



NORTH WEST NOORDWES

PROVINCIAL GAZETTE PROVINSIALE KOERANT

Vol: 264

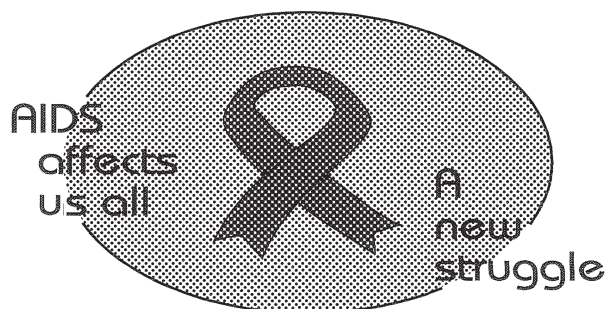
MAHIKENG

9 March 2021

9 Maart 2021

No: 8185

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DEPARTMENT OF HEALTH

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Contents

<i>No.</i>		<i>Gazette No.</i>	<i>Page No.</i>
GENERAL NOTICES • ALGEMENE KENNISGEWINGS			
20	Rustenburg Local Municipality Spatial Planning and Land Use Management By-Law, 2018: Remaining Extent of Erf 1159, Rustenburg	8185	3
20	Rustenburg Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Verordening, 2018: Resterende Gedeelte van Erf 1159, Rustenburg	8185	3
PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS			
18	North West Land Use Scheme: Portion 1 of Erf 483, Schoemansville	8185	4
18	Noordwes Grondgebruik Skema: Gedeelte 1 van Erf 483, Schoemansville	8185	5
19	Madibeng Local Municipality, Spatial Planning and Land Use Management By-Law, 2016: Portion 8 (Remaining Extent) of the Farm Groenkloof 464 JQ	8185	6
19	Madibeng Plaaslike Munisipaliteit se Ruimtelike Beplanning en Grondgebruiksbestuurs by-wet, 2016: Gedeelte 8 (Restant) van die plaas Groenkloof 464 JQ	8185	6
20	Madibeng Local Municipality, Spatial Planning and Land Use Management By-Law, 2016: Erf 169, Beau Rivage	8185	7
20	Madibeng Plaaslike Munisipaliteit se Ruimtelike Beplanning en Grondgebruiksbestuurs by-wet, 2016: Erf 169, Beau Rivage	8185	7
21	Rustenburg Local Municipality Spatial Planning and Land Use Management By-Law, 2018: Portion 66 (a portion of Portion 64) of the Farm Waterkloof 305	8185	8
21	Rustenburg Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Verordening, 2018: Gedeelte 66 ('n gedeelte van Gedeelte 64) van die plaas Waterkloof 305	8185	8
22	Rustenburg Local Municipality Spatial Planning and Land Use Management By-Law, 2018: Remaining Extent of Portion 1 of Erf 1398, Rustenburg	8185	9
22	Rustenburg Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Verordening, 2018: Resterende Gedeelte van Erf 1398, Rustenburg	8185	9
23	Rustenburg Local Municipality Spatial Planning and Land Use Management By-Law, 2018: Portion 34 of Erf 1568, Safarituine Extension 8	8185	10
23	Rustenburg Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Verordening, 2018: Gedeelte 34 van Erf 1568, Safarituine Uitbreiding 8	8185	10
LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS			
17	Tlokwe Spatial Planning and Land Use Management By-Law, 2015: Declaration that the Township of Van Der Hoffpark Extension 53, has been established	8185	11

GENERAL NOTICES • ALGEMENE KENNISGEWINGS**NOTICE 20 OF 2021****NOTICE IN TERMS OF SECTION 17(1) OF THE RUSTENBURG LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018 FOR A CHANGE OF LAND USE RIGHTS, KNOWN AS A REZONING. RUSTENBURG AMENDMENT SCHEME 2109**

I, Dawid Jacobus Bos (ID NO: 571216 5113 08 0), of the firm Maxim Planning Solutions (Pty) Ltd (2002/017393/07), being the authorised agent of the owners of the Remaining Extent of Erf 1159, Rustenburg, Registration Division J.Q., North West Province hereby gives notice in terms of Section 17(1)(d) of the Rustenburg Local Municipality Spatial Planning and Land Use Management By-Law, 2018, that I have applied to the Rustenburg Local Municipality for the change of land use rights also known as rezoning with the following proposals: A) The rezoning of the property described above, situated at 14 Von Wielligh Street, Rustenburg, from "Residential 1" to "Business 1", as defined in Annexure 2394 to the Scheme. B) All properties situated adjacent to the Remaining Extent of Erf 1159, Registration Division J.Q., North West Province, could thereby be affected by the rezoning application. C) The rezoning entails that the existing dwelling house be transformed into classrooms, school offices and staff room for the expansion of St Augustine School, as defined in Annexure 2394, with a maximum height of three (3) storeys, a maximum F.A.R of 0.35 and a maximum coverage of 65%.

