



**NORTH WEST
NOORDWES**

EXTRAORDINARY • BUITENGEWOON

**PROVINCIAL GAZETTE
PROVINSIALE KOERANT**

Vol. 261

MAHIKENG
17 JANUARY 2018
17 JANUARIE 2018

No. 7842

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DEPARTMENT OF HEALTH

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ISSN 1682-4532



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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 2 OF 2018**RUSTENBURG LOCAL MUNICIPALITY
RUSTENBURG LAND USE MANAGEMENT SCHEME, 2005: AMENDMENT SCHEME 1709**

The Rustenburg Local Municipality, hereby declares that it has approved an amendment scheme, being an amendment of the Rustenburg Land Use Management Scheme, 2005, comprising the same land as included in the township Waterkloof East Extension 61, in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

Map 3 and scheme clauses of the amendment scheme are filed with the Municipality and are open for inspection at all reasonable times.

This amendment is known as the Rustenburg Amendment Scheme 1709 and shall come into operation on the date of publication of this notice.

MUNICIPAL MANAGER

17 January 2018

LOCAL AUTHORITY NOTICE ... OF 2018

**RUSTENBURG LOCAL MUNICIPALITY
RUSTENBURG LAND USE SCHEME, 2005****DECLARATION OF AN APPROVED TOWNSHIP**

It terms of Section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) the Rustenburg Local Municipality hereby declares Waterkloof East Extension 61 to be an approved township, subject to the conditions set out in the schedules hereto.

ANNEXURE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF SECTION 96(1) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), READ WITH CHAPTER 2, SECTIONS 6 AND 7 OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013) ON PORTION 636 (OF THE REMAINDER OF PORTION 159) OF THE FARM WATERKLOOF 305-JQ, NORTH WEST PROVINCE BY STYLESTAR INVESTMENTS (PTY) LTD (REGNO: 2008/003442/07), HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER, AND BEING THE REGISTERED OWNERS OF THE LAND, HAS BEEN APPROVED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be WATERKLOOF EAST EXTENSION 61.

1.2 LAYOUT / DESIGN

The township shall consist of erven and streets as indicated on General Plan No: 990/2017.

1.3 REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING POST OFFICE -/ TELKOM PLANT.

If, by reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing Post Office- / Telkom plant, the cost thereof shall be borne by the township applicant.

1.4 ENVIRONMENTAL MANAGEMENT

The township applicant must ensure that all conditions imposed by the North -West Department of Economic Development, Environment, Conservation and Tourism in terms of the Record of Decision (ROD) issued by the said Department are adhered to.

1.5 ACCESS

Ingress and egress will be allowed as provided for on the approved layout plan.

1.6 DISPOSAL OF EXISTING CONDITIONS OF TITLE

1.6.1 All erven shall be made subject to existing conditions and servitudes, if any.

1.6.1.1 Including the following servitude which affects all erven in the township:

By virtue of Notarial Deed of Servitude K003739/08 dated the 9th of May 2008 the within mentioned property is subject to a servitude in favour of RAND WATER BOARD to convey and transmit water in perpetuity by means of pipelines already laid and which may hereafter be laid along a strip of ground 3810m² and 89m² in extent as depicted by the figure ABCDEFGHJKL and MNP on Servitude Diagram SG No. 950/2005 as will more fully appear from the said notarial deed.

2. **CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTRABLE**

2.1 INSTALLATION AND PROVISION OF SERVICES

2.1.1 The township applicant shall install and provide all internal and external engineering services in or for the township, as provided for in the services agreement.

2.1.2 The local authority shall install and provide external services for the township, as provided for in the services agreement.

3. **CONDITIONS OF TITLE**

3.1 **CONDITIONS IMPOSED IN TERMS OF THE PROVISION OF THE RUSTENBURG LOCAL MUNICIPALITY: SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2015**

3.2 ALL ERVEN

All erven in the township shall be subject to the following conditions:

3.2.1 Building plans and specifications of building materials as and when required of all buildings and all alterations or additions thereto, shall be submitted to the local authority whose approval, in writing, shall be obtained prior to the commencement of building operations.

3.2.2 No person shall have the right, save and except to prepare the erf for building purposes, to excavate there from any material or sink boreholes or wells on the erf without the written consent of the local authority.

3.2.3 Where in the opinion of the local authority, it is impractical for storm water to be drained from higher-lying erven direct to a public street, the owners of the lower-lying erven shall be obliged to accept and / or permit the passage over the erf of such storm water; provided that the owner of any higher-lying erf, the storm water from which is discharged over any lower-lying erf, 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.

- 3.2.4 The erven are subject to a servitude, 2-meter-wide, in favour of the local authority, along any two boundaries in favour of the local authority for any municipal purposes and, in the case of a panhandle erf, an additional servitude for municipal purposes 2 metres wide across the access portion of the erf, if and when required by the local authority; provided that the local authority may relax or grant exemption.
- 3.2.5 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 2m there from.
- 3.2.6 The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of 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 erf for the aforesaid purpose subject thereto that any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority to the satisfaction of the applicant.

4. CONDITIONS TO BE INCORPORATED WITHIN THE EXISTING TOWN PLANNING SCHEME, IN TERMS OF SECTION 18(12) OF THE RUSTENBURG LOCAL MUNICIPALITY: SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2015 IN ADDITION TO THE EXISTING PROVISIONS OF THE TOWN PLANNING SCHEME

4.1 ERF 2113

The zoning of the erf is SPECIAL for the purposes of Service Industry (to also provide for existing use); Shops (to also provide for existing use); Vehicle Sales Lot, including a Vehicle workshop, Place of Refreshment, Nursery and Wholesale Trade.

BUILDING LINES	As per Rustenburg Land Use Management Scheme, 2005
COVERAGE	Maximum 35%
FAR	Maximum 0,45
HEIGHT RESTRICTION	Maximum 2 Storeys
PARKING	As per Rustenburg Land Use Management Scheme, 2005.

4.2 ERF 2114

The zoning of the erf is SPECIAL for the purposes of Refuse Removal.

BUILDING LINES	As per Rustenburg Land Use Management Scheme, 2005.
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4.3 Other Conditions:

A Site Development Plan and a Site Traffic Assessment in terms of the South African Traffic Impact and Site Assessment Standard and Requirements Manual: Version 0,0, June 2011 compiled by the South African Committee for Transport Officials shall be submitted to the Local Authority for the necessary approval prior the approval of building plans.

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
Publications: Tel: (012) 748 6053, 748 6061, 748 6065

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