n Gedeelte van Gedeelte 2) van die plaas Waterkloof 305-JQ

Ligging van voorgestelde dorp: Geleë suid van die Waterval Mall Streekwinkelsentrum op die suid-westelike hoek van die R24 en Waterbergstraat, Rustenburg

18-25



**NOTICE 413 OF 2015****NOTICE OF APPLICATION FOR ESTABLISHMENT OF TOWNSHIP**

The Rustenburg Local Municipality hereby gives notice in terms of section 69(6)(a), read with section 96, of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), read together with the relevant sections of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), 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 Director: Planning and Development, Room 305, Missionary Mpheni House, c/o Beyers Naude and Nelson Mandela Drives, Rustenburg, for a period of 30 days from 18 August 2015. Objections to or representations in respect of the application must be lodged with or made in writing and in duplicate to the Municipal Manager at the above address or at PO Box 16, Rustenburg, 0300 within a period of 30 days from 18 August 2015.

**ANNEXURE**

Name of Township: Waterval East Extension 64

Full name of applicant: Futurescope Stads en Streekbeplanners BK, Posbus 59, Paardekraal, 1752

Number of erven in the proposed township: 4 (four) erven: Special – 4 erven (two for road widening, one for access and one for development)

Description of land on which township is to be established: Portion 77 (a Portion of Portion 10) and Portion 80 (a Portion of Portion 10), both of the farm Waterval 306-JQ

Location of proposed township: Located east of the Waterfall Mall Regional Shopping Centre on the north-eastern corner of the intersection of the R24 and eastern extension of Waterberg Street, Rustenburg

18-25

**KENNISGEWING 413 VAN 2015****KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP**

Die Rustenburg Plaaslike Munisipaliteit gee hiermee ingevolge artikel 69(6)(a), saamgelees met artikel 96, van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), saamgelees met die tersaaklike artikels van die Wet op Ruimtelike Beplanning en Grondbestuur, 2013 (Wet 16 van 2013), kennis dat 'n aansoek om die stigting van die dorp in hierdie bylae genoem, te stig deur hom ontvang is. Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Direkteur: Beplanning en Ontwikkeling, Kamer 305, Missionary Mpheni House, h/v Beyers Naude en Nelson Mandela Rylane, Rustenburg vir 'n tydperk van 30 dae vanaf 18 Augustus 2015. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 30 dae vanaf 18 Augustus 2015 skriftelik en in tweevoud by of tot die Munisipale Bestuurder by bovermelde adres of by Posbus 16, Rustenburg, 0300 ingedien of gerig word.

**BYLAE**

Naam van Dorp: Waterval Oos Uitbreiding 64

Volle naam van aansoeker: Futurescope Stads en Streekbeplanners BK, Posbus 59, Paardekraal, 1752

Aantal erwe in voorgestelde dorp: 4 (vier) erwe: Spesiaal – 4 erwe (twee vir padverbreding, een vir toegang en een vir ontwikkeling)

Beskrywing van grond waarop dorp gestig staan te word: Gedeelte 77 ('n Gedeelte van Gedeelte 10) en Gedeelte 80 ('n Gedeelte van Gedeelte 10), beide van die plaas Waterval 306-JQ

Ligging van voorgestelde dorp: Geleë oos van die Waterval Mall Streekwinkelsentrum op die noord-oostelike hoek van die interseksie van die R24 en die oostelike verlenging van Waterbergstraat, Rustenburg

18-25

**NOTICE 414 OF 2015****NOTICE OF APPLICATION FOR AMENDMENT OF THE GENERAL PLAN OF THE TOWNSHIP  
WOLMARANSSTAD EXTENSION 15**

The Department of Local Government and Human Settlement hereby gives notice in terms of Section 89(3) read with Section 95 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that application has been made by Maxim Planning Solutions (Pty) Ltd (2002/017393/07), being the authorised agent of the owner of Erven 4183 and 4184, Wolmaransstad Extension 15, for the amendment of the General Plan (SG No. 5884/2009) of the township known as Wolmaransstad Extension 15 by the re-layout of:

- Erf 4183, Wolmaransstad Extension 15 into fifty two (52) "Residential 1" erven, one (1) "Municipal" erf as well as six (6) streets; and
- Erf 4184, Wolmaransstad Extension 15 into seventy (70) "Residential 1" erven, two (2) "Municipal" erven as well as three (3) streets

The application together with the relevant plans, documents and information will lie for inspection during normal office hours at the office of the Chief Town and Regional Planner, Sub-Directorate: Spatial Planning and Land Use Management, North West, Department of Local Government and Human Settlement, 1st Floor, West Wing, Garona Building, University Drive, Mahikeng for a period of 28 days from 18 August 2015.

Objections to or representations in respect of the application must be lodged with or made in writing to the Chief Town and Regional Planner, Sub-Directorate: Spatial Planning and Land Use Management, North West, Department of Local Government and Human Settlement at the above address or at Private Bag X1213, Potchefstroom, 2520, or [mvanheerden@nwpg.gov.za](mailto:mvanheerden@nwpg.gov.za) within a period of 28 days from 18 August 2015.

18-25

**KENNISGEWING 414 VAN 2015****KENNISGEWING VAN AANSOEK OM WYSIGING VAN ALGEMENE PLAN VAN DIE DORP  
WOLMARANSSTAD UITBREIDING 15**

Die Departement van Plaaslike Regering en Menslike Vestiging gee hiermee ingevolge Artikel 89(3) saamgelees met Artikel 95 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), kennis dat aansoek deur Maxim Planning Solutions (Edms) Bpk (2002/017393/07), synde die gemagtigde agent van die eienaar van Erwe 4183 en 4184, Wolmaransstad Uitbreiding 15 gedoen is om die wysiging van die Algemene Plan (LG No. 5884/2009) van die dorp bekend as Wolmaransstad Uitbreiding 15 deur die heruitleg van:

- Erf 4183, Wolmaransstad Uitbreiding 15 in twee en vyftig (52) "Residensieel 1" erwe, een (1) "Munisipaal" erf asook ses (6) strate; en
- Erf 4184, Wolmaransstad Uitbreiding 15 in sewentig (70) "Residensieel 1" erwe, twee (2) "Munisipaal" erwe asook drie (3) strate.

Die aansoek tesame met die betrokke planne, dokumente en inligting lê ter insae gedurende gewone kantoorure by die kantoor van die Hoof Stads- en Streekbeplanner, Sub-Direktoraat: Ruimtelike Beplanning en Grondgebruikbestuur, Noordwes, Departement Plaaslike Regering en Menslike Vestiging, 1ste Vloer, Wes Vleuel, Garona Gebou, Universiteitsrylaan, Mahikeng vir 'n tydperk van 28 dae vanaf 18 Augustus 2015.

Besware teen of verhoë ten opsigte van die aansoek moet skriftelik by of tot die Hoof Stads- en Streekbeplanner, Sub-Direktoraat: Ruimtelike Beplanning en Grondgebruikbestuur, Noordwes, Departement Plaaslike Regering en Menslike Vestiging by bovermelde adres of Privaatsak X1213, Potchefstroom, 2520, of [mvanheerden@nwpg.gov.za](mailto:mvanheerden@nwpg.gov.za) binne 'n tydperk van 28 dae vanaf 18 Augustus 2015 ingedien of gerig word.

18-25

## PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

## PROVINCIAL NOTICE 34 OF 2015

**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 SCHEME 1406**

I, Jan-Nolte Ekkerd of the firm NE Town Planning CC (Reg Nr: 2008/2492644/23), being the authorised agent of the owner of the **Portion 1 of Erf 744, Rustenburg Registration Division J.Q., North West Province** 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 at 46 Ridder Street, Rustenburg from "Residential 1" to "Business 1" as defined in Annexure 1712 to the Scheme.

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 the period of 28 days from **11 August 2015**.

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 **11 August 2015**.

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

11-18

## PROVINSIALE KENNISGEWING 34 VAN 2015

**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 WYSIGINGSKEMA 1406**

Ek, Jan-Nolte Ekkerd, van die firma NE Town Planning BK (Reg Nr: 2008/2492644/23), synde die gemagtigde agent van die eienaar van die **Gedeelte 1 van Erf 744, Rustenburg Registrasie Afdeling J.Q., Noordwes Provinsie** gee hiermee ingevolge artikel 56 (1) (b) (i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, kennis dat ek by **Rustenburg Plaaslike Munisipaliteit** aansoek gedoen het om wysiging van die Dorpsbeplanningskema bekend as **Rustenburg Grondgebruiksbestuursskema, 2005** deur die hersonering van die eiendom hierbo beskryf, geleë te Ridderstraat 46, Rustenburg vanaf "Residensieel 1" na "Besigheid 1" soos vervat in Bylae 1712 tot die Skema.

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 Naude Lane, Rustenburg** vir 'n tydperk van 28 dae vanaf **11 Augustus 2015**.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf **11 Augustus 2015** 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 BK, Posbus 5717, Rustenburg, 0300**. Tel: **(014) 592-2777**. Faks: **(014) 5921640**.

11-18

**PROVINCIAL NOTICE 35 OF 2015****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 SCHEME 1401**

I, Jan-Nolte Ekkerd of the firm NE Town Planning CC (Reg Nr: 2008/2492644/23), being the authorised agent of the owner of the **Portion 4 of Erf 494, Rustenburg, Registration Division J.Q., North West Province** 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 at 83 Snel Street Rustenburg North, from "Residential 1" to "Residential 2" including a Residential Building as defined in Annexure 1707 to the Scheme.

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 the period of 28 days from **11 August 2015**.

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 **11 August 2015**.

Address of owner: **P/a NE Town Planning CC, P.O. Box 5717, RUSTENBURG, 0300** Tel: **(014) 5922777**, Fax: **(014) 592-1640**.

11-18

**PROVINSIALE KENNISGEWING 35 VAN 2015****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 WYSIGINGSKEMA 1401**

Ek, Jan-Nolte Ekkerd, van die firma NE Town Planning BK (Reg Nr: 2008/2492644/23), synde die gemagtigde agent van die eienaar van **Gedeelte 4 van Erf 494, Rustenburg, Registrasie Afdeling J.Q., Noordwes Provinsie** gee hiermee ingevolge artikel 56 (1) (b) (i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, kennis dat ek by **Rustenburg Plaaslike Munisipaliteit** aansoek gedoen het om wysiging van die Dorpsbeplanningskema bekend as **Rustenburg Grondgebruiksbestuursskema, 2005** deur die hersonering van die eiendom hierbo beskryf, geleë te Snelstraat 83 Rustenburg Noord, vanaf "Residensieel 1" na "Residensieel 2" insluitend 'n Residensiële Gebou soos omskryf in die Bylaag 1707 tot die Skema.

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 Naude Lane, Rustenburg** vir 'n tydperk van 28 dae vanaf **11 Augustus 2015**.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf **11 Augustus 2015** 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 BK, Posbus 5717, Rustenburg, 0300**. Tel: **(014) 592-2777**. Faks: **(014) 592-1640.2**

11-18

**PROVINCIAL NOTICE 36 OF 2015****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 SCHEME 1330**

I, Jan-Nolte Ekkerd of the firm NE Town Planning CC (Reg Nr: 2008/2492644/23), being the authorised agent of the owner of the **Erf 3671 Meriting Unit 3, Registration Division J.Q., North West Province** 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 in the south of Meriting Unit 3 and the Paardekraal area from "Residential 1" to "Residential 2" including a Residential Building as defined in Annexure 1633 to the Scheme.

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 the period of 28 days from **11 August 2015**.

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 **11 August 2015**.

Address of owner: **P/a NE Town Planning CC, P.O. Box 5717, Rustenburg, 0300**. Tel: **(014) 5922777**. Fax: **(014) 5921640**

11-18

**PROVINSIALE KENNISGEWING 36 VAN 2015****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 WYSIGINGSKEMA 1330**

Ek, Jan-Nolte Ekkerd, van die firma NE Town Planning BK (Reg Nr: 2008/2492644/23), synde die gemagtigde agent van die eienaar van **Erf 3671 Meriting Eenheid 3, Registrasie Afdeling J.Q., Noordwes Provinsie** gee hiermee ingevolge artikel 56 (1) (b) (i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, kennis dat ek by **Rustenburg Plaaslike Munisipaliteit** aansoek gedoen het om wysiging van die Dorpsbeplanningskema bekend as **Rustenburg Grondgebruiksbestuursskema, 2005** deur die hersonering van die eiendom hierbo beskryf, geleë te in die suide van Meriting Eenheid 3 en die Paardekraal area vanaf "Residensieel 1" na "Residensieel 2" insluitend 'n Residensieële Gebou soos omskryf in die Bylaag 1633 tot die Skema.

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 Naude Lane, Rustenburg** vir 'n tydperk van 28 dae vanaf **11 Augustus 2015**.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf **11 Augustus 2015** 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 BK, Posbus 5717, Rustenburg, 0300**. Tel: **(014) 592-2777**. Faks: **(014) 5921640**.