Particulars of the application will lie for inspection during normal office hours at the office of the Municipal Manager, Room 319, Missionary Mpheni House, corner of Nelson Mandela- and Beyers Naude Drive, Rustenburg for the period of 28 days from **09 March 2021**. 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 **09 March 2021**.

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. (2/1898/R/L)

9-16

KENNISGEWING 20 VAN 2021**KENNISGEWING INGEVOLGE ARTIKEL 17(1) VAN DIE RUSTENBURG PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENING, 2018 VIR 'N VERANDERING VAN DIE GRONDGEBRUIKSREGTE, BEKEND AS 'N HERSONERING. RUSTENBURG WYSIGINGSKEMA 2109**

Ek, Dawid Jacobus Bos (ID NR: 571216 5113 08 0), van die firma Maxim Planning Solutions (Edms) Bpk (2002/017393/07), synde die gemagtigde agent van die eienaars van die Resterende Gedeelte van Erf 1159, Rustenburg, Registrasie Afdeling J.Q., Noordwes Provinsie gee hiermee ingevolge Artikel 17(1)(d) van die Rustenburg Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Verordening, 2018 kennis dat ek by die Rustenburg Plaaslike Munisipaliteit aansoek gedoen het vir die verandering van grondgebruiksregte ook bekend as hersonering met die volgende voorstelle: A) Die hersonering van die eiendom hierbo beskryf, geleë te Von Wiellighstraat 14, Rustenburg, vanaf "Residensieel 1" na "Besigheid 1", soos omskryf in Bylae 2394 tot die Skema. B) Alle eiendomme geleë aanliggend tot die Resterende Gedeelte van Erf 1159, Rustenburg, Registrasie Afdeling J.Q., Noordwes Provinsie, kan moontlik deur die hersonering geraak word. C) Die hersonering behels dat die bestaande woonhuis omskep sal word in klaskamers, skool kantore en personeelkamer vir die uitbreiding van St Augustine Skool, soos omskryf in Bylae 2394, met 'n maksimum hoogte beperking van drie (3) verdiepings, 'n maksimum V.O.V van 0.35 en 'n maksimum dekking van 65%.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Kamer 319, Missionary Mpheni House, hoek van Nelson Mandela- en Beyers Naude Rylaan, Rustenburg vir 'n tydperk van 28 dae vanaf **09 Maart 2021**. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf **09 Maart 2021** 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. (2/1898/R/L)

9-16

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS**PROVINCIAL NOTICES 18 OF 2021****NOTICE: 3
THE PROVINCIAL GAZETTE, NEWSPAPERS AND PLACARD NOTICE FOR A
CONSENT USE IN TERMS OF A LAND USE SCHEME**

Notice is hereby given to all whom it may concern, that in terms of the Land Use Scheme, I,

LE-ROY WALKER

Intend applying to The City of Madibeng Municipality for consent for:

BUSINESS PROFESSIONAL USE

On

PORTION 1 OF ERF 483 SCHOEMANSVILLE

also known as

114A SCOTT STREET, SCHOEMANSVILLE, HARTBEESPOORT

located in a RESIDENTIAL zone.

Any objection, with the grounds therefore and contact details, shall be lodged with or made in writing to: Municipality at:

MADIBENG LOCAL MUNICIPALITY

TEL: 012 318 9100

EMAIL: MADIBENG@ICON.CO.ZA

within 30 days of the publication of the advertisement in the Provincial Gazette, viz 2 March 2021.

Full particulars and plans (if any) may be inspected during normal office hours at the above-mentioned office, for a period of 30 days after the publication of the advertisement in the Provincial Gazette.

Closing date for any objections : 1 April 2021

Address of *owner/ applicant :(Physical as well as postal address)

114A SCOTT STREET, SCHOEMANSVILLE, HARTBEESPOORT

PO BOX 1071, HARTBEESPOORT, 0216

EMAIL: LEROY@WALAW.CO.ZA

TEL: 083 466 5042

Dates on which notice will be published: **2 & 9 March 2021**

PROVINSIALE KENNISGEWING 18 VAN 2021
KENNISGEWING: 3
DIE PROVINSIALE KOERANT, KOERANT EN KENNISGEWING VIR 'N
TOESTEMMING GEBRUIK INGEVOLGE' N GRONDGEBRUIKSKEMA

Hiermee word kennis gegee aan almal wat dit aangaan, dat ek, ingevolge die grondgebruik skema,

LE-ROY WALKER

Is van plan om by die Stad Madibeng Munisipaliteit aansoek te doen vir toestemming vir:

BESIGHEID PROFESSIONELE GEBRUIK

Aan

GEDEELTE 1 VAN ERF 483 SCHOEMANSVILLE

ook bekend as

SCOTTSTRAAT 114A, SCHOEMANSVILLE, HARTBESPOORT

geleë in 'n residensiële sone.

