

**NORTH WEST  
NOORDWES**

***EXTRAORDINARY • BUITENGEWOON***

**PROVINCIAL GAZETTE  
PROVINSIALE KOERANT**

**Vol. 262**

**MAHIKENG**  
16 SEPTEMBER 2019  
16 SEPTEMBER 2019

**No. 8058**



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## PROCLAMATION • PROKLAMASIE

### PROCLAMATION 42 OF 2019


NOTICE IN TERMS OF SECTION 111(1) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986  
(ORDINANCE 15 OF 1986)

DECLARATION AS APPROVED TOWNSHIP

1

CONDITIONS UNDER WHICH THE APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF THE PROVISIONS OF CHAPTER IV OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) ON PORTION 218 (A PORTION OF PORTION 106) OF THE FARM RIETVLY NO. 70-IP, NORTH WEST PROVINCE BY THE DITSBOTLA LOCAL MUNICIPALITY (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT) AND BEING THE REGISTERED OWNER OF THE LAND, HAS BEEN APPROVED.

1. **CONDITIONS TO BE COMPLIED WITH PRIOR TO THE TOWNSHIP BEING DECLARED AN APPROVED TOWNSHIP**
  - (1) The concerned amendment scheme must be published consecutively with the declaration of the township as an approved township.
  - (2) The township applicant shall comply with the provisions of sections 109(3) and 110 of the Town Planning and Townships Ordinance, 1986
2. **CONDITIONS OF ESTABLISHMENT**
  - (1) **NAME**  
The name of the township shall be Tlhabologang Extension 4.
  - (2) **LAYOUT / DESIGN**  
The township shall consist of erven and streets as indicated on General Plan S.G. No. 4899/2005.
  - (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.
3. **CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTRABLE**
  - (1) **INSTALLATION AND PROVISION OF SERVICES**  
The township applicant shall install and provide appropriate, affordable and upgradeable internal and external services in or for the township.
4. **DISPOSAL OF EXISTING CONDITIONS OF TITLE**  
All erven shall be made subject to existing conditions and servitudes, if any, but excluding –

  
 DIRECTOR OF LOCAL  
 MUNICIPALITY  
 PORT OF  
 BLOEMFONTEIN 2740

- (a) the following servitude which affects Erven 1074 and 1384 and Kopano- and Rambo Street in the township only:

"A(1) Gezegde gedeelte hiermede getransporteerd is onderworpen aan het recht ten faveure van het Goevernement van de Unie van Zuid Afrika, als eigenaar van een gedeelte van voormelde gedeelte "C" groot 44 vierkante roeden, krachtens akte van transport Nr. 1573/1915 gedateerd 7 April 1915, om een pyplyn te leggen van de reservoir op gezegde gedeelte tot punt gemerkt "H" en van punt gemerkt "J" tot punt gemerkt "K" zoals aangetoond op de kaart aan voormeld transport Nr. 1573/1915 gehect; gezegde pyplyn te worden gelegd onder de grond op een diepte van minstens twee voet van de oppervlakte zodat het ploegen niet verhinderd wordt. Het Goevernement door diens beambten of bedienden ten alle tyde het rechte hebben van vry en onbelemmerd toegang naar gezegde pypen voor doeleinden van inspectie, reparaties en vernieuwing, zulk recht van weg niet noodzakelik te zyn langs gezegde pyplyn. En verder met het recht aan gezegde Goevernement om steenkool, goederen en werktuigen langs gezegde pyplyn te vervoeren of door het veld aangrenzend de gezegde pyplyn. De eigenaar van het hiermede getransporteerde eigendom zal geen dam maken voor het opvangen van water dat anderzins zou aflopen naarde dam of reservoir gelegen op het gedeelte aan het Goevernement getransporteerd, noor zal zy enige besproeiings kanalen of voren of andere werken maken met het doel water weg te keren, of welke als gevolg water zullen verhinderen dat natuurlikerwyze in gezegde dam zou lopen."