11-18



## PROVINCIAL NOTICE 37 OF 2015

**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 SCHEME 1320**

I, Jan-Nolte Ekkerd of the firm NE Town Planning CC (Reg Nr. 2008/249644/23), being the authorised agent of the owner of **Erf 1441 Rustenburg, Portion 1 of Erf 1455 Rustenburg, The Remaining Extent of Erf 1869 Rustenburg and Portion 175 Rustenburg Town and Townlands, Registration Division 272 JQ, North West Province**, hereby gives 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 certain portions of the properties described above, situated at 271 Beyers Naude Drive, 273 Beyers Naude Drive, 43 Kloof Road and Cnr Boven and Beyers Naude Drive, Rustenburg respectively, from "Special" for an Institution (Erf 1441), "Residential 1" (Erf 1/1455), "Special" for Offices, Medical Consulting Rooms and Dwelling Units (RE/ Erf 1869) and "Institutional" (Ptn 175 Town and Townlands) to "Existing Public Roads". Note that the properties also stand to be subdivided and only a portion (43m<sup>2</sup>, 397m<sup>2</sup>, 363m<sup>2</sup> and 53m<sup>2</sup>) respectively will be rezoned. 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 the period of 28 days from **11 August 2015**. 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 **11 August 2015**.

Address of owner: **P/a NE Town Planning CC, P.O. Box 5717, RUSTENBURG, 0300**

Tel: **(014) 5922777**, Fax: **(014) 5921640**

11-18

## PROVINSIALE KENNISGEWING 37 VAN 2015

**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 WYSIGINGSKEMA 1320**

Ek, Jan-Nolte Ekkerd, van die firma NE Town Planning BK (Reg Nr. 2008/249644/23), synde die gemagtigde agent van die eienaar van **Erf 1441 Rustenburg, Gedeelte 1 van Erf 1455 Rustenburg, die Resterende Gedeelte van Erf 1869 Rustenburg en Gedeelte 175 Rustenburg Dorp en Dorpsgronde Registrasie Afdeling 272 JQ, Noordwes Provinsie** gee hiermee ingevolge artikel 56 (1) (b) (i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, kennis dat ek by **Rustenburg Plaaslike Munisipaliteit** aansoek gedoen het om wysiging van die Dorpsbeplanningskema bekend as **Rustenburg Grondgebruiksbestuurskema, 2005** deur die hersonering van sekere gedeeltes van die eiendomme hierbo beskryf, geleë te 271 Beyers Naude Rylaan, 273 Beyers Naude Rylaan, 43 Kloof Pad en H/V Boven en Beyers Naude Rylaan, Rustenburg vanaf "Spesiaal" vir 'n Inrigting (Erf 1441), "Residensieel 1" (Erf 1/1445), "Spesiaal" vir Kantore, Mediese Spreekkamers, en Wooneenhede (RE/ Erf189) en "Inrigting" (Ged 175 Dorp en Dorpsgronde) na "Bestaande Openbare Paaie". Van belang is om daarop te let dat al die bogenoemde eiendomme ook onderverdeel sal word en slegs 'n gedeelte (43m<sup>2</sup>, 397m<sup>2</sup>, 363m<sup>2</sup> en 53m<sup>2</sup> onderskeidelik), van elk van die eiendomme gehersoneer word. 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 Naude Drive, Rustenburg** vir 'n tydperk van 28 dae vanaf **11 Augustus 2015**. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf **11 Augustus 2015** 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 BK, Posbus 5717, RUSTENBURG, 0300**

Tel: **(014) 5922777**, Faks: **(014) 5921640**

11-18

**PROVINCIAL NOTICE 44 OF 2015****TLOKWE CITY COUNCIL****DECLARATION THAT THE TOWNSHIP OF FERDINAND POSTMAPARK EXTENSION 5, HAS BEEN ESTABLISHED**

In terms of the provisions of Section 101(3) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Tlokwe City Council hereby declares that the Township of Ferdinand Postmapark Extension 5, situated on Portion 1408 of the farm Vyfhoek, registration division 428 IQ, by Von Strij Estate (Eiendoms) Beperk, Registrasienommer 2005/026179/07) has been established, subject to the conditions as set out in the Schedule hereto.

**SCHEDULE****1.1 Name**

The name of the township shall be Ferdinand Postmapark Extension 5.

**1.2 Lay-out / Design**

The township shall consist of erven and streets as indicated on GENERAL PLAN NO S.G. 126/2012.

**1.3 Access**

Temporary entrance to the township will be from the Hidalgo Street, over erf 224, until the permanent road network has been developed, and entrance will then be gained from the south over Ferdinand Postmapark Extensions 27, 28, 29, 31 and 37.

**2. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE REGISTRATION OF THE ERVEN IN THE TOWNSHIP****2.1 Provision and installation of external and internal services**

2.1.1 The township establisher must make the necessary arrangements with the Tlokwe City Council LOCAL MUNICIPALITY in relation to the provision and installation of water, electricity and sanitation services as well as the building of streets and storm water drainage in the town.

2.1.2 The township establisher shall install and provide internal engineering services in the township, as provided for in the services agreement.

2.1.3 The Tlokwe City Council LOCAL MUNICIPALITY shall install and provide external engineering services to the township, as provided for in the services agreement.

**2.2 Obligations regarding services and guarantees**

The township establisher must within a period of twelve (12) months or such an extended time period as that the Tlokwe City Council LOCAL MUNICIPALITY may determine, fulfil his obligations with regard to the provision of water, electricity and sanitation services as well as the construction of roads and storm water and the installation of systems therefore, as beforehand agreed between the township establisher and the Tlokwe City Council LOCAL MUNICIPALITY. No erven may be alienated or transferred in the name of the buyer before the Tlokwe City Council LOCAL MUNICIPALITY confirmed that sufficient guarantees/cash contributions is delivered by the township establisher to the Tlokwe City Council LOCAL MUNICIPALITY for the provision of services.

**2.3 Engineering services****2.3.1 Storm water drainage and street construction**

2.3.1.1 On request of Tlokwe City Council LOCAL MUNICIPALITY the township establisher shall submit a detailed scheme, complete with plans, sections and specifications, compiled by a registered

professional civil engineer approved by the Tlokwe City Council LOCAL MUNICIPALITY, for the storage and drainage of storm water through the town by proper disposal works and for the installation, tarmacing, curbing and canalisation of streets there-in, together with the provision of such retaining walls as the Tlokwe City Council LOCAL MUNICIPALITY may deem necessary, for approval.

2.3.1.2 When required by the Tlokwe City Council LOCAL MUNICIPALITY, the township establisher shall, for his own account, carry out the approved scheme to the satisfaction of the Tlokwe City Council LOCAL MUNICIPALITY under supervision of a registered professional civil engineer, approved by the Tlokwe City Council LOCAL MUNICIPALITY.

2.3.1.3 The township establisher is responsible for the maintenance of streets and storm water services in the town to the satisfaction of the Tlokwe City Council LOCAL MUNICIPALITY until such streets and storm water conduits have been taken over by the Tlokwe City Council LOCAL MUNICIPALITY, according to the services agreement.

2.3.1.4 Designs and specifications shall be done in accordance with the conditions of the Tlokwe City Council LOCAL MUNICIPALITY taking into consideration:

2.3.1.4.1 "Guidelines for the provision of engineering services and facilities in residential township development (National Housing Council revised May, 1995)", as amended from time to time,

2.3.1.4.2 SANS 1200, Standardized specifications for Civil Engineering Construction,

2.3.1.4.3 The Ordinance on Town Planning and Townships, 1986 (Ordinance 15 of 1986),

2.3.1.4.4 The requirements of the Act on National Building Regulations and Building Standards, 1977 (Act 103 of 1977), and

2.3.1.4.5 Clause 12(1)(b) of the Potchefstroom Town Planning Scheme 1980 where the latter reads as follows:

"Where, in the opinion of the local authority it is impracticable for storm water to be drained from higher lying erven direct to a public street or stream the owner of the lower lying erf shall be obliged to accept and/or permit the passage over the erf of such storm water: provided that the owners of any higher lying erven, the storm water from which is discharged over any lower lying erf, shall negotiate point of discharge and shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of such lower lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf."

### **2.3.2 Water and sewerage**

2.3.2.1 The township establisher, through an approved professional engineer, is responsible for the design and construction of the water provision and sewerage systems in accordance with the requirements and specifications of the Tlokwe City Council LOCAL MUNICIPALITY, taking into consideration:

2.3.2.1.1 "Guidelines for the provision of engineering services and facilities in residential township development (National Housing Board, revised May 1995)", as amended from time to time,

2.3.2.1.2 SANS 1200, standardised specifications for Civil Engineering Construction, and

2.3.2.1.3 The Ordinance on Town Planning and Townships, 1986 (Ordinance 15 of 1986).

2.3.2.2 The township establisher is responsible for the maintenance of the water and sewerage services in the town to the satisfaction of the Tlokwe City Council LOCAL MUNICIPALITY, until such services have been taken over by the Tlokwe City Council LOCAL MUNICIPALITY, according to the services agreement.

### **2.3.3 Electricity**

2.3.3.1 If a private contractor perform the installation of electricity of the town, the township

establisher shall appoint a professional engineer that will be responsible for the design and construction of the electricity distribution network and where medium tension installation forms part of the reticulation system the network installation shall be done in accordance with the following:

- 2.3.3.1.1 "Guidelines for the provision of engineering services and facilities in residential township development (National Housing Board, revised May 1995)", as amended from time to time,
  - 2.3.3.1.2 SANS Code 0142, as amended from time to time, and
  - 2.3.3.1.3 The Ordinance on Town Planning and Townships, 1986 (Ordinance 15 of 1986).
- 2.3.3.2 The township establisher is responsible for the maintenance of the electricity services in the town to the satisfaction of the Tlokwe City Council LOCAL MUNICIPALITY, until such services have been taken over by the Tlokwe City Council LOCAL MUNICIPALITY, according to the services agreement.

#### **2.3.4 Refuse removal**

- 2.3.4.1 The township establisher is responsible for the maintenance of the refuse removal services in the town to the satisfaction of the Tlokwe City Council LOCAL MUNICIPALITY, until such services have been taken over by the Tlokwe City Council LOCAL MUNICIPALITY, according to the services agreement.

#### **2.4 Home Owners Association**

- 2.4.1 A Home Owners Association or similar Company must be established in terms of the conditions of Section 8 of the Companies Act 2008 (Act 71 of 2008).
- 2.4.2 A single home owners association or similar body shall be established collectively for Ferdinand Postmapark Extensions 5, 27, 28, 29, 30, 31 and 37.
- 2.4.3 The Home Owners Association or similar Company shall bear full responsibility for the functioning and proper maintenance of the internal street (Erf 242) and the internal services according to the services agreement and the erf must be transferred to the association. The Tlokwe City Council LOCAL MUNICIPALITY accepts no responsibility or liability in this regard.

#### **2.5 Demolition of buildings and structures**

The township establisher must, at his expense, demolish all existing buildings and structures that are located within building line reserves, side spaces or over mutual boundaries of proposed erven to the satisfaction of the Potchefstroom City Council LOCAL MUNICIPALITY, when required by the Potchefstroom City Council LOCAL MUNICIPALITY.

#### **2.6 Filled in of dam/excavations**

That the township establisher shall at his expense cause the existing dam/excavations affecting the development to be filled in and compacted to the satisfaction of the Potchefstroom City Council LOCAL MUNICIPALITY, when required by the Potchefstroom City Council LOCAL MUNICIPALITY.

#### **2.7 Conditions of the Department of Agriculture, Conservation, Environment and Rural Development**

The township establisher shall comply with applicable authorisation.

#### **2.8 Conditions of the Department of Transport, Roads and Community Safety**

The township establisher shall comply with all conditions as stipulated in the letter of comment, dated 26 July 2005.

### **3. DISPOSAL OF EXISTING CONDITIONS OF TITLE**

- 3.1.1 All erven shall be subject to existing conditions of title and servitudes, if any, in accordance with and as proven by a land surveyor certificate, excluding the following servitudes which only effect Erf 243.
- 3.1.2 Die voormalige Gedeelte 853 (waarvan daardie gedeelte aangedui deur die figuur A b d K op die aangehegte kaart deel vorm) en die voormalige Resterende Gedeelte van Gedeelte 854, groot 21,9909 hektaar (waarvan daardie gedeelte aangedui deur die figuur b B C D E F G H J d b op die aangehegte kaart deel vorm) beide van gemelde plaas is onderhewig kragtens Notariële Akte van Wysiging en Skepping van Serwituut K5729/2002 S wat serwituutakte K5674/1991 S gewysig het deur die Serwituut van Reg van Weg te vervang ten aansien van gemelde gedeeltes deur 'n ewigdurende padserwituut 9,45 meter wyd ten gunste van die Algehele Publiek die Noordelike Grenslyn van welke serwituut op die aangehegte kaart L.G. 125/2012 aangetoon word deur die lyn A B alles waarvan meer ten volle sal blyk uit die genoemde Notariële Akte. (Servitude note 1 on General Plan S.G. no126/2012 and affects erf 243 only)
- 3.1.3 Die voormalige Resterende Gedeelte van Gedeelte 854, groot 21,9909 hektaar van gemelde plaas (waarvan daardie gedeelte aangedui deur die figuur b B C D E F G H J d b op die aangehegte kaart deel vorm) is onderhewig aan 'n waterpyplyn serwituut met bykomende regte 6,11 meter wyd ten gunste van Potchefstroom Stadsraad, die oostelike grens van welke serwituut deur die lyn Ja op gemelde kaart aangedui word en soos meer volledig sal blyk uit Serwituutakte K586/1973 S. (Servitude note 2 on General Plan S.G. no126/2012 and affects erf 243 only).
- 3.2 Including the following servitude which effect all the erven in the township:
- 3.2.1 Die voormalige Gedeelte 853 van gemelde plaas (waarvan daardie gedeelte aangedui deur die figuur A b d K op die aangehegte kaart, deel vorm) is onderhewig aan 'n waterpyplyn serwituut met bykomende regte 6,11 meter wyd ten gunste van Potchefstroom Stadsraad, soos meer volledig sal blyk uit Serwituutakte K586/1973 S.