Enige beswaar, met die redes daarvoor en kontakbesonderhede, moet skriftelik by of tot die Munisipaliteit gerig word by:

MADIBENG PLAASLIKE GEMEENTE

TEL: 012 318 9100

E-POS: MADIBENG@ICON.CO.ZA

binne 30 dae na die publikasie van die advertensie in die Provinsiale Staatskoerant – **2 Maart 2021**.

Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by bogenoemde kantoor besigtig word, vir 'n periode van 30 dae na publikasie van die advertensie in die Provinsiale Koerant.

Sluitingsdatum vir enige besware: **1 April 2021**

Adres van * eienaar / aansoeker: (Fisiese sowel as posadres)

SCOTTSTRAAT 114A, SCHOEMANSVILLE, HARTBESPOORT

POSBUS 1071, HARTBESPOORT, 0216

E-POS: LEROY@WALAW.CO.ZA

TEL: 083 466 5042

Datums waarop kennisgewing gepubliseer word: **2 & 9 Maart 2021**

PROVINCIAL NOTICE 19 OF 2021**MADIBENG SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2016**

Notice is hereby given to all whom it may concern, that in terms of Clause 86 of the Madibeng Local Municipality, Spatial Planning and Land Use management By-Law, 2016, read with the Peri-Urban Town Planning Scheme, 1975, that I, Phanos Maphupha for, Torbiouse Solutions CC. applied to the Madibeng Local Municipality for consent use to construct and operate a telecommunication mast and base station on Portion 8 (Remaining Extent) of the Farm Groenkloof 464 JQ situated Off the R104 Mooinooi to Majakaneng, Modderspruit, located in an Undetermined zone.

Any objection, with the grounds therefore and contact details, shall be lodged with or made in writing to: The Municipality at: The Director Human Settlements and Planning, Portia Ravele, Tel: 012 318 9453, Civic Centre, 53 Van Velden Street, Brits or at P.O. Box 106, Brits, 0250 within 30 days of the publication of this advertisement, viz 09 March 2021.

Full particulars and plans may be inspected during office hours at the above-mentioned office, for a period 30 days after the publication of this advertisement. Any person who cannot write may go to the Municipality where a staff member will assist in transcribing the objection or comments for them.

Closing date for any objections is 12 April 2021

ADDRESS OF APPLICANT:

Torbiouse Solutions CC.
PO Box 32017, Totiusdal, 0134
418 Rustic Road, Silvertondale, 0184
Tel: 012 804 1504/6
Fax: 012 804 7072 / 086 690 0468
E-mail: pp@infraplan.co.za
Reference Number: 147122

9-16

PROVINSIALE KENNISGEWING 19 VAN 2021**MADIBENG RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUURSBY-WET, 2016**

Kennisgewing word hiermee gegee aan alle belanghebbendes, dat ingevolge Klousule 86 van die Madibeng Plaaslike Munisipaliteit se Ruimtelike Beplanning en Grondgebruiksbestuursby-wet, 2016, saam gelees met die Peri-Urban Dorpsbeplanningskema, 1975, dat ek, Phanos Maphupha, vir, Torbiouse Solutions BK. aansoek gedoen het by die Madibeng Plaaslike Munisipaliteit vir toestemmingsgebruik vir die oprigting en gebruik van 'n telekommunikasie mas en basisstasie op Gedeelte 8 (Restant) van die plaas Groenkloof464 JQ, gelee op die R104 pad Mooinooi na Majakaneng, Modderspruit, in 'n Onbepaalde sone.

Enige beswaar, met die redes daarvoor asook kontakbesonderhede, moet skriftelik by die Munisipaliteit ingedien of gerig word aan: Die Direkteur: Menslike Nedersettings en Beplanning, Portia Ravele, Tel: 012 318 9453, Burgersentrum, 53 Van Velden Straat, Brits of by Posbus 106, Brits, 0250 binne 30 dae na publikasie van hierdie advertensie, nl, 09 Maart 2021 gerig word.

Volledige besonderhede en planne (indien enige) kan gedurende kantoorure by bogenoemde kantoor besigtig word vir 'n periode van 30 dae na publikasie van hierdie advertensie. Enige persoon wat nie kan skryf nie, kan na die Munisipaliteit toe gaan waar 'n personeellid sal help om die beswaar of kommentaar vir hulle te transkribeer.

Sluitings datum vir enige besware: 12 April 2021

AANVRAER:

Torbiouse Solutions BK.
Posbus 32017, Totiusdal, 0134,
418 Rusticweg, Silvertondale, 0184
Tel: 012 804 1504
Faks: 012 804 7072 / 086 690 0468
E-Pos: pp@infraplan.co.za
Verwysingsnommer: 147122

9-16

PROVINCIAL NOTICE 20 OF 2021**MADIBENG SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2016**

Notice is hereby given to all whom it may concern, that in terms of Clause 86 of the Madibeng Local Municipality, Spatial Planning and Land Use management By-Law, 2016, read with the Peri-Urban Areas Town Planning Scheme 1975, that I, Phanos Maphupha, for Torbious Solutions CC. applied to the Madibeng Local Municipality for consent use to construct and operate a telecommunication mast and base station on Erf 169 Beau Rivage situated at Estate d Afrique, Off R104, Hartbeespoort located in a Special zone.