- (b) the following servitude which affects Erf 1074 in the township only:

"By Notarial Deed of Servitude No. K495/1979 S, the right has been granted to ESCOM to convey electricity over the property hereby conveyed together with ancillary rights, and subject to conditions, as well more fully appear on reference to said Notarial Deed and diagram, grosse whereof is hereunto annexed."

- (c) the following endorsement which does not affect the township area because of the location thereof:

"Endorsement in terms of Section 31(6)(a), Act No. 47/37.

A portion measuring approximately 3977 square metres of the within-mentioned property has been expropriated by the South African Railways and Harbours Administration. See Expropriation Notice No. EX61/76."

- (d) the following right which shall not be passed on to the erven in the township:

ENTRUSTED LOCAL  
 MUNICIPALITY  
 ERVEN 1074  
 KOPANO- AND RAMBO STREET  
 TOWNSHIP

"A(2) Gerechtigd tot een servituit van recht van weg en gebruik van weg oor gedeelte S1 van gedeelte f van gedeelte 16 van Gedeelte "B" groot 76 vierkante roeden en gedeelte S1 van gedeelte "C" groot 258 vierkante roeden van Rietvly Nr. 70, I.P. (voorheen Nr. 229) distrik Coligny blykens Notariëlen Akten Nr. 146/1925S en Nr. 147/1925 S geregistreerd op 13 Maart 1925."

5. CONDITIONS OF TITLE

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

(a) ALL ERVEN WITH THE EXCEPTION OF ERVEN 1074, 1336 AND 1381 TO 1385

(i) The erf is subject to

(aa) a servitude, 1 metre wide along the street boundary;

(bb) a servitude, 2 metres wide along the rear (mid block) boundary; and

(cc) a servitude 1 metre wide along the side boundaries

in favour of the local authority for sewerage and other municipal purposes and, in the case of a panhandle erf, an additional servitude for municipal purposes 1 metre 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 from the required servitudes.

(ii) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 1 metre thereof.

(iii) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion, may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid 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 local authority.

DEPUTY MUNICIPAL ENGINEER  
MUNICIPALITY OF COLIGNY  
TOWNSHIPS 2740



**(b) ERVEN SUBJECT TO SPECIAL CONDITIONS**

In addition to the relevant conditions set out above, Erven 1354 and 1356 shall be subject to the following condition:

The erf is subject to a water pipeline servitude 3 metres wide in favour of the local authority, as indicated on the general plan. (On submission of a certificate from the local authority to the Registrar of Deeds stating that the servitude is no longer required, this condition shall lapse.)

**6. CONDITIONS TO BE INCORPORATED WITHIN THE EXISTING TOWN PLANNING SCHEME IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986 IN ADDITION TO THE EXISTING PROVISIONS OF THE TOWN PLANNING SCHEME**

- (1) ERVEN 1075 TO 1258; 1260 TO 1330; 1332 TO 1335 AND 1337 TO 1380

The use zone of the erf shall be "Residential 4"

- (2) ERF 1331

The use zone of the erf shall be "Business 1"

- (3) ERVEN 1074 AND 1336

The use zone of the erf shall be "Municipal"

- (4) ERF 1259

The use zone of the erf shall be "Institutional"


- (5) ERVEN 1381 TO 1385

The use zone of the erf shall be "Public Open Space"

- (6) ALL ERVEN

The erf lies in an area where soil conditions can affect buildings and structures and result in damage to them. Building plans submitted to the Local Authority must show measures to be taken, in accordance with recommendations contained in the Geotechnical Report for the township, to limit possible damage to buildings and structures as a result of detrimental foundation conditions, unless it is proved to the Local Authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means.

(7/15/5 C.O.E Thlabologang X4)  
09 December 2014

  
**DITSOBOYLA LOCAL  
MUNICIPALITY  
P O BOX 27  
LICHTENBURG 2740**