#### **4. CONDITIONS OF TITLE**

##### **4.1 Conditions imposed by the Tlokwe City Council LOCAL MUNICIPALITY in terms of the conditions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)**

###### **4.1.1 All erven**

All erven with the exemption of Erven 242 and 243 are subject to the following conditions:

- 4.1.1.1 The erf is subject to a servitude, 2 metres wide, in favour of the Tlokwe City Council LOCAL MUNICIPALITY, for sewerage and other municipal purposes, along any one of the boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude of 2 metres wide for municipal purposes across the access portion of the erf, if and when required by the Tlokwe City Council LOCAL MUNICIPALITY, provided that the Tlokwe City Council LOCAL MUNICIPALITY may relax or grant exemption from the required servitudes.
- 4.1.1.2 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 2 metres thereof.
- 4.1.1.3 The Tlokwe City Council LOCAL MUNICIPALITY 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 purpose, 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 Tlokwe City Council LOCAL MUNICIPALITY.
- 4.1.1.4 Proposals to overcome unfavourable soil conditions shall be incorporated into all building plans submitted for approval. All buildings shall be constructed in accordance with such preventative measures. The owner of the erf accepts all liability for any damage and indemnifies the Tlokwe City Council LOCAL MUNICIPALITY against any claims which may result from possible weak

soil conditions on the erf, for it is the responsibility of the owner to satisfy him or herself that the foundation solution as proposed is sufficient.

#### 4.2 **ERF 242**

Erf 242 is subject to the following condition:

A Servitude is applicable over the whole of Erf 242 for Municipal services and access in favour of the Tlokwe City Council LOCAL MUNICIPALITY, as indicated on the General Plan S.G. No. 126/2012 as Servitude note 3.

#### 4.3 **ERF 243**

Erf 243 is subject to the following condition:

The line K 1 represents the Southern boundary of a Servitude for Municipal services and access, 3.05 metres wide in favour of the Tlokwe City Council LOCAL MUNICIPALITY, as indicated on the General Plan S.G. No. 126/2012 as Servitude note 4.

### 4.4. **CONDITIONS IN FAVOUR OF THIRD PARTIES TO BE REGISTERED**

4.4.1 None of Erven 240 to 241 may be transferred unless the following conditions are imposed by the township establisher and accepted by the Home Owners Association or similar Section 8 Company.

4.4.1.1 Every owner of an erf or subdivision or consolidation thereof shall become and shall remain a member of the Home Owners Association or similar Section 8 Company and shall be subject to its memorandums and articles of association until he ceases to be an owner as aforesaid. The erf shall not be transferred to any person that has not become a member of the association.

4.4.1.2 The owner of the erf shall not be entitled to transfer the erf without a clearance certificate from the association that all amounts payable by such owner to the association has been paid.

### 5. **CONDITIONS THAT IN ADDITION TO THE EXISTING PROVISIONS OF THE TOWN PLANNING SCHEME, IN RESPECT OF ARTICLE 125 OF ORDINANCE 15 OF 1986, NEED TO BE INCLUDED IN THE TOWN PLANNING SCHEME**

#### 5.1 **Zonings**

The following zonings must be awarded to the erven:

##### 5.1.1 Erven 240 and 241

The use zone of the erven is "Residential 1" with a density of one dwelling per erf.

##### 5.1.2 Erf 242

The use zone of the erf is "Special" for access purposes, private road and provision of services.

##### 5.1.3 Erf 243

The use zone of the erf is "Public Road".

#### 5.2 **Building lines**

The following street building lines shall be applicable to the erven in the township:

5.2.1 Along Hidalgo Street: Six (6) metres

5.2.2 Along internal roads: Three (3) metres

#### 5.3 **Line-of-no-access**



A line-of-no-access is applicable along Hidalgo Street that affects Erven 240 and 241, which line of no access is temporary uplifted till such a time the permanent southern road network is developed.

#### **5.4 Soil Conditions**

- 5.4.1 In order to overcome the proven detrimental soil conditions on the erf, the foundation and other structural aspects of the building shall be designed by a competent professional engineer and the details of such design shall be shown on the building plans submitted to the Tlokwe City Council LOCAL MUNICIPALITY for approval unless it is proved to the Tlokwe City Council LOCAL MUNICIPALITY that such measures are unnecessary or that the same purpose can be achieved by other more effective means.
- 5.4.2 The following wording must be included on all building plans submitted to the Tlokwe City Council LOCAL MUNICIPALITY for approval:
- “a. The approval of this building plan by Tlokwe City Council LOCAL MUNICIPALITY does not imply that the design and precautions to prevent, to control or to combat the possible consequences of possible unfavourable soil conditions are necessarily sufficient.
- b. It remains the exclusive responsibility of the owner to ensure that the design and precautions are sufficient.
- c. The Tlokwe City Council LOCAL MUNICIPALITY accepts no liability for any claims whatsoever which may result from the unfavourable soil conditions of this property.”

**DR NE BLAAI-MOKGETHI  
MUNICIPAL MANAGER**

Notice 116/2015/fk

**PROVINCIAL NOTICE 45 OF 2015**  
**TLOKWE CITY COUNCIL**

**POTCHEFSTROOM AMENDMENT SCHEME 1787**

It is hereby notified in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, that the Tlokwe City Council has approved an amendment scheme with regard to the land in the Township Ferdinand Postmapark Extension 5 being an amendment of the Potchefstroom Town Planning Scheme, 1980.

Map 3 and the scheme clauses of the amendment scheme are 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 Streets, P O Box 113, Potchefstroom, and are open for inspection during normal office hours.

This amendment is known as Potchefstroom Amendment Scheme 1787.

**DR NE BLAAI-MOKGETHI**  
**MUNICIPAL MANAGER**

Notice 117/2015/fk

**PROVINCIAL NOTICE 46 OF 2015****TLOKWE CITY COUNCIL****DECLARATION THAT THE TOWNSHIP OF VAN DER HOFFPARK EXTENSION 37, HAS BEEN ESTABLISHED**

In terms of the provisions of Section 103(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Tlokwe City Council hereby declares that the Township of Van der Hoffpark Extension 37, situated on the farm De Jong, registration division 737 IQ, by Theunis de Jongh, has been established, subject to the conditions as set out in the Schedule hereto.

**SCHEDULE****1.1 Name**

The name of the township shall be Van der Hoffpark Extension 37.

**1.2 Layout/Design**

The township shall consist of erven and streets as indicated on GENERAL PLAN L.G. NO: 4401/2011.

**1.3 Access**

Entrance to the township shall be from Tarentaal Street, Van der Hoffpark.

**2. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE REGISTRATION OF THE ERVEN IN THE TOWNSHIP****2.1 Provision and installation of external and internal services**

2.1.1 The township establisher must make the necessary arrangements with the Tlokwe City Council LOCAL MUNICIPALITY in relation to the provision and installation of water, electricity and sanitation services as well as the building of streets and storm water drainage in the township.

2.1.2 The Tlokwe City Council LOCAL MUNICIPALITY shall install and provide external engineering services to the township as provided for in the services agreement.

2.1.3 The township establisher shall install and provide internal engineering services in the township as provided for in the services agreement.

**2.2 Obligations with regard to services and guarantees**

The township establisher must within a period of twelve (12) months or such an extended time period as that the Tlokwe City Council LOCAL MUNICIPALITY may determine, fulfil his obligations with regard to the provision of water, electricity and sanitation services as well as the construction of roads and storm water and the installation of systems therefore, as beforehand agreed between the township establisher and the Tlokwe City Council LOCAL MUNICIPALITY. No erven may be alienated or transferred in the name of the buyer before the Tlokwe City Council LOCAL MUNICIPALITY confirmed that sufficient guarantees/cash contributions is delivered by the township establisher to the Tlokwe City Council LOCAL MUNICIPALITY for the provision of services.

**2.3 Engineering services****2.3.1 Storm water drainage and street construction**

2.3.1.1 On request of Tlokwe City Council LOCAL MUNICIPALITY, the township establisher shall submit a detailed scheme, complete with plans, sections and specifications, compiled by a registered professional civil engineer approved by the Tlokwe City Council LOCAL MUNICIPALITY, for the storage and drainage of storm water through the township by proper disposal works and for the installation, tarmacing, curbing and canalisation of streets therein,

together with the provision of such retaining walls as the Tlokwe City Council LOCAL MUNICIPALITY may deem necessary, for approval.

- 2.3.1.2 When required by the Tlokwe City Council LOCAL MUNICIPALITY, the township establisher shall, for his own account, carry out the approved scheme to the satisfaction of the Tlokwe City Council LOCAL MUNICIPALITY under supervision of a registered professional civil engineer, approved by the Tlokwe City Council LOCAL MUNICIPALITY.
- 2.3.1.3 The township establisher is responsible for the maintenance of streets and storm water services in the township to the satisfaction of the Tlokwe City Council LOCAL MUNICIPALITY until such streets and storm water conduits have been taken over by the Tlokwe City Council LOCAL MUNICIPALITY, according to the services agreement.
- 2.3.1.4 Designs and specifications shall be done in accordance with the conditions of the Tlokwe City Council LOCAL MUNICIPALITY taking into consideration:
- 2.3.1.4.1 "Guidelines for the provision of engineering services and facilities in residential township development (National Housing Council revised May, 1995)", as amended from time to time;
- 2.3.1.4.2 SABS 1200, Standardized specifications for Civil Engineering Construction;
- 2.3.1.4.3 The Ordinance on Town Planning and Townships, 1986 (Ordinance 15 of 1986);
- 2.3.1.4.4 The requirements of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977), and
- 2.3.1.4.5 Clause 12(1)(b) of the Potchefstroom Town Planning Scheme 1980 where the latter reads as follows:

"Where, in the opinion of the Potchefstroom City Council LOCAL MUNICIPALITY, it is impracticable for storm water to be drained from higher lying erven direct to a public street or stream the owner of the lower lying erf shall be obliged to accept and/or permit the passage over the erf of such storm water: provided that the owners of any higher lying erven, the storm water from which is discharged over any lower lying erf, shall negotiate point of discharge and shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of such lower lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf."

### **2.3.2 Water and sewerage**

- 2.3.2.1 The township establisher, through an approved professional engineer, is responsible for the design and construction of the water provision and sewerage systems in accordance with the requirements and specifications of the Tlokwe City Council LOCAL MUNICIPALITY, taking into consideration:
- 2.3.2.1.1 "Guidelines for the provision of engineering services and facilities in residential township development (National Housing Board, revised May 1995)", as amended from time to time;
- 2.3.2.1.2 SABS 1200, standardised specifications for Civil Engineering Construction; and
- 2.3.2.1.3 The Ordinance on Town Planning and Townships, 1986 (Ordinance 15 of 1986).
- 2.3.2.1.4 The requirements of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977), and
- 2.3.2.2 The township establisher is responsible for the maintenance of the water and sewerage services in the town to the satisfaction of the Tlokwe City Council LOCAL MUNICIPALITY, until such services have been taken over by the Tlokwe City Council LOCAL MUNICIPALITY, according to the services agreement.

### 2.3.3 Electricity

- 2.3.3.1 If a private contractor perform the installation of electricity of the township, the township establisher shall appoint a professional engineer that will be responsible for the design and construction of the electricity distribution network and where medium tension installation forms part of the reticulation system, the network installation shall be done in accordance with the following:
- 2.3.3.1.1 "Guidelines for the provision of engineering services and facilities in residential township development (National Housing Board, revised May 1995)", as amended from time to time;
- 2.3.3.1.2 SANS Code 0142, as amended from time to time, and
- 2.3.3.1.3 The Ordinance on Town Planning and Townships, 1986 (Ordinance 15 of 1986).
- 2.3.3.2 The township establisher is responsible for the maintenance of the electricity services in the town to the satisfaction of the Tlokwe City Council LOCAL MUNICIPALITY, until such services have been taken over by the Tlokwe City Council LOCAL MUNICIPALITY, according to the services agreement.

### 2.3.4 Refuse removal

- 2.3.4.1 The township establisher is responsible for the maintenance of the refuse removal services in the township to the satisfaction of the Tlokwe City Council LOCAL MUNICIPALITY, until such services have been taken over by the Tlokwe City Council LOCAL MUNICIPALITY, according to the services agreement.

### 2.4 Demolition of buildings and structures

The township establisher must, at his expense, demolish all existing buildings and structures that are located within building line reserves, side spaces or over mutual boundaries of proposed erven to the satisfaction of the Tlokwe City Council LOCAL MUNICIPALITY, when required by the Tlokwe City Council LOCAL MUNICIPALITY to do so.