Any objection, with the grounds therefore and contact details, shall be lodged with or made in writing to: The Municipality at: The Director Human Settlements and Planning, Moshibudi Bapela, Tel: 012 918 9405, Civic Centre, 53 Van Velden Street, Brits or at P.O. Box 106, Brits, 0250 within 30 days of the publication of this advertisement, viz 09 March 2021.

Full particulars and plans may be inspected during office hours at the above-mentioned office, for a period 30 days after the publication of this advertisement. Any person who cannot write may go to the Municipality where a staff member will assist in transcribing the objection or comments for them.

Closing date for any objections is 12 April 2021

ADDRESS OF APPLICANT:

Torbious Solutions CC.
PO Box 32017, Totiusdal, 0134
418 Rustic Road, Silvertondale, 0184
Tel: 012 804 1504/6
Fax: 012 804 7072 / 086 690 0468
E-mail: pp@infraplan.co.za
Reference Number: 145947

9-16

PROVINSIALE KENNISGEWING 20 VAN 2021**MADIBENG RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUURSBY-WET, 2016**

Kennisgewing word hiermee gegee aan alle belanghebbendes, dat ingevolge Klousule 86 van die Madibeng Plaaslike Munisipaliteit se Ruimtelike Beplanning en Grondgebruiksbestuursby-wet, 2016, saam gelees met die Peri-Urban Areas Stadsbeplanningskema 1975, dat ek, Phanos Mapupha vir, Torbious Solutions BK. aansoek gedoen het by die Madibeng Plaaslike Munisipaliteit vir toestemmingsgebruik vir die oprigting en gebruik van 'n telekommunikasie mas en basisstasie op Erf 169 Beau Rivage, gelee te Estate d Afrique, Op die R104 pad, Hartbeespoort, in 'n Spesiale sone.

Enige beswaar, met die redes daarvoor asook kontakbesonderhede, moet skriftelik by die Munisipaliteit ingedien of gerig word aan: Die Direkteur: Menslike Nedersettings en Beplanning, Moshibudi Bapela Tel: 012 918 9405, Burgersentrum, 53 Van Velden Straat, Brits of by Posbus 106, Brits, 0250 binne 30 dae na publikasie van hierdie advertensie, nl , 09 Maart 2021 gerig word.

Volledige besonderhede en planne (indien enige) kan gedurende kantoorure by bogenoemde kantoor besigtig word vir 'n periode van 30 dae na publikasie van hierdie advertensie. Enige persoon wat nie kan skryf nie, kan na die Munisipaliteit toe gaan waar 'n personeelid sal help om die beswaar of kommentaar vir hulle te transkribeer.

Sluitings datum vir enige besware: 12 April 2021

AANVRAER:

Torbious Solutions BK.
Posbus 32017, Totiusdal, 0134,
418 Rusticweg, Silvertondale, 0184
Tel: 012 804 1504
Faks: 012 804 7072 / 086 690 0468
E-Pos: pp@infraplan.co.za
Verwysingsnommer: 145947

9-16

PROVINCIAL NOTICE 21 OF 2021

NOTICE IN TERMS OF SECTION 17(1) OF THE RUSTENBURG LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018 FOR A CHANGE OF LAND USE RIGHTS, KNOWN AS A REZONING- RUSTENBURG AMENDEMENT SCHEME 2064

I, Esther Mpho Mmamadi (ID No: 800207 0345 085) of the firm Phure Trading and Consulting CC (Reg. No. 2005/140430/23) being the applicant of the owner of Portion 66 (A portion of portion 64) of the farm Waterkloof 305, Registration Division JQ, North West Province hereby gives notice in terms of Section 17(1)(d) of the Rustenburg Local Municipality Spatial Planning and Land Use Management By-Law, 2018 that I have applied to the Rustenburg Local Municipality for a change of land use rights also known as rezoning with the following proposals: A) The rezoning of the property described above, situated at Portion 66 (A portion of portion 64) of the farm Waterkloof 305, Registration Division JQ, North West Province from "Agricultural" to "Special" for the purpose of a Resort including 20 Family Chalets, 20 Single Units, 5 Staff Accommodation Units, Place of Refreshments including a Bar, Conference Facility, Caravan Park / Camping Sites, Wedding venue including a Chapel, Offices, Swimming Pools, Braai Facilities and other land uses related thereto. B) All properties situated adjacent to Portion 66 (A portion of portion 64) of the farm Waterkloof 305, Registration Division JQ, North West Province, could be affected by the rezoning application. C) The rezoning entails that the existing farm houses and additional buildings to be erected on the property and converted to "Special" for the purpose of a Resort, including 20 Family Chalets, 5 Staff Accommodation units, Place of Refreshments including a Bar, Offices, Swimming Pools, Braai Facilities and other land uses related thereto, with a maximum height of two (2) storeys, maximum coverage of 10% and a maximum Floor Area Ratio (F.A.R) of 0.07. Particulars of the application will lie for inspection during normal office hours at the office of the Director Planning and Development, Room 319, Missionary Mpheni House, c/o Beyers Naude and Nelson Mandela Drive, Rustenburg for the period of 30 days from 09 March 2021. 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 30 days from 09 March 2021. **Address of applicant: Phure Consulting, 32 Nelson Mandela Drive, Frans Vos Building, Office No.9, 1st Floor, Rustenburg, Tel: 014 592 9408, Fax: 086 549 4647.**

9-16

PROVINSIALE KENNISGEWING 21 VAN 2021

KENNISGEWIG INGEVOLGE ARTIKEL 17(1) VAN DIE RUSTENBURG PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDBEGRUIKSBESTUUR VERORDENING, 2018 VIR 'N VERANDERING VAN GRONDGEGRUIKSREGTE, BEKEND AS 'N HERSONERING-RUSTENBURG WYSIGINGSKEMA 2064

Ek, Esther Mpho Mmamadi (ID Nr. 800207 0345 085) van die firma Phure Trading and Consulting CC (Reg. Nr. 2005/140430/23), synde die aansoeker van die eienaar van Gedeelte 66 ('n gedeelte van gedeelte 64) van die plaas Waterkloof 305, Registrasie Afdeling JQ, Noordwes Provinsie gee hiermee ingevolge Artikel 17(1)(d) van die Rustenburg Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordening, 2018, kennis dat ons by die Rustenburg Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van grondgebruiksregte, ook bekend as hersonering, met die volgende voorstelle: A) Die hersonering van die eiendom hierbo beskryf, geleë te Gedeelte 66 ('n gedeelte van gedeelte 64) van die plaas Waterkloof 305, Registrasie Afdeling JQ, Noordwes Provinsie, "Landbou" tot "Spesiaal" vir die doel van 'n Oord met 20 gesinsrondawels, 20 enkel-eenhede, 5 eenhede vir personeelverblyf, verversingsplek, insluitend 'n Kroeg, Konferensiegeriewe, Woonwapark / Kampeerterreine, Troulokaal met 'n Kapel, Kantore, Swembaddens, Braaigeriewe en ander daaraan verbonde grondgebruike. B) Alle eiedomme geleë aanliggend tot Gedeelte 66 ('n gedeelte van gedeelte 64) van die plaas Waterkloof 305, Registrasie Afdeling JQ, Noordwes Provinsie in die omliggende omgewing, kan deur die hersoneringaansoek geraak word. C) Die hersonering behels dat die bestaande plaashuise en addisionele geboue op die eiedom opgerig moet word en omgeskakel na "Spesiaal" vir die doel van 'n Oord met 20 gesinsrondawels, 20 enkel-eenhede, 5 eenhede vir personeelverblyf, verversingsplek, insluitend 'n Kroeg, Konferensiegeriewe, Woonwapark / Kampeerterreine, Troulokaal met 'n Kapel, Kantore, Swembaddens, Braaigeriewe en ander daaraan verbonde grondgebruike, met 'n maksimum hoogte van twee (2) verdiepings, maksimum dekking van 10% en 'n maksimum Vloer Oppervlakte Verhouding (V.O.V) van 0.07. Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van Direkteur Beplanning en Ontwikkeling, Kamer 319, Missionary Mpheni House, H/v Beyers Naude- en Nelson Mandelarylaan, Rustenburg, vir 'n tydperk van 30 dae vanaf 09 Maart 2021. Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 30 dae vanaf 09 Maart 2021 skriftelik by of tot die Munisipale Bestuurder by bovermelde adres of by Posbus 16, Rustenburg, 0300 ingedien of gerig word. **Adres van applikant: Phure Consulting, 32 Nelson Mandelarylaan, Frans Vos Gebou, Kantoor Nr. 9, 1^{ste} Vloer, Rustenburg, Tel: (014) 592-9408, Faks: 086 549 4647.**

9-16

PROVINCIAL NOTICE 22 OF 2021

NOTICE IN TERMS OF SECTION 17(1) OF THE RUSTENBURG LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018 FOR A CHANGE OF LAND USE RIGHTS KNOWN AS A REZONING. RUSTENBURG AMENDMENT SCHEME 1804