### 2.5 Conditions of the Department of Agriculture, Conservation, Environment and Rural Development

The township establisher shall comply with all conditions as stipulated in the Environmental Authorisation, dated 15 August 2007.

## 3. DISPOSAL OF EXISTING CONDITIONS

All erven shall be subject to existing conditions of title and servitudes, if any, in accordance with and as proven by a land surveyor certificate.

### 3.1 The following conditions do not affect the township due to the location thereof

- "C.d) *Die eienaar sal, netso as huurders, of eienaars van die verskillende gedeeltes van die gesegde plaas VYFHOEK, die gebruik hê van soveel water vir besproeiings en algemene doeleindes as van tyd tot tyd in die bestaande watervore, waterpype, pypeleidings of in vore wat te eniger tyd later aangelê mag word beskikbaar mag wees, maar hierdie bepaling sal nie geag word enige verantwoordelikheid of 'n verpligting van garansie op die Staat te lê of daarop te doel nie ten aansien van die lewering van water vir die gebruik van die eienaar of die beskikbare hoeveelheid, en die Staat sal hoegenaamd nie aanspreeklik wees nie vir enige verlies of skade van water aard ook, wat deur die eienaar gely mag word ingeval van enige verlies, rekort of afleiding van water hoe ook veroorsaak, of deur stroming of ander oorsake. Die eienaar mag die water in die damme, reservoors, vore, waterpype en pypeleidings nie verontreinig of toelaat dat die deur een of ander oorsaak ontreinig word nie, vir sover die gesegde damme, reservoors, vor, waterpype en pypeleidings op sy grond geleë is of deur of oor sy grond loop. Op die gesegde grond sal 'n waterbelasting betaalbaar wees aan die Staat, te word bereken teen die skaal van een Rand (R1,00 per jaar vir elke 8565 vierkante meter van die gesegde grond wat volgens die*

*oordeel van die Minister van Lande van tyd tot tyd met die vir daardie doel beskikbare water tussen die 1ste dag van Junie en die 30ste dag van November van iedere jaar besproei kan word.*

*Die lewering en verdeling van die water en al die in verband daarmee bykomende werk sal geheel en al en uitsluitlik onder beheer, reëling en toesig staan van:”*

### **3.2 Erven subject to special conditions:**

In addition to the relevant conditions as set out above, the under-mentioned erven shall be subject to the following additional conditions and servitudes:

- 3.2.1 The erven is subject to a servitude for a sewer pipe line 4 metres wide according to Diagram LG No A.11484/1984, Deed of Servitude No K491/1985S, in favour of Tlokwe City Council LOCAL MUNICIPALITY as indicated as servitude note 1 on the General Plan and effects only erven 1700 and 1701.
- 3.2.2 The erven is subject to a servitude for a stormwater pipe line 4 meters wide according to Diagram LG No A.5630/1985, Deed of Servitude No K3947/1985S in favour of Tlokwe City Council LOCAL MUNICIPALITY as indicated as servitude note 2 on the General Plan and effects only erf 1700.

## **4. TITLE CONDITIONS**

### **4.1 Conditions imposed by the Tlokwe City Council LOCAL MUNICIPALITY in terms of the conditions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)**

#### **4.1.1 All erven**

All erven are subject to the following conditions:

- 4.1.1.1 The erf is subject to a servitude, 2 metres wide, in favour of the Tlokwe City Council LOCAL MUNICIPALITY, for sewerage and other municipal purposes, along any one of the boundaries and in the case of a panhandle erf, an additional servitude of 2 metres wide for municipal purposes across the access portion of the erf, if and when required by the Tlokwe City Council LOCAL MUNICIPALITY, provided that the Tlokwe City Council LOCAL MUNICIPALITY may relax or grant exemption from the required servitudes.
- 4.1.1.2 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 2 meters thereof.
- 4.1.1.3 The Tlokwe City Council LOCAL MUNICIPALITY 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 purpose, 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 Tlokwe City Council LOCAL MUNICIPALITY.
- 4.1.1.4 Proposals to overcome unfavourable soil conditions shall be incorporated into all building plans submitted for approval. All buildings shall be constructed in accordance with such preventative measures. The owner of the erf accepts all liability for any damage and indemnifies the Tlokwe City Council LOCAL MUNICIPALITY against any claims which may result from possible weak soil conditions on the erf, for it is the responsibility of the owner to satisfy him or herself that the foundation solution as proposed is sufficient.

**5. CONDITIONS THAT IN ADDITION TO THE EXISTING PROVISIONS OF THE TOWN PLANNING SCHEME, IN RESPECT OF ARTICLE 125 OF ORDINANCE 15 OF 1986, NEED TO BE INCLUDED IN THE TOWN PLANNING SCHEME**

**5.1 Zonings**

5.1.1 Erf 1700 to 1701

The use zone of the erf is "Business 2" with an annexure that makes provision for the following:

5.1.1.1 The erven may also be used for dwelling units with or without outbuildings, a motor sales mart, place of public worship, place of instruction, place of amusement, social hall, institution, parking garage, conference facility and guest house.

5.1.1.2 A bottle store shall not be allowed.

5.1.1.3 Floor Area Ratio (FAR): 0,5

5.1.1.4 Coverage: 60%

5.1.1.5 Height: two (2) storeys

5.1.1.6 Parking: Paved and clearly marked parking spaces shall be provided on the erven to the satisfaction of the Tlokwe City Council LOCAL MUNICIPALITY on the following basis (no relaxation of any parking requirements shall be allowed):

Conference facility: Twenty parking spaces per 100m<sup>2</sup> floor area.

Guest house: One parking space per bedroom plus one parking space per three bedrooms for visitors.

5.1.1.7 That a site development plan, which complies with the stated development conditions, shall be submitted to the Tlokwe City Council for approval and must have been approved prior to the consideration of building plans, and the requirements with regard to the building plan and the site development plan shall be met before the rights may be exercised.

**5.2 Building lines**

The following street building lines shall be applicable to the erven in the township:

5.2.1 Erven bordering Van der Hoff Road (Thabo Mbeki Drive): Eight (8) metres.

5.2.2 Erven bordering all Class 3 and higher order roads: A minimum of six (6) metres.

5.2.3 Erven bordering all Class 4A (20m) roads: Six (6) metres.

5.2.4 Erven bordering all Class 4B (16m) and lower order roads: Three (3) metres.

**5.3 Line-of-no-access**

That a line-of-no-access shall be applicable along Van der Hoff Road (Thabo Mbeki Drive).

**5.4 Soil Conditions**

5.4.1 In order to overcome the proven detrimental soil conditions on the erf, the foundation and other structural aspects of the building shall be designed by a competent professional engineer and the details of such design shall be shown on the building plans submitted to the Tlokwe City Council LOCAL MUNICIPALITY for approval unless it is proved to the Tlokwe City Council LOCAL MUNICIPALITY that such measures are unnecessary or that the same purpose can be achieved by other more effective means.



- 5.4.2 The following wording must be included on all building plans submitted to the Tlokwe City Council LOCAL MUNICIPALITY for approval:
- “a. The approval of this building plan by Tlokwe City Council LOCAL MUNICIPALITY does not imply that the design and precautions to prevent, to control or to combat the possible consequences of possible unfavourable soil conditions are necessarily sufficient.
  - b. It remains the exclusive responsibility of the owner to satisfy him or herself that the design and precautions are sufficient.
  - c. The City Council of Tlokwe LOCAL MUNICIPALITY accepts no liability for any claims whatsoever which may result from the unfavourable soil condition of this property.”

**DR NE BLAAI-MOKGETHI  
MUNICIPAL MANAGER**

Notice 120/2015  
/imp

**PROVINCIAL NOTICE 47 OF 2015**  
**TLOKWE CITY COUNCIL**

**POTCHEFSTROOM AMENDMENT SCHEME 2124**

It is hereby notified in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, that the Tlokwe City Council has approved an amendment scheme with regard to the land in the Township Van der Hoffpark Extension 37 being an amendment of the Potchefstroom Town Planning Scheme, 1980.

Map 3 and the scheme clauses of the amendment scheme are 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 Streets, P O Box 113, Potchefstroom, and are open for inspection during normal office hours.

This amendment is known as Potchefstroom Amendment Scheme 2124.

**DR NE BLAAI-MOKGETHI**  
**MUNICIPAL MANAGER**

Notice 121/2015  
/imp

**PROVINCIAL NOTICE 48 OF 2015****TLOKWE CITY COUNCIL**

Notice is hereby given in terms of Section 14 of the Local Government: Municipal Property Rates Act, 2004 (Act 6 of 2004) that the Tlokwe City Council amended its Property Rates as follows with effect from 1 July 2015.

	<b>RATING CATEGORY</b>	<b>RATIO</b>	<b>TARIFF/CENT PER RAND VALUE OF PROPERTY</b>
1.	Residential property First R20 000 of Market Value excluded	1:1	0.36517
2.	Commercial property	1:3	1.09551
3.	Industrial property	1:3	1.09551
4.	Institutional property	1:1	0.36517
5.	Agricultural property Primary use agricultural	1:0.25	0.091293
6.	Agricultural property Primary use non-agricultural	1:0.25	0.091293
7.	Municipal service property	1:1	0.36517
8.	Public service infrastructure	1:0.25	0.091293
9.	State property	1:3	1.09551
10.	Privately owned towns	1:1	0.36517
11.	Properties owned by public benefit organisations	1:0.25	0.091293
12.	Formal/Informal settlement	1:1	0.36517

2. That the rebates as stipulated in Annexure B of the Property Rates By-laws attached to the report be approved.
3. That cognisance be taken that Councils' Property Rates By-law has been reviewed in terms of Section 5 of the Local Government: Municipal Property Rates Act, 2004 (Act 6 of 2004) and that no amendments were made.

**DR NE BLAAI-MOKGETHI**  
**MUNICIPAL MANAGER**

**Notice 94/2015**  
**/ww**

**PROVINCIAL NOTICE 49 OF 2015****TLOKWE CITY COUNCIL****DECLARATION THAT THE TOWNSHIP OF FERDINAND POSTMAPARK EXTENSION 5, HAS BEEN ESTABLISHED**

In terms of the provisions of Section 101(3) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Tlokwe City Council hereby declares that the Township of Ferdinand Postmapark Extension 5, situated on Portion 1408 of the farm Vyfhoek, registration division 428 IQ, by Von Strij Estate (Eiendoms) Beperk, Registrasienommer 2005/026179/07) has been established, subject to the conditions as set out in the Schedule hereto.

**SCHEDULE****1.1 Name**

The name of the township shall be Ferdinand Postmapark Extension 5.

**1.2 Lay-out / Design**

The township shall consist of erven and streets as indicated on GENERAL PLAN NO S.G. 126/2012.

**1.3 Access**

Temporary entrance to the township will be from the Hidalgo Street, over erf 224, until the permanent road network has been developed, and entrance will then be gained from the south over Ferdinand Postmapark Extensions 27, 28, 29, 31 and 37.

**2. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE REGISTRATION OF THE ERVEN IN THE TOWNSHIP****2.1 Provision and installation of external and internal services**

2.1.1 The township establisher must make the necessary arrangements with the Tlokwe City Council LOCAL MUNICIPALITY in relation to the provision and installation of water, electricity and sanitation services as well as the building of streets and storm water drainage in the town.

2.1.2 The township establisher shall install and provide internal engineering services in the township, as provided for in the services agreement.

2.1.3 The Tlokwe City Council LOCAL MUNICIPALITY shall install and provide external engineering services to the township, as provided for in the services agreement.

**2.2 Obligations regarding services and guarantees**

The township establisher must within a period of twelve (12) months or such an extended time period as that the Tlokwe City Council LOCAL MUNICIPALITY may determine, fulfil his obligations with regard to the provision of water, electricity and sanitation services as well as the construction of roads and storm water and the installation of systems therefore, as beforehand agreed between the township establisher and the Tlokwe City Council LOCAL MUNICIPALITY. No erven may be alienated or transferred in the name of the buyer before the Tlokwe City Council LOCAL MUNICIPALITY confirmed that sufficient guarantees/cash contributions is delivered by the township establisher to the Tlokwe City Council LOCAL MUNICIPALITY for the provision of services.

**2.3 Engineering services****2.3.1 Storm water drainage and street construction**

2.3.1.1 On request of Tlokwe City Council LOCAL MUNICIPALITY the township establisher shall submit a detailed scheme, complete with plans, sections and specifications, compiled by a registered

professional civil engineer approved by the Tlokwe City Council LOCAL MUNICIPALITY, for the storage and drainage of storm water through the town by proper disposal works and for the installation, tarmacing, curbing and canalisation of streets there-in, together with the provision of such retaining walls as the Tlokwe City Council LOCAL MUNICIPALITY may deem necessary, for approval.

2.3.1.2 When required by the Tlokwe City Council LOCAL MUNICIPALITY, the township establisher shall, for his own account, carry out the approved scheme to the satisfaction of the Tlokwe City Council LOCAL MUNICIPALITY under supervision of a registered professional civil engineer, approved by the Tlokwe City Council LOCAL MUNICIPALITY.