The firm NE Town Planning CC (Reg Nr: 2008/2492644/23), being the authorised agent of the owner of **Remaining Extent of Portion 1 of Erf 1398 Rustenburg, Registration Division J.Q., North West Province** hereby give notice in terms of Section 17(1)(d) of the Rustenburg Local Municipality Spatial Planning and Land Use Management By-Law, 2018 that we have applied to the Rustenburg Local Municipality for a change of land use rights also known as rezoning of the property described above, situated at 260 Beyers Naude Drive, Rustenburg, from "Residential 1" to "Special" for Offices, Medical Consulting Rooms and Service Enterprises as defined in Annexure 2118 to the Scheme. This application contains the following proposals: A) that the property will be used for Offices and uses as mentioned above. B) The adjacent properties as well as properties in the area, could thereby be affected. C) The rezoning from "Residential 1" to "Special" for Offices, Medical Consulting Rooms and Service Enterprises entails that the existing building will be utilised for the purposes mentioned above, with the following development parameters: Max Height: 2 Storeys, Max Coverage: 65%, FAR: 0.35. Any objection or comments, with the grounds therefore and contact details, shall be lodged within a period of 28 days from the first date on which the notice appeared, with or made in writing to: Municipality at: **Room 319, Missionary Mpheni House, cnr. Nelson Mandela and Beyers Naude Drives, Rustenburg, or to PO Box 16, Rustenburg 0300.** Full particulars and plans (if any) may be inspected during normal office hours at the above-mentioned offices, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, Beeld and Citizen and/or Site Notice. Closing date for any objections : **6 April 2021.** Address of applicant NE Town Planning CC, **155 Kock Street, Suite 204, De Dak, Rustenburg 0299 or P.O. Box 5717, RUSTENBURG, 0300;** Telephone No: 014 592 2777. Dates on which notice will be published: **9 and 16 March 2021**

9-16

PROVINSIALE KENNISGEWING 22 VAN 2021

KENNISGEWING INGEVOLGE ARTIKEL 17(1) VAN DIE RUSTENBURG PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUURS VERORDENING, 2018 VIR 'N VERANDERING VAN DIE GRONDGEBRUIKSREGTE BEKEND AS 'N HERSONERING. RUSTENBURG WYSIGINGSKEMA 1804.

Die firma NE Town Planning BK (Reg Nr: 2008/2492644/23), synde die gemagtigde agent van die eienaar van **Resterende Gedeelte van Gedeelte 1 van Erf 1398 Rustenburg, Registrasie Afdeling J.Q., Noord-Wes Provinsie**, gee hiermee ingevolge, Artikel 17(1)(d) van die Rustenburg Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Verordening, 2018 kennis dat ons by Rustenburg Plaaslike Munisipaliteit aansoek gedoen het vir die verandering van die grondgebruikregte, ook bekend as die hersonering van die eiendom hierbo beskryf, geleë te Beyers Naude Rylaan 260, vanaf "Residensieël 1" na "Spesiaal" vir Kantore, Mediese Spreekkamers en Diensnywerhede soos omskryf in Bylae 2118 tot die Skema. Hierdie aansoek behels A) dat die eiendom gebruik sal word vir kantoordoeleindes en gebruike soos genoem. B) die aangrensende eiendomme asook eiendomme in die omgewing kan kan moontlik hierdeur geraak word. C) Die hersonering van "Residensieël 1" na "Spesiaal" vir Kantore, Mediese Spreekkamers en Diensnywerhede behels dat die bestaande gebou gebruik sal word vir die doeleindes soos hierbo genoem, en bevat die volgende ontwikkelingsparameters: Maks Hoogte: 2 verdiepings, Max dekking: 65%, VOV:0.35. Enige besware of kommentaar, met gronde daarvoor asook kontakbesonderhede, kan gebring word binne 'n tydperk van 28 dae vanaf die eerste datum waarop die kennisgewing verskyn het na die **Munisipaliteit: Kamer 319, Missionary Mpheni House, h.v. Nelson Mandela en Beyers Naude Rylane, Rustenburg, of na Posbus 16, Rustenburg 0300.** Besonderhede en planne (indien enige) is beskikbaar vir inspeksie gedurende gewone kantoorure by die bovermelde kantore, vir 'n tydperk van 28 dae van die datum van eerste publikasie van die kennisgewing in die Provinsiale Gazette, Beeld en Citizen en/of terrein kennisgewing. Sluitingsdatum vir enige besware: **6 April 2021.** Adres van applikant: **155 Kockstraat, Suite 204, De Dak, Rustenburg 0299 of NE Stadsbeplanners BK, Posbus 5717, RUSTENBURG, 0300; Telefoon nr: 014 592 2777.** Datums waarop kennisgewings gepubliseer word: **9 en 16 Maart 2021.**

9-16

PROVINCIAL NOTICE 23 OF 2021

NOTICE IN TERMS OF SECTION 17(1) OF THE RUSTENBURG LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018 FOR A CHANGE OF LAND USE RIGHTS KNOWN AS A REZONING. RUSTENBURG AMENDMENT SCHEME 2130