2.3.1.3 The township establisher is responsible for the maintenance of streets and storm water services in the town to the satisfaction of the Tlokwe City Council LOCAL MUNICIPALITY until such streets and storm water conduits have been taken over by the Tlokwe City Council LOCAL MUNICIPALITY, according to the services agreement.

2.3.1.4 Designs and specifications shall be done in accordance with the conditions of the Tlokwe City Council LOCAL MUNICIPALITY taking into consideration:

2.3.1.4.1 "Guidelines for the provision of engineering services and facilities in residential township development (National Housing Council revised May, 1995)", as amended from time to time,

2.3.1.4.2 SANS 1200, Standardized specifications for Civil Engineering Construction,

2.3.1.4.3 The Ordinance on Town Planning and Townships, 1986 (Ordinance 15 of 1986),

2.3.1.4.4 The requirements of the Act on National Building Regulations and Building Standards, 1977 (Act 103 of 1977), and

2.3.1.4.5 Clause 12(1)(b) of the Potchefstroom Town Planning Scheme 1980 where the latter reads as follows:

"Where, in the opinion of the local authority it is impracticable for storm water to be drained from higher lying erven direct to a public street or stream the owner of the lower lying erf shall be obliged to accept and/or permit the passage over the erf of such storm water: provided that the owners of any higher lying erven, the storm water from which is discharged over any lower lying erf, shall negotiate point of discharge and shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of such lower lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf."

### **2.3.2 Water and sewerage**

2.3.2.1 The township establisher, through an approved professional engineer, is responsible for the design and construction of the water provision and sewerage systems in accordance with the requirements and specifications of the Tlokwe City Council LOCAL MUNICIPALITY, taking into consideration:

2.3.2.1.1 "Guidelines for the provision of engineering services and facilities in residential township development (National Housing Board, revised May 1995)", as amended from time to time,

2.3.2.1.2 SANS 1200, standardised specifications for Civil Engineering Construction, and

2.3.2.1.3 The Ordinance on Town Planning and Townships, 1986 (Ordinance 15 of 1986).

2.3.2.2 The township establisher is responsible for the maintenance of the water and sewerage services in the town to the satisfaction of the Tlokwe City Council LOCAL MUNICIPALITY, until such services have been taken over by the Tlokwe City Council LOCAL MUNICIPALITY, according to the services agreement.

### **2.3.3 Electricity**

2.3.3.1 If a private contractor perform the installation of electricity of the town, the township

establisher shall appoint a professional engineer that will be responsible for the design and construction of the electricity distribution network and where medium tension installation forms part of the reticulation system the network installation shall be done in accordance with the following:

- 2.3.3.1.1 "Guidelines for the provision of engineering services and facilities in residential township development (National Housing Board, revised May 1995)", as amended from time to time,
  - 2.3.3.1.2 SANS Code 0142, as amended from time to time, and
  - 2.3.3.1.3 The Ordinance on Town Planning and Townships, 1986 (Ordinance 15 of 1986).
- 2.3.3.2 The township establisher is responsible for the maintenance of the electricity services in the town to the satisfaction of the Tlokwe City Council LOCAL MUNICIPALITY, until such services have been taken over by the Tlokwe City Council LOCAL MUNICIPALITY, according to the services agreement.

#### **2.3.4 Refuse removal**

- 2.3.4.1 The township establisher is responsible for the maintenance of the refuse removal services in the town to the satisfaction of the Tlokwe City Council LOCAL MUNICIPALITY, until such services have been taken over by the Tlokwe City Council LOCAL MUNICIPALITY, according to the services agreement.

#### **2.4 Home Owners Association**

- 2.4.1 A Home Owners Association or similar Company must be established in terms of the conditions of Section 8 of the Companies Act 2008 (Act 71 of 2008).
- 2.4.2 A single home owners association or similar body shall be established collectively for Ferdinand Postmapark Extensions 5, 27, 28, 29, 30, 31 and 37.
- 2.4.3 The Home Owners Association or similar Company shall bear full responsibility for the functioning and proper maintenance of the internal street (Erf 242) and the internal services according to the services agreement and the erf must be transferred to the association. The Tlokwe City Council LOCAL MUNICIPALITY accepts no responsibility or liability in this regard.

#### **2.5 Demolition of buildings and structures**

The township establisher must, at his expense, demolish all existing buildings and structures that are located within building line reserves, side spaces or over mutual boundaries of proposed erven to the satisfaction of the Potchefstroom City Council LOCAL MUNICIPALITY, when required by the Potchefstroom City Council LOCAL MUNICIPALITY.

#### **2.6 Filled in of dam/excavations**

That the township establisher shall at his expense cause the existing dam/excavations affecting the development to be filled in and compacted to the satisfaction of the Potchefstroom City Council LOCAL MUNICIPALITY, when required by the Potchefstroom City Council LOCAL MUNICIPALITY.

#### **2.7 Conditions of the Department of Agriculture, Conservation, Environment and Rural Development**

The township establisher shall comply with applicable authorisation.

#### **2.8 Conditions of the Department of Transport, Roads and Community Safety**

The township establisher shall comply with all conditions as stipulated in the letter of comment, dated 26 July 2005.

### **3. DISPOSAL OF EXISTING CONDITIONS OF TITLE**

- 3.1.1 All erven shall be subject to existing conditions of title and servitudes, if any, in accordance with and as proven by a land surveyor certificate, excluding the following servitudes which only effect Erf 243.
- 3.1.2 Die voormalige Gedeelte 853 (waarvan daardie gedeelte aangedui deur die figuur A b d K op die aangehegte kaart deel vorm) en die voormalige Resterende Gedeelte van Gedeelte 854, groot 21,9909 hektaar (waarvan daardie gedeelte aangedui deur die figuur b B C D E F G H J d b op die aangehegte kaart deel vorm) beide van gemelde plaas is onderhewig kragtens Notariële Akte van Wysiging en Skepping van Serwituut K5729/2002 S wat serwituutakte K5674/1991 S gewysig het deur die Serwituut van Reg van Weg te vervang ten aansien van gemelde gedeeltes deur 'n ewigdurende padserwituut 9,45 meter wyd ten gunste van die Algehele Publiek die Noordelike Grenslyn van welke serwituut op die aangehegte kaart L.G. 125/2012 aangetoon word deur die lyn A B alles waarvan meer ten volle sal blyk uit die genoemde Notariële Akte. (Servitude note 1 on General Plan S.G. no126/2012 and affects erf 243 only)
- 3.1.3 Die voormalige Resterende Gedeelte van Gedeelte 854, groot 21,9909 hektaar van gemelde plaas (waarvan daardie gedeelte aangedui deur die figuur b B C D E F G H J d b op die aangehegte kaart deel vorm) is onderhewig aan 'n waterpyplyn serwituut met bykomende regte 6,11 meter wyd ten gunste van Potchefstroom Stadsraad, die oostelike grens van welke serwituut deur die lyn Ja op gemelde kaart aangedui word en soos meer volledig sal blyk uit Serwituutakte K586/1973 S. (Servitude note 2 on General Plan S.G. no126/2012 and affects erf 243 only).
- 3.2 Including the following servitude which effect all the erven in the township:
- 3.2.1 Die voormalige Gedeelte 853 van gemelde plaas (waarvan daardie gedeelte aangedui deur die figuur A b d K op die aangehegte kaart, deel vorm) is onderhewig aan 'n waterpyplyn serwituut met bykomende regte 6,11 meter wyd ten gunste van Potchefstroom Stadsraad, soos meer volledig sal blyk uit Serwituutakte K586/1973 S.

#### **4. CONDITIONS OF TITLE**

##### **4.1 Conditions imposed by the Tlokwe City Council LOCAL MUNICIPALITY in terms of the conditions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)**

###### **4.1.1 All erven**

All erven with the exemption of Erven 242 and 243 are subject to the following conditions:

- 4.1.1.1 The erf is subject to a servitude, 2 metres wide, in favour of the Tlokwe City Council LOCAL MUNICIPALITY, for sewerage and other municipal purposes, along any one of the boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude of 2 metres wide for municipal purposes across the access portion of the erf, if and when required by the Tlokwe City Council LOCAL MUNICIPALITY, provided that the Tlokwe City Council LOCAL MUNICIPALITY may relax or grant exemption from the required servitudes.
- 4.1.1.2 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 2 metres thereof.
- 4.1.1.3 The Tlokwe City Council LOCAL MUNICIPALITY 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 purpose, 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 Tlokwe City Council LOCAL MUNICIPALITY.
- 4.1.1.4 Proposals to overcome unfavourable soil conditions shall be incorporated into all building plans submitted for approval. All buildings shall be constructed in accordance with such preventative measures. The owner of the erf accepts all liability for any damage and indemnifies the Tlokwe City Council LOCAL MUNICIPALITY against any claims which may result from possible weak



soil conditions on the erf, for it is the responsibility of the owner to satisfy him or herself that the foundation solution as proposed is sufficient.

#### 4.2 **ERF 242**

Erf 242 is subject to the following condition:

A Servitude is applicable over the whole of Erf 242 for Municipal services and access in favour of the Tlokwe City Council LOCAL MUNICIPALITY, as indicated on the General Plan S.G. No. 126/2012 as Servitude note 3.

#### 4.3 **ERF 243**

Erf 243 is subject to the following condition:

The line K 1 represents the Southern boundary of a Servitude for Municipal services and access, 3.05 metres wide in favour of the Tlokwe City Council LOCAL MUNICIPALITY, as indicated on the General Plan S.G. No. 126/2012 as Servitude note 4.

### 4.4. CONDITIONS IN FAVOUR OF THIRD PARTIES TO BE REGISTERED

4.4.1 None of Erven 240 to 241 may be transferred unless the following conditions are imposed by the township establisher and accepted by the Home Owners Association or similar Section 8 Company.

4.4.1.1 Every owner of an erf or subdivision or consolidation thereof shall become and shall remain a member of the Home Owners Association or similar Section 8 Company and shall be subject to its memorandums and articles of association until he ceases to be an owner as aforesaid. The erf shall not be transferred to any person that has not become a member of the association.

4.4.1.2 The owner of the erf shall not be entitled to transfer the erf without a clearance certificate from the association that all amounts payable by such owner to the association has been paid.

### 5. **CONDITIONS THAT IN ADDITION TO THE EXISTING PROVISIONS OF THE TOWN PLANNING SCHEME, IN RESPECT OF ARTICLE 125 OF ORDINANCE 15 OF 1986, NEED TO BE INCLUDED IN THE TOWN PLANNING SCHEME**

#### 5.1 **Zonings**

The following zonings must be awarded to the erven:

##### 5.1.1 Erven 240 and 241

The use zone of the erven is "Residential 1" with a density of one dwelling per erf.

##### 5.1.2 Erf 242

The use zone of the erf is "Special" for access purposes, private road and provision of services.

##### 5.1.3 Erf 243

The use zone of the erf is "Public Road".

#### 5.2 **Building lines**

The following street building lines shall be applicable to the erven in the township:

5.2.1 Along Hidalgo Street: Six (6) metres

5.2.2 Along internal roads: Three (3) metres

#### 5.3 **Line-of-no-access**

A line-of-no-access is applicable along Hidalgo Street that affects Erven 240 and 241, which line of no access is temporary uplifted till such a time the permanent southern road network is developed.

#### **5.4 Soil Conditions**

- 5.4.1 In order to overcome the proven detrimental soil conditions on the erf, the foundation and other structural aspects of the building shall be designed by a competent professional engineer and the details of such design shall be shown on the building plans submitted to the Tlokwe City Council LOCAL MUNICIPALITY for approval unless it is proved to the Tlokwe City Council LOCAL MUNICIPALITY that such measures are unnecessary or that the same purpose can be achieved by other more effective means.
- 5.4.2 The following wording must be included on all building plans submitted to the Tlokwe City Council LOCAL MUNICIPALITY for approval:
- “a. The approval of this building plan by Tlokwe City Council LOCAL MUNICIPALITY does not imply that the design and precautions to prevent, to control or to combat the possible consequences of possible unfavourable soil conditions are necessarily sufficient.
  - b. It remains the exclusive responsibility of the owner to ensure that the design and precautions are sufficient.
  - c. The Tlokwe City Council LOCAL MUNICIPALITY accepts no liability for any claims whatsoever which may result from the unfavourable soil conditions of this property.”

**DR NE BLAAI-MOKGETHI**  
**MUNICIPAL MANAGER**

Notice 116/2015/fk

**PROVINCIAL NOTICE 50 OF 2015****TLOKWE CITY COUNCIL****POTCHEFSTROOM AMENDMENT SCHEME 1787**

It is hereby notified in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, that the Tlokwe City Council has approved an amendment scheme with regard to the land in the Township Ferdinand Postmapark Extension 5 being an amendment of the Potchefstroom Town Planning Scheme, 1980.

Map 3 and the scheme clauses of the amendment scheme are 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 Streets, P O Box 113, Potchefstroom, and are open for inspection during normal office hours.

This amendment is known as Potchefstroom Amendment Scheme 1787.

**DR NE BLAAI-MOKGETHI  
MUNICIPAL MANAGER**

Notice 117/2015/fk

**PROVINCIAL NOTICE 51 OF 2015****TLOKWE CITY COUNCIL****POTCHEFSTROOM AMENDMENT SCHEME 1787**

It is hereby notified in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, that the Tlokwe City Council has approved an amendment scheme with regard to the land in the Township Ferdinand Postmapark Extension 5 being an amendment of the Potchefstroom Town Planning Scheme, 1980.