The firm NE Town Planning CC (Reg Nr: 2008/2492644/23), being the authorised agent of the owner of **Portion 34 of Erf 1568 Safarituine Extension 8, Registration Division J.Q., North West Province** hereby give notice in terms of Section 17(1)(d) of the Rustenburg Local Municipality Spatial Planning and Land Use Management By-Law, 2018 that we have applied to the Rustenburg Local Municipality for a change of land use rights also known as rezoning of the property described above situated in Safarituine Extension 8 on Dachill Street in Safarituine Extension 8, from "Residential 2" with a density of 20 units per hectare to "Residential 2" with a density of 20 units per hectare including a telecommunication mast as defined in Annexure 2415 to the Scheme. This application contains the following proposals: A) that the property will be developed with a maximum of four dwelling units including a telecommunication mast. B) The adjacent properties, as well as properties in the area, could thereby be affected. C) The Rezoning from "Residential 2" with a density of 20 units per hectare to "Residential 2" with a density of 20 units per hectare including a telecommunication mast entails that four new dwelling units will be build and utilised for residential purposes as well as a new telecommunication mast, with the following development parameters: Max Height: 2 Storeys, Max Coverage: 60%, FAR: 0.60. Any objection or comments, with the grounds therefore and contact details shall be lodged within a period of 28 days from the first date on which the notice appeared, with or made in writing to: Municipality at: **Room 319, Missionary Mpheni House, cnr. Nelson Mandela and Beyers Naude Drives, Rustenburg, or to PO Box 16, Rustenburg 0300**. Full particulars and plans (if any) may be inspected during normal office hours at the above-mentioned offices, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, Beeld and Citizen and/or Site Notice. Closing date for any objections : **6 April 2021**. Address of applicant NE Town Planning CC, **155 Kock Street, Suite 204, De Dak, Rustenburg 0299 or P.O. Box 5717, RUSTENBURG, 0300**; Telephone No: 014 592 2777. Dates on which notice will be published: **9 and 16 March 2021**.

9-16

PROVINSIALE KENNISGEWING 23 VAN 2021

KENNISGEWING INGEVOLGE ARTIKEL 17(1) VAN DIE RUSTENBURG PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUURS VERORDENING, 2018 VIR 'N VERANDERING VAN DIE GRONDGEBRUIKSREGTE BEKEND AS 'N HERSONERING. RUSTENBURG WYSIGINGSKEMA 2130.

Die firma NE Town Planning BK (Reg Nr: 2008/2492644/23), synde die gemagtigde agent van die eienaar van **Gedeelte 34 van Erf 1568 Safarituine Uitbreiding 8, Registrasie Afdeling J.Q., Noord-Wes Provinsie**, gee hiermee ingevolge, Artikel 17(1)(d) van die Rustenburg Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Verordening, 2018 kennis dat ons by Rustenburg Plaaslike Munisipaliteit aansoek gedoen het vir die verandering van die grondgebruikregte, ook bekend as die hersonering van die eiendom hierbo beskryf, is geleë in Dachillstraat Safarituine Uitbreiding 8, vanaf "Residensieël 2" met 'n digtheid van 20 eenhede per hektaar na "Residensieël 2" met 'n digtheid van 20 eenhede per hektaar insluitend 'n telekommunikasie-mas soos omskryf in Bylae 2415 tot die Skema. Hierdie aansoek behels A) dat die eiendom gebruik sal word vir 'n makisimum van 4 wooneenhede insluitend 'n telekommunikasie-mas. B) die aangrensende eiendomme asook eiendomme in die omgewing kan moontlik hierdeur geraak word. C) Die hersonering vanaf "Residensieël 2" met 'n digtheid van 20 eenhede per hektaar na "Residensieël 2" met 'n digtheid van 20 eenhede per hektaar insluitend 'n telekommunikasie-mas behels dat vier nuwe wooneenhede gebou sal word en gebruik sal word vir residensiele doeleindes sowel as 'n nuwe telekommunikasie-mas, en bevat die volgende ontwikkelingsparameters: Maks Hoogte: 2 verdiepings, Max dekking: 60%, VOV:0.60. Enige besware of kommentaar, met gronde daarvoor asook kontakbesonderhede, kan gebring word binne 'n tydperk van 28 dae vanaf die eerste datum waarop die kennisgewing verskyn het na die **Munisipaliteit: Kamer 319, Missionary Mpheni House, h.v. Nelson Mandela en Beyers Naude Rylane, Rustenburg, of na Posbus 16, Rustenburg 0300**. Besonderhede en planne (indien enige) is beskikbaar vir inspeksie gedurende gewone kantoorure by die bovermelde kantore, vir 'n tydperk van 28 dae van die datum van eerste publikasie van die kennisgewing in die Provinsiale Gazette, Beeld en Citizen en/of terrein kennisgewing. Sluitingsdatum vir enige besware: **6 April 2021**. Adres van applicant: **155 Kockstraat, Suite 204, De Dak, Rustenburg 0299 of NE Stadsbeplanners BK, Posbus 5717, RUSTENBURG, 0300**; **Telefoon nr: 014 592 2777**. Datums waarop kennisgewings gepubliseer word: **9 en 16 Maart 2021**.