Map 3 and the scheme clauses of the amendment scheme are 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 Streets, P O Box 113, Potchefstroom, and are open for inspection during normal office hours.

This amendment is known as Potchefstroom Amendment Scheme 1787.

**DR NE BLAAI-MOKGETHI  
MUNICIPAL MANAGER**

Notice 117/2015/fk

**PROVINCIAL NOTICE 52 OF 2015****TLOKWE CITY COUNCIL****DECLARATION THAT THE TOWNSHIP OF FERDINAND POSTMAPARK EXTENSION 5, HAS BEEN ESTABLISHED**

In terms of the provisions of Section 101(3) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Tlokwe City Council hereby declares that the Township of Ferdinand Postmapark Extension 5, situated on Portion 1408 of the farm Vyfhoek, registration division 428 IQ, by Von Strij Estate (Eiendoms) Beperk, Registrasienommer 2005/026179/07) has been established, subject to the conditions as set out in the Schedule hereto.

**SCHEDULE****1.1 Name**

The name of the township shall be Ferdinand Postmapark Extension 5.

**1.2 Lay-out / Design**

The township shall consist of erven and streets as indicated on GENERAL PLAN NO S.G. 126/2012.

**1.3 Access**

Temporary entrance to the township will be from the Hidalgo Street, over erf 224, until the permanent road network has been developed, and entrance will then be gained from the south over Ferdinand Postmapark Extensions 27, 28, 29, 31 and 37.

**2. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE REGISTRATION OF THE ERVEN IN THE TOWNSHIP****2.1 Provision and installation of external and internal services**

2.1.1 The township establisher must make the necessary arrangements with the Tlokwe City Council LOCAL MUNICIPALITY in relation to the provision and installation of water, electricity and sanitation services as well as the building of streets and storm water drainage in the town.

2.1.2 The township establisher shall install and provide internal engineering services in the township, as provided for in the services agreement.

2.1.3 The Tlokwe City Council LOCAL MUNICIPALITY shall install and provide external engineering services to the township, as provided for in the services agreement.

**2.2 Obligations regarding services and guarantees**

The township establisher must within a period of twelve (12) months or such an extended time period as that the Tlokwe City Council LOCAL MUNICIPALITY may determine, fulfil his obligations with regard to the provision of water, electricity and sanitation services as well as the construction of roads and storm water and the installation of systems therefore, as beforehand agreed between the township establisher and the Tlokwe City Council LOCAL MUNICIPALITY. No erven may be alienated or transferred in the name of the buyer before the Tlokwe City Council LOCAL MUNICIPALITY confirmed that sufficient guarantees/cash contributions is delivered by the township establisher to the Tlokwe City Council LOCAL MUNICIPALITY for the provision of services.

**2.3 Engineering services****2.3.1 Storm water drainage and street construction**

2.3.1.1 On request of Tlokwe City Council LOCAL MUNICIPALITY the township establisher shall submit a detailed scheme, complete with plans, sections and specifications, compiled by a registered

professional civil engineer approved by the Tlokwe City Council LOCAL MUNICIPALITY, for the storage and drainage of storm water through the town by proper disposal works and for the installation, tarmacing, curbing and canalisation of streets there-in, together with the provision of such retaining walls as the Tlokwe City Council LOCAL MUNICIPALITY may deem necessary, for approval.

2.3.1.2 When required by the Tlokwe City Council LOCAL MUNICIPALITY, the township establisher shall, for his own account, carry out the approved scheme to the satisfaction of the Tlokwe City Council LOCAL MUNICIPALITY under supervision of a registered professional civil engineer, approved by the Tlokwe City Council LOCAL MUNICIPALITY.

2.3.1.3 The township establisher is responsible for the maintenance of streets and storm water services in the town to the satisfaction of the Tlokwe City Council LOCAL MUNICIPALITY until such streets and storm water conduits have been taken over by the Tlokwe City Council LOCAL MUNICIPALITY, according to the services agreement.

2.3.1.4 Designs and specifications shall be done in accordance with the conditions of the Tlokwe City Council LOCAL MUNICIPALITY taking into consideration:

2.3.1.4.1 "Guidelines for the provision of engineering services and facilities in residential township development (National Housing Council revised May, 1995)", as amended from time to time,

2.3.1.4.2 SANS 1200, Standardized specifications for Civil Engineering Construction,

2.3.1.4.3 The Ordinance on Town Planning and Townships, 1986 (Ordinance 15 of 1986),

2.3.1.4.4 The requirements of the Act on National Building Regulations and Building Standards, 1977 (Act 103 of 1977), and

2.3.1.4.5 Clause 12(1)(b) of the Potchefstroom Town Planning Scheme 1980 where the latter reads as follows:

"Where, in the opinion of the local authority it is impracticable for storm water to be drained from higher lying erven direct to a public street or stream the owner of the lower lying erf shall be obliged to accept and/or permit the passage over the erf of such storm water: provided that the owners of any higher lying erven, the storm water from which is discharged over any lower lying erf, shall negotiate point of discharge and shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of such lower lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf."

### **2.3.2 Water and sewerage**

2.3.2.1 The township establisher, through an approved professional engineer, is responsible for the design and construction of the water provision and sewerage systems in accordance with the requirements and specifications of the Tlokwe City Council LOCAL MUNICIPALITY, taking into consideration:

2.3.2.1.1 "Guidelines for the provision of engineering services and facilities in residential township development (National Housing Board, revised May 1995)", as amended from time to time,

2.3.2.1.2 SANS 1200, standardised specifications for Civil Engineering Construction, and

2.3.2.1.3 The Ordinance on Town Planning and Townships, 1986 (Ordinance 15 of 1986).

2.3.2.2 The township establisher is responsible for the maintenance of the water and sewerage services in the town to the satisfaction of the Tlokwe City Council LOCAL MUNICIPALITY, until such services have been taken over by the Tlokwe City Council LOCAL MUNICIPALITY, according to the services agreement.

### **2.3.3 Electricity**

2.3.3.1 If a private contractor perform the installation of electricity of the town, the township

establisher shall appoint a professional engineer that will be responsible for the design and construction of the electricity distribution network and where medium tension installation forms part of the reticulation system the network installation shall be done in accordance with the following:

- 2.3.3.1.1 "Guidelines for the provision of engineering services and facilities in residential township development (National Housing Board, revised May 1995)", as amended from time to time,
- 2.3.3.1.2 SANS Code 0142, as amended from time to time, and
- 2.3.3.1.3 The Ordinance on Town Planning and Townships, 1986 (Ordinance 15 of 1986).
- 2.3.3.2 The township establisher is responsible for the maintenance of the electricity services in the town to the satisfaction of the Tlokwe City Council LOCAL MUNICIPALITY, until such services have been taken over by the Tlokwe City Council LOCAL MUNICIPALITY, according to the services agreement.

#### **2.3.4 Refuse removal**

- 2.3.4.1 The township establisher is responsible for the maintenance of the refuse removal services in the town to the satisfaction of the Tlokwe City Council LOCAL MUNICIPALITY, until such services have been taken over by the Tlokwe City Council LOCAL MUNICIPALITY, according to the services agreement.

#### **2.4 Home Owners Association**

- 2.4.1 A Home Owners Association or similar Company must be established in terms of the conditions of Section 8 of the Companies Act 2008 (Act 71 of 2008).
- 2.4.2 A single home owners association or similar body shall be established collectively for Ferdinand Postmapark Extensions 5, 27, 28, 29, 30, 31 and 37.
- 2.4.3 The Home Owners Association or similar Company shall bear full responsibility for the functioning and proper maintenance of the internal street (Erf 242) and the internal services according to the services agreement and the erf must be transferred to the association. The Tlokwe City Council LOCAL MUNICIPALITY accepts no responsibility or liability in this regard.

#### **2.5 Demolition of buildings and structures**

The township establisher must, at his expense, demolish all existing buildings and structures that are located within building line reserves, side spaces or over mutual boundaries of proposed erven to the satisfaction of the Potchefstroom City Council LOCAL MUNICIPALITY, when required by the Potchefstroom City Council LOCAL MUNICIPALITY.

#### **2.6 Filled in of dam/excavations**

That the township establisher shall at his expense cause the existing dam/excavations affecting the development to be filled in and compacted to the satisfaction of the Potchefstroom City Council LOCAL MUNICIPALITY, when required by the Potchefstroom City Council LOCAL MUNICIPALITY.

#### **2.7 Conditions of the Department of Agriculture, Conservation, Environment and Rural Development**

The township establisher shall comply with applicable authorisation.

#### **2.8 Conditions of the Department of Transport, Roads and Community Safety**

The township establisher shall comply with all conditions as stipulated in the letter of comment, dated 26 July 2005.

### **3. DISPOSAL OF EXISTING CONDITIONS OF TITLE**

- 3.1.1 All erven shall be subject to existing conditions of title and servitudes, if any, in accordance with and as proven by a land surveyor certificate, excluding the following servitudes which only effect Erf 243.
- 3.1.2 Die voormalige Gedeelte 853 (waarvan daardie gedeelte aangedui deur die figuur A b d K op die aangehegte kaart deel vorm) en die voormalige Resterende Gedeelte van Gedeelte 854, groot 21,9909 hektaar (waarvan daardie gedeelte aangedui deur die figuur b B C D E F G H J d b op die aangehegte kaart deel vorm) beide van gemelde plaas is onderhewig kragtens Notariële Akte van Wysiging en Skepping van Serwituut K5729/2002 S wat serwituutakte K5674/1991 S gewysig het deur die Serwituut van Reg van Weg te vervang ten aansien van gemelde gedeeltes deur 'n ewigdurende padserwituut 9,45 meter wyd ten gunste van die Algehele Publiek die Noordelike Grenslyn van welke serwituut op die aangehegte kaart L.G. 125/2012 aangetoon word deur die lyn A B alles waarvan meer ten volle sal blyk uit die genoemde Notariële Akte. (Servitude note 1 on General Plan S.G. no126/2012 and affects erf 243 only)
- 3.1.3 Die voormalige Resterende Gedeelte van Gedeelte 854, groot 21,9909 hektaar van gemelde plaas (waarvan daardie gedeelte aangedui deur die figuur b B C D E F G H J d b op die aangehegte kaart deel vorm) is onderhewig aan 'n waterpyplyn serwituut met bykomende regte 6,11 meter wyd ten gunste van Potchefstroom Stadsraad, die oostelike grens van welke serwituut deur die lyn Ja op gemelde kaart aangedui word en soos meer volledig sal blyk uit Serwituutakte K586/1973 S. (Servitude note 2 on General Plan S.G. no126/2012 and affects erf 243 only).
- 3.2 Including the following servitude which effect all the erven in the township:
- 3.2.1 Die voormalige Gedeelte 853 van gemelde plaas (waarvan daardie gedeelte aangedui deur die figuur A b d K op die aangehegte kaart, deel vorm) is onderhewig aan 'n waterpyplyn serwituut met bykomende regte 6,11 meter wyd ten gunste van Potchefstroom Stadsraad, soos meer volledig sal blyk uit Serwituutakte K586/1973 S.

#### **4. CONDITIONS OF TITLE**

##### **4.1 Conditions imposed by the Tlokwe City Council LOCAL MUNICIPALITY in terms of the conditions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)**

###### **4.1.1 All erven**

All erven with the exemption of Erven 242 and 243 are subject to the following conditions:

- 4.1.1.1 The erf is subject to a servitude, 2 metres wide, in favour of the Tlokwe City Council LOCAL MUNICIPALITY, for sewerage and other municipal purposes, along any one of the boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude of 2 metres wide for municipal purposes across the access portion of the erf, if and when required by the Tlokwe City Council LOCAL MUNICIPALITY, provided that the Tlokwe City Council LOCAL MUNICIPALITY may relax or grant exemption from the required servitudes.
- 4.1.1.2 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 2 metres thereof.
- 4.1.1.3 The Tlokwe City Council LOCAL MUNICIPALITY 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 purpose, 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 Tlokwe City Council LOCAL MUNICIPALITY.
- 4.1.1.4 Proposals to overcome unfavourable soil conditions shall be incorporated into all building plans submitted for approval. All buildings shall be constructed in accordance with such preventative measures. The owner of the erf accepts all liability for any damage and indemnifies the Tlokwe City Council LOCAL MUNICIPALITY against any claims which may result from possible weak



soil conditions on the erf, for it is the responsibility of the owner to satisfy him or herself that the foundation solution as proposed is sufficient.

#### 4.2 **ERF 242**

Erf 242 is subject to the following condition:

A Servitude is applicable over the whole of Erf 242 for Municipal services and access in favour of the Tlokwe City Council LOCAL MUNICIPALITY, as indicated on the General Plan S.G. No. 126/2012 as Servitude note 3.

#### 4.3 **ERF 243**

Erf 243 is subject to the following condition:

The line K 1 represents the Southern boundary of a Servitude for Municipal services and access, 3.05 metres wide in favour of the Tlokwe City Council LOCAL MUNICIPALITY, as indicated on the General Plan S.G. No. 126/2012 as Servitude note 4.

### 4.4. CONDITIONS IN FAVOUR OF THIRD PARTIES TO BE REGISTERED

4.4.1 None of Erven 240 to 241 may be transferred unless the following conditions are imposed by the township establisher and accepted by the Home Owners Association or similar Section 8 Company.

4.4.1.1 Every owner of an erf or subdivision or consolidation thereof shall become and shall remain a member of the Home Owners Association or similar Section 8 Company and shall be subject to its memorandums and articles of association until he ceases to be an owner as aforesaid. The erf shall not be transferred to any person that has not become a member of the association.

4.4.1.2 The owner of the erf shall not be entitled to transfer the erf without a clearance certificate from the association that all amounts payable by such owner to the association has been paid.

### 5. CONDITIONS THAT IN ADDITION TO THE EXISTING PROVISIONS OF THE TOWN PLANNING SCHEME, IN RESPECT OF ARTICLE 125 OF ORDINANCE 15 OF 1986, NEED TO BE INCLUDED IN THE TOWN PLANNING SCHEME

#### 5.1 **Zonings**

The following zonings must be awarded to the erven:

##### 5.1.1 Erven 240 and 241

The use zone of the erven is "Residential 1" with a density of one dwelling per erf.

##### 5.1.2 Erf 242

The use zone of the erf is "Special" for access purposes, private road and provision of services.

##### 5.1.3 Erf 243

The use zone of the erf is "Public Road".

#### 5.2 **Building lines**

The following street building lines shall be applicable to the erven in the township:

5.2.1 Along Hidalgo Street: Six (6) metres

5.2.2 Along internal roads: Three (3) metres

#### 5.3 **Line-of-no-access**

A line-of-no-access is applicable along Hidalgo Street that affects Erven 240 and 241, which line of no access is temporary uplifted till such a time the permanent southern road network is developed.

#### **5.4 Soil Conditions**

- 5.4.1 In order to overcome the proven detrimental soil conditions on the erf, the foundation and other structural aspects of the building shall be designed by a competent professional engineer and the details of such design shall be shown on the building plans submitted to the Tlokwe City Council LOCAL MUNICIPALITY for approval unless it is proved to the Tlokwe City Council LOCAL MUNICIPALITY that such measures are unnecessary or that the same purpose can be achieved by other more effective means.
- 5.4.2 The following wording must be included on all building plans submitted to the Tlokwe City Council LOCAL MUNICIPALITY for approval:
- “a. The approval of this building plan by Tlokwe City Council LOCAL MUNICIPALITY does not imply that the design and precautions to prevent, to control or to combat the possible consequences of possible unfavourable soil conditions are necessarily sufficient.
- b. It remains the exclusive responsibility of the owner to ensure that the design and precautions are sufficient.
- c. The Tlokwe City Council LOCAL MUNICIPALITY accepts no liability for any claims whatsoever which may result from the unfavourable soil conditions of this property.”

**DR NE BLAAI-MOKGETHI  
MUNICIPAL MANAGER**

Notice 116/2015/fk

**PROVINCIAL NOTICE 53 OF 2015****TLOKWE CITY COUNCIL****DECLARATION THAT THE TOWNSHIP OF VAN DER HOFFPARK EXTENSION 37, HAS BEEN ESTABLISHED**

In terms of the provisions of Section 103(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Tlokwe City Council hereby declares that the Township of Van der Hoffpark Extension 37, situated on the farm De Jong, registration division 737 IQ, by Theunis de Jongh, has been established, subject to the conditions as set out in the Schedule hereto.

**SCHEDULE****1.1 Name**

The name of the township shall be Van der Hoffpark Extension 37.

**1.2 Layout/Design**

The township shall consist of erven and streets as indicated on GENERAL PLAN L.G. NO: 4401/2011.

**1.3 Access**

Entrance to the township shall be from Tarentaal Street, Van der Hoffpark.

**2. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE REGISTRATION OF THE ERVEN IN THE TOWNSHIP****2.1 Provision and installation of external and internal services**

2.1.1 The township establisher must make the necessary arrangements with the Tlokwe City Council LOCAL MUNICIPALITY in relation to the provision and installation of water, electricity and sanitation services as well as the building of streets and storm water drainage in the township.

2.1.2 The Tlokwe City Council LOCAL MUNICIPALITY shall install and provide external engineering services to the township as provided for in the services agreement.

2.1.3 The township establisher shall install and provide internal engineering services in the township as provided for in the services agreement.

**2.2 Obligations with regard to services and guarantees**

The township establisher must within a period of twelve (12) months or such an extended time period as that the Tlokwe City Council LOCAL MUNICIPALITY may determine, fulfil his obligations with regard to the provision of water, electricity and sanitation services as well as the construction of roads and storm water and the installation of systems therefore, as beforehand agreed between the township establisher and the Tlokwe City Council LOCAL MUNICIPALITY. No erven may be alienated or transferred in the name of the buyer before the Tlokwe City Council LOCAL MUNICIPALITY confirmed that sufficient guarantees/cash contributions is delivered by the township establisher to the Tlokwe City Council LOCAL MUNICIPALITY for the provision of services.

**2.3 Engineering services****2.3.1 Storm water drainage and street construction**

2.3.1.1 On request of Tlokwe City Council LOCAL MUNICIPALITY, the township establisher shall submit a detailed scheme, complete with plans, sections and specifications, compiled by a registered professional civil engineer approved by the Tlokwe City Council LOCAL MUNICIPALITY, for the storage and drainage of storm water through the township by proper disposal works and for the installation, tarmacing, curbing and canalisation of streets therein,

together with the provision of such retaining walls as the Tlokwe City Council LOCAL MUNICIPALITY may deem necessary, for approval.

- 2.3.1.2 When required by the Tlokwe City Council LOCAL MUNICIPALITY, the township establisher shall, for his own account, carry out the approved scheme to the satisfaction of the Tlokwe City Council LOCAL MUNICIPALITY under supervision of a registered professional civil engineer, approved by the Tlokwe City Council LOCAL MUNICIPALITY.
- 2.3.1.3 The township establisher is responsible for the maintenance of streets and storm water services in the township to the satisfaction of the Tlokwe City Council LOCAL MUNICIPALITY until such streets and storm water conduits have been taken over by the Tlokwe City Council LOCAL MUNICIPALITY, according to the services agreement.
- 2.3.1.4 Designs and specifications shall be done in accordance with the conditions of the Tlokwe City Council LOCAL MUNICIPALITY taking into consideration:
  - 2.3.1.4.1 "Guidelines for the provision of engineering services and facilities in residential township development (National Housing Council revised May, 1995)", as amended from time to time;
  - 2.3.1.4.2 SABS 1200, Standardized specifications for Civil Engineering Construction;
  - 2.3.1.4.3 The Ordinance on Town Planning and Townships, 1986 (Ordinance 15 of 1986);
  - 2.3.1.4.4 The requirements of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977), and
  - 2.3.1.4.5 Clause 12(1)(b) of the Potchefstroom Town Planning Scheme 1980 where the latter reads as follows:

"Where, in the opinion of the Potchefstroom City Council LOCAL MUNICIPALITY, it is impracticable for storm water to be drained from higher lying erven direct to a public street or stream the owner of the lower lying erf shall be obliged to accept and/or permit the passage over the erf of such storm water: provided that the owners of any higher lying erven, the storm water from which is discharged over any lower lying erf, shall negotiate point of discharge and shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of such lower lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf."

### **2.3.2 Water and sewerage**

- 2.3.2.1 The township establisher, through an approved professional engineer, is responsible for the design and construction of the water provision and sewerage systems in accordance with the requirements and specifications of the Tlokwe City Council LOCAL MUNICIPALITY, taking into consideration:
  - 2.3.2.1.1 "Guidelines for the provision of engineering services and facilities in residential township development (National Housing Board, revised May 1995)", as amended from time to time;
  - 2.3.2.1.2 SABS 1200, standardised specifications for Civil Engineering Construction; and
  - 2.3.2.1.3 The Ordinance on Town Planning and Townships, 1986 (Ordinance 15 of 1986).
  - 2.3.2.1.4 The requirements of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977), and
- 2.3.2.2 The township establisher is responsible for the maintenance of the water and sewerage services in the town to the satisfaction of the Tlokwe City Council LOCAL MUNICIPALITY, until such services have been taken over by the Tlokwe City Council LOCAL MUNICIPALITY, according to the services agreement.

### 2.3.3 Electricity

- 2.3.3.1 If a private contractor perform the installation of electricity of the township, the township establisher shall appoint a professional engineer that will be responsible for the design and construction of the electricity distribution network and where medium tension installation forms part of the reticulation system, the network installation shall be done in accordance with the following:
- 2.3.3.1.1 "Guidelines for the provision of engineering services and facilities in residential township development (National Housing Board, revised May 1995)", as amended from time to time;
- 2.3.3.1.2 SANS Code 0142, as amended from time to time, and
- 2.3.3.1.3 The Ordinance on Town Planning and Townships, 1986 (Ordinance 15 of 1986).
- 2.3.3.2 The township establisher is responsible for the maintenance of the electricity services in the town to the satisfaction of the Tlokwe City Council LOCAL MUNICIPALITY, until such services have been taken over by the Tlokwe City Council LOCAL MUNICIPALITY, according to the services agreement.

### 2.3.4 Refuse removal

- 2.3.4.1 The township establisher is responsible for the maintenance of the refuse removal services in the township to the satisfaction of the Tlokwe City Council LOCAL MUNICIPALITY, until such services have been taken over by the Tlokwe City Council LOCAL MUNICIPALITY, according to the services agreement.

## 2.4 Demolition of buildings and structures

The township establisher must, at his expense, demolish all existing buildings and structures that are located within building line reserves, side spaces or over mutual boundaries of proposed erven to the satisfaction of the Tlokwe City Council LOCAL MUNICIPALITY, when required by the Tlokwe City Council LOCAL MUNICIPALITY to do so.

## 2.5 Conditions of the Department of Agriculture, Conservation, Environment and Rural Development

The township establisher shall comply with all conditions as stipulated in the Environmental Authorisation, dated 15 August 2007.

## 3. DISPOSAL OF EXISTING CONDITIONS

All erven shall be subject to existing conditions of title and servitudes, if any, in accordance with and as proven by a land surveyor certificate.

### 3.1 The following conditions do not affect the township due to the location thereof

- "C.d) *Die eienaar sal, netso as huurders, of eienaars van die verskillende gedeeltes van die gesegde plaas VYFHOEK, die gebruik hê van soveel water vir besproeiings en algemene doeleindes as van tyd tot tyd in die bestaande watervore, waterpype, pypeleidings of in vore wat te eniger tyd later aangelê mag word beskikbaar mag wees, maar hierdie bepaling sal nie geag word enige verantwoordelikheid of 'n verpligting van garansie op die Staat te lê of daarop te doel nie ten aansien van die lewering van water vir die gebruik van die eienaar of die beskikbare hoeveelheid, en die Staat sal hoegenaamd nie aanspreeklik wees nie vir enige verlies of skade van water aard ook, wat deur die eienaar gely mag word ingeval van enige verlies, rekort of afleiding van water hoe ook veroorsaak, of deur stroming of ander oorsake. Die eienaar mag die water in die damme, reservoors, vore, waterpype en pypeleidings nie verontreinig of toelaat dat die deur een of ander oorsaak ontreinig word nie, vir sover die gesegde damme, reservoors, vor, waterpype en pypeleidings op sy grond geleë is of deur of oor sy grond loop. Op die gesegde grond sal 'n waterbelasting betaalbaar wees aan die Staat, te word bereken teen die skaal van een Rand (R1,00 per jaar vir elke 8565 vierkante meter van die gesegde grond wat volgens die*

*oordeel van die Minister van Lande van tyd tot tyd met die vir daardie doel beskikbare water tussen die 1ste dag van Junie en die 30ste dag van November van iedere jaar besproei kan word.*

*Die lewering en verdeling van die water en al die in verband daarmee bykomende werk sal geheel en al en uitsluitlik onder beheer, reëling en toesig staan van:”*

### **3.2 Erven subject to special conditions:**

In addition to the relevant conditions as set out above, the under-mentioned erven shall be subject to the following additional conditions and servitudes:

- 3.2.1 The erven is subject to a servitude for a sewer pipe line 4 metres wide according to Diagram LG No A.11484/1984, Deed of Servitude No K491/1985S, in favour of Tlokwe City Council LOCAL MUNICIPALITY as indicated as servitude note 1 on the General Plan and effects only erven 1700 and 1701.
- 3.2.2 The erven is subject to a servitude for a stormwater pipe line 4 meters wide according to Diagram LG No A.5630/1985, Deed of Servitude No K3947/1985S in favour of Tlokwe City Council LOCAL MUNICIPALITY as indicated as servitude note 2 on the General Plan and effects only erf 1700.