9-16

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 17 OF 2021****JB MARKS LOCAL MUNICIPALITY****DECLARATION THAT THE TOWNSHIP OF VAN DER HOFFPARK EXTENSION 53, HAS BEEN ESTABLISHED**

In terms of the provisions of Section 61 of the Tlokwe Spatial Planning and Land Use Management By-Law, 2015, the JB Marks Local Municipality hereby declares that the Township of Van der Hoffpark Extension 53, situated on Portion 1434 (a portion of Portion 640) of the farm Vyfhoek 428 Registration Division IQ, North West Province, by Gradomix Proprietary Limited, Registration Number 2011/137157/07, 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 Van der Hoffpark Extension 53.

1.2 Lay-out / Design

The township shall consist of erven and streets as indicated on GENERAL PLAN NO: S.G.611/2017

1.3 Access

Access to the township will be granted from the proposed Ametis Avenue (Erf 1789) via Hennie Bingle Avenue (Main Road according to SG No A1170/1955).

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

2.1.3 The JB Marks 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 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 the JB Marks 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 JB Marks 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 there-in, together with the provision of such retaining walls as the JB Marks Local Municipality may deem necessary, for approval.

2.3.1.2 When required by the JB Marks Local Municipality, the township establisher shall, for his own account, carry out the approved scheme to the satisfaction of the JB Marks Local Municipality under supervision of a registered professional civil engineer, approved by the JB Marks 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 JB Marks Local Municipality until such streets and storm water conduits have been taken over by the JB Marks Local Municipality, according to the services agreement.

2.3.1.4 Designs and specifications shall be done in accordance with the conditions of the JB Marks 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, Standardised specifications for Civil Engineering Construction,

2.3.1.4.3 The Town Planning and Townships Ordinance, 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

2.3.1.5 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 Council revised May, 1995)", as amended from time to time,

- 2.3.2.1.2 SANS 1200, Standardised specifications for Civil Engineering Construction,
- 2.3.2.1.3 The Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), and
- 2.3.2.1.4 The requirements of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977).

2.3.2.2 The township establisher is responsible for the maintenance of the water and sewerage services in the township to the satisfaction of the JB Marks Local Municipality, until such services have been taken over by the JB Marks Local Municipality, according to the services agreement.

2.3.3 Electricity

2.3.3.1 If a private contractor performs 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 Council 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 Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

2.3.3.2 The township establisher is responsible for the maintenance of the electricity 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.

2.3.4 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 JB Marks Local Municipality, until such services have been taken over by the JB Marks 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.

2.6 Conditions of the Department of Water Affairs

The township establisher shall comply with all conditions as stipulated in the letters of comment, dated 17 July 2012 and 23 April 2007.

2.7 Conditions of the Department of Economic Development, Environment, Conservation and Tourism: Environmental Services: Directorate Environmental Quality and Protection: North West Province

The township establisher shall comply with all conditions as stipulated in the letter of

4

comment, dated 20 September 2012.

That the dispute between the Environmental consultant and the Department of Economic Development, Environment, Conservation and Tourism: Environmental Services: Directorate Environmental Quality and Protection: North West Province with regard to the listed activities or not be clarified and proof thereof be submitted to JB Marks Local Municipality.

3. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be subject to existing conditions of title and servitudes.

4. CONDITIONS OF TITLE

4.1 Conditions imposed by the JB Marks Local Municipality in terms of the conditions of the Tlokwe City Council Spatial Planning and Land Use Management By-Law

4.1.1 All erven

All erven with the exception of Erf 1789 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 two 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 JB Marks Local Municipality, provided that the JB Marks 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 JB MARKS 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 JB MARKS 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 JB MARKS LOCAL MUNICIPALITY accepts no liability for any claims whatsoever which may result from the unfavourable soil conditions, for it remains the responsibility of the owner to satisfy him or herself that the foundation solution as proposed for the erven in the township is sufficient.

5. CONDITIONS THAT IN ADDITION TO THE EXISTING PROVISIONS OF THE TOWN PLANNING SCHEME, IN RESPECT OF SECTION 56(3)(e) THE TLOKWE CITY COUNCIL SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, NEED TO BE INCLUDED IN THE TLOKWE TOWN PLANNING SCHEME, 2015

5.1 Zonings

5.1.1 Erven 1787 and 1788

5

The use zone of the erven is "Residential 2".

5.1.2 Erf 1789

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 Bordering Ametis Avenue (public road): Three (3) metres

5.3 Soil Conditions

5.3.1 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 registered engineer and the details of such design shall be shown on the building plans submitted to the JB Marks Local Municipality for approval unless it is proved to the JB Marks Local Municipality that such measures are unnecessary or that the same purpose can be achieved by other more effective means.

7.3.2 The following wording must be included on all building plans submitted to the JB Marks Local Municipality for approval:

- a. The approval of this building plan by the JB Marks Local Municipality does not imply that the design and precautions to prevent, to control or to combat the possible consequences of possible weak soil conditions and flooding are necessarily sufficient.
- b. It remains the exclusive responsibility of the owner to satisfy him or herself that the design and precautionary measures are sufficient.
- c. The JB Marks Local Municipality accepts no liability for any claims whatsoever which may result from the weak soil conditions and flooding of this property."

Notice 9/2021

MUNICIPAL MANAGER

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