## **4. TITLE CONDITIONS**

### **4.1 Conditions imposed by the Tlokwe City Council LOCAL MUNICIPALITY in terms of the conditions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)**

#### **4.1.1 All erven**

All erven are subject to the following conditions:

- 4.1.1.1 The erf is subject to a servitude, 2 metres wide, in favour of the Tlokwe City Council LOCAL MUNICIPALITY, for sewerage and other municipal purposes, along any one of the boundaries and in the case of a panhandle erf, an additional servitude of 2 metres wide for municipal purposes across the access portion of the erf, if and when required by the Tlokwe City Council LOCAL MUNICIPALITY, provided that the Tlokwe City Council LOCAL MUNICIPALITY may relax or grant exemption from the required servitudes.
- 4.1.1.2 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 2 meters thereof.
- 4.1.1.3 The Tlokwe City Council LOCAL MUNICIPALITY 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 purpose, 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 Tlokwe City Council LOCAL MUNICIPALITY.
- 4.1.1.4 Proposals to overcome unfavourable soil conditions shall be incorporated into all building plans submitted for approval. All buildings shall be constructed in accordance with such preventative measures. The owner of the erf accepts all liability for any damage and indemnifies the Tlokwe City Council LOCAL MUNICIPALITY against any claims which may result from possible weak soil conditions on the erf, for it is the responsibility of the owner to satisfy him or herself that the foundation solution as proposed is sufficient.



**5. CONDITIONS THAT IN ADDITION TO THE EXISTING PROVISIONS OF THE TOWN PLANNING SCHEME, IN RESPECT OF ARTICLE 125 OF ORDINANCE 15 OF 1986, NEED TO BE INCLUDED IN THE TOWN PLANNING SCHEME**

**5.1 Zonings**

5.1.1 Erf 1700 to 1701

The use zone of the erf is "Business 2" with an annexure that makes provision for the following:

5.1.1.1 The erven may also be used for dwelling units with or without outbuildings, a motor sales mart, place of public worship, place of instruction, place of amusement, social hall, institution, parking garage, conference facility and guest house.

5.1.1.2 A bottle store shall not be allowed.

5.1.1.3 Floor Area Ratio (FAR): 0,5

5.1.1.4 Coverage: 60%

5.1.1.5 Height: two (2) storeys

5.1.1.6 Parking: Paved and clearly marked parking spaces shall be provided on the erven to the satisfaction of the Tlokwe City Council LOCAL MUNICIPALITY on the following basis (no relaxation of any parking requirements shall be allowed):

Conference facility: Twenty parking spaces per 100m<sup>2</sup> floor area.

Guest house: One parking space per bedroom plus one parking space per three bedrooms for visitors.

5.1.1.7 That a site development plan, which complies with the stated development conditions, shall be submitted to the Tlokwe City Council for approval and must have been approved prior to the consideration of building plans, and the requirements with regard to the building plan and the site development plan shall be met before the rights may be exercised.

**5.2 Building lines**

The following street building lines shall be applicable to the erven in the township:

5.2.1 Erven bordering Van der Hoff Road (Thabo Mbeki Drive): Eight (8) metres.

5.2.2 Erven bordering all Class 3 and higher order roads: A minimum of six (6) metres.

5.2.3 Erven bordering all Class 4A (20m) roads: Six (6) metres.

5.2.4 Erven bordering all Class 4B (16m) and lower order roads: Three (3) metres.

**5.3 Line-of-no-access**

That a line-of-no-access shall be applicable along Van der Hoff Road (Thabo Mbeki Drive).

**5.4 Soil Conditions**

5.4.1 In order to overcome the proven detrimental soil conditions on the erf, the foundation and other structural aspects of the building shall be designed by a competent professional engineer and the details of such design shall be shown on the building plans submitted to the Tlokwe City Council LOCAL MUNICIPALITY for approval unless it is proved to the Tlokwe City Council LOCAL MUNICIPALITY that such measures are unnecessary or that the same purpose can be achieved by other more effective means.

5.4.2 The following wording must be included on all building plans submitted to the Tlokwe City Council LOCAL MUNICIPALITY for approval:

- “a. The approval of this building plan by Tlokwe City Council LOCAL MUNICIPALITY does not imply that the design and precautions to prevent, to control or to combat the possible consequences of possible unfavourable soil conditions are necessarily sufficient.
- b. It remains the exclusive responsibility of the owner to satisfy him or herself that the design and precautions are sufficient.
- c. The City Council of Tlokwe LOCAL MUNICIPALITY accepts no liability for any claims whatsoever which may result from the unfavourable soil condition of this property.”

**DR NE BLAAI-MOKGETHI  
MUNICIPAL MANAGER**

Notice 120/2015  
/imp

**PROVINCIAL NOTICE 54 OF 2015****TLOKWE CITY COUNCIL**

Notice is hereby given in terms of Section 14 of the Local Government: Municipal Property Rates Act, 2004 (Act 6 of 2004) that the Tlokwe City Council amended its Property Rates as follows with effect from 1 July 2015.

	<b>RATING CATEGORY</b>	<b>RATIO</b>	<b>TARIFF/CENT PER RAND VALUE OF PROPERTY</b>
1.	Residential property First R20 000 of Market Value excluded	1:1	0.36517
2.	Commercial property	1:3	1.09551
3.	Industrial property	1:3	1.09551
4.	Institutional property	1:1	0.36517
5.	Agricultural property Primary use agricultural	1:0.25	0.091293
6.	Agricultural property Primary use non-agricultural	1:0.25	0.091293
7.	Municipal service property	1:1	0.36517
8.	Public service infrastructure	1:0.25	0.091293
9.	State property	1:3	1.09551
10.	Privately owned towns	1:1	0.36517
11.	Properties owned by public benefit organisations	1:0.25	0.091293
12.	Formal/Informal settlement	1:1	0.36517

2. That the rebates as stipulated in Annexure B of the Property Rates By-laws attached to the report be approved.
3. That cognisance be taken that Councils' Property Rates By-law has been reviewed in terms of Section 5 of the Local Government: Municipal Property Rates Act, 2004 (Act 6 of 2004) and that no amendments were made.

**DR NE BLAAI-MOKGETHI**  
**MUNICIPAL MANAGER**

**Notice 94/2015**  
**/ww**

**PROVINCIAL NOTICE 55 OF 2015****TLOKWE CITY COUNCIL****POTCHEFSTROOM AMENDMENT SCHEME 2124**

It is hereby notified in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, that the Tlokwe City Council has approved an amendment scheme with regard to the land in the Township Van der Hoffpark Extension 37 being an amendment of the Potchefstroom Town Planning Scheme, 1980.

Map 3 and the scheme clauses of the amendment scheme are 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 Streets, P O Box 113, Potchefstroom, and are open for inspection during normal office hours.

This amendment is known as Potchefstroom Amendment Scheme 2124.

**DR NE BLAAI-MOKGETHI  
MUNICIPAL MANAGER**

Notice 121/2015  
/imp

**PROVINCIAL NOTICE 56 OF 2015****NOTICE OF APPLICATION TO DIVIDE LAND**

The Tlokwe City Council hereby gives notice in terms of Section 6(8)(a) of the Division of Land Ordinance, 1986 (Ordinance 20 of 1986) read together with SPLUMA, Act 16 of 2013, that an application to divide the land describe hereunder has been received:

Further particulars of the application are open for inspection at the Office of the Municipal Manager, room 210 on the second floor of the Dan Tloome Complex, corner of Sol Plaatjie Avenue and Wolmarans Street, Potchefstroom during normal office hours.

Any person who wishes to object to the granting of the application or who wishes to make representations in regard thereto, shall submit his objections or representations in writing and in duplicate to the Municipal Manager at the above address or address it to her at PO Box 113, Potchefstroom, 2520 at any time within the period of 28 days from the date of the first publication of this notice.

<b>Date of first publication:</b>	18 August 2015
<b>Description of land:</b>	Remaining Extent of Portion 43 of the farm Vyfhoek 428, Registration Division I.Q., North West Province
<b>Subdivision and Size:</b>	Into 3 portions [Remainder of Portion 43 (5.33 Ha), Portion 1487 (1 Ha) and Portion 1488 (1.6 Ha)]
<b>Location of the land:</b>	Wynne Street Potchefstroom. [South East of Potchefstroom]
<b>Name of owner:</b>	Quattro Properties Trust [IT nr.11050/2006]
<b>Address of authorised agent:</b>	J.J. Botha of H & W Town Planners, PO Box 1635, Potchefstroom, 2520 Tel : (018) 297-7077 (HB 201318)
<b>Municipal Manager:</b>	Dr. B. Mokgethi
<b>Notice number:</b>	118/2015

18-25

**PROVINSIALE KENNISGEWING 56 VAN 2015****KENNIS VAN AANSOEK OM GROND TE VERDEEL**

Die Tlokwe Stadsraad gee hiermee, ingevolge Artikel 6(8)(a) van die Ordonnansie op die Verdeling van Grond, 1986 (Ordonnansie 20 van 1986) saamgelees met SPLUMA, Wet 16 van 2013, kennis dat 'n aansoek ontvang is om die grond hieronder beskryf, te verdeel:

Verdere besonderhede van die aansoek lê ter insae by die Kantoor van die Munisipale Bestuurder, Kamer 210 op die tweede vloer van die Dan Tloome kompleks, hoek van Sol Plaatjelaan en Wolmaransstraat, Potchefstroom gedurende gewone kantoorure.

Enige persoon wat teen die toestaan van die aansoek beswaar wil maak of verhoë in verband daarmee wil rig, moet sy besware of verhoë skriftelik en in tweevoud by die Munisipale Bestuurder by bogenoemde adres indien of aan haar rig te Posbus 113, Potchefstroom, 2520 te enige tyd binne 28 dae vanaf die datum van eerste publikasie van hierdie kennisgewing.

<b>Datum van eerste publikasie :</b>	18 Augustus 2015
<b>Beskrywing van grond :</b>	Resterende Gedeelte van Gedeelte 43 van die plaas Vyfhoek 428, Registrasie Afdeling I.Q., Noordwes Provinsie
<b>Onderverdeling en grootte :</b>	In 3 gedeeltes [Restant van Gedeelte 43 (5.33 Ha), Gedeelte 1487 (1 Ha) en Gedeelte 1488 (1.6 Ha)]
<b>Ligging van grond :</b>	Wynestraat, Potchefstroom [Suid-oos van Potchefstroom]
<b>Naam van eienaar :</b>	Quattro Properties Trust [IT nr.11050/2006]
<b>Adres van gemagtige agent:</b>	J.J. Botha van H & W Town Planners, Posbus 1635 Potchefstroom, 2520 Tel: (018) 297-7077 (HB 201318)
<b>Munisipale Bestuurder :</b>	Dr. B. Mokgethi
<b>Kennisgewingsnommer :</b>	118/2015

18-25



# IMPORTANT

## Information

### from Government Printing Works

Dear Valued Customers,

Government Printing Works has implemented rules for completing and submitting the electronic Adobe Forms when you, the customer, submits your notice request.

Please take note of these guidelines when completing your form.

#### GPW Business Rules

1. No hand written notices will be accepted for processing, this includes Adobe forms which have been completed by hand.
2. Notices can only be submitted in Adobe electronic form format to the email submission address [submit.egazette@gpw.gov.za](mailto:submit.egazette@gpw.gov.za). This means that any notice submissions not on an Adobe electronic form that are submitted to this mailbox will be **rejected**. National or Provincial gazette notices, where the Z95 or Z95Prov must be an Adobe form but the notice content (body) will be an attachment.
3. Notices brought into GPW by "walk-in" customers on electronic media can only be submitted in Adobe electronic form format. This means that any notice submissions not on an Adobe electronic form that are submitted by the customer on electronic media will be **rejected**. National or Provincial gazette notices, where the Z95 or Z95Prov must be an Adobe form but the notice content (body) will be an attachment.
4. All customers who walk in to GPW that wish to submit a notice that is not on an electronic Adobe form will be routed to the Contact Centre where the customer will be taken through the completion of the form by a GPW representative. Where a customer walks into GPW with a stack of hard copy notices delivered by a messenger on behalf of a newspaper the messenger must be referred back to the sender as the submission does not adhere to the submission rules.
5. All notice submissions that do not comply with point 2 will be charged full price for the notice submission.
6. The current cut-off of all Gazette's remains unchanged for all channels. (Refer to the GPW website for submission deadlines – [www.gpwonline.co.za](http://www.gpwonline.co.za))
7. Incorrectly completed forms and notices submitted in the wrong format will be rejected to the customer to be corrected and resubmitted. Assistance will be available through the Contact Centre should help be required when completing the forms. (012-748 6200 or email [info.egazette@gpw.gov.za](mailto:info.egazette@gpw.gov.za))
8. All re-submissions by customers will be subject to the above cut-off times.
9. All submissions and re-submissions that miss the cut-off will be rejected to the customer to be submitted with a new publication date.
10. Information on forms will be taken as the primary source of the notice to be published. Any instructions that are on the email body or covering letter that contradicts the notice form content will be ignored.

You are therefore advised that effective from **Monday, 18 May 2015** should you not comply with our new rules of engagement, all notice requests will be rejected by our new system.

Furthermore, the fax number **012- 748 6030** will also be **discontinued** from this date and customers will only be able to submit notice requests through the email address [submit.egazette@gpw.gov.za](mailto:submit.egazette@gpw.gov.za).



**eGazette**



Printed by and obtainable from the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001.  
Contact Centre Tel: 012-748 6200. eMail: [info.egazette@gpw.gov.za](mailto:info.egazette@gpw.gov.za)  
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