



# NORTH WEST NOORDWES

## PROVINCIAL GAZETTE PROVINSIALE KOERANT

Vol: 264

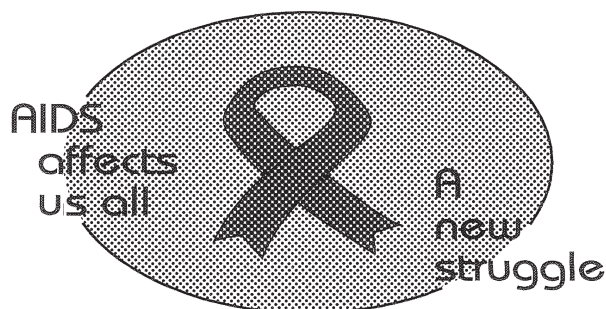
MAHIKENG

6 April 2021

6 April 2021

No: 8198

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**GENERAL NOTICES • ALGEMENE KENNISGEWINGS****NOTICE 31 OF 2021****RUSTENBURG LOCAL MUNICIPALITY  
NOTICE OF AN APPROVAL OF AN AMENDMENT SCHEME IN TERMS OF SECTION 17(7)(G)(V) OF THE  
RUSTENBURG LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018  
FOR AN APPROVED TOWNSHIP  
RUSTENBURG LAND USE MANAGEMENT SCHEME, 2005  
AMENDMENT SCHEME 2088**

It is hereby notified in terms of the provisions of Section 17(7) of the Rustenburg Local Municipality Spatial Planning and Land Use Management By-Law, 2018 that the Rustenburg Local Municipality has approved an amendment scheme with regard to the land in the township of Waterval East Extension 73, being an amendment of the Rustenburg Land Use Management Scheme, 2005.

Map 3 and the Scheme clauses of this Amendment Scheme are filed with the Head of Municipality and are open to inspection during normal office hours.

This amendment is known as Rustenburg Land Use Management Scheme, 2005 Amendment Scheme 2088.

(Reference Number: 13/1/6/16).

**MR. SELLO VICTOR MAKONA, Municipal Manager, Municipal Offices, Rustenburg Local Municipality,  
Missionary Mpheni House, Rustenburg**  
Date of Promulgation: 06 April 2021

Notice Number: 08/2021

**KENNISGEWING 31 VAN 2021****RUSTENBURG PLAASLIKE MUNISIPALITEIT  
KENNISGEWING VAN GOEDKEURING VAN 'N WYSIGINGSKEMA INGEVOLGE ARTIKEL 17(7)(G)(V) VAN  
DIE RUSTENBURG PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN  
GRONDGEBRUIKBESTUUR VERORDENING, 2018 VIR 'N GOEDGEKEURDE DORP  
RUSTENBURG GRONDGEBRUIKBESTUURSKEMA, 2005  
WYSIGINGSKEMA 2088**

Kennis geskied hiermee ingevolge die bepalings van Artikel 17(7) van die Rustenburg Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Verordening, 2018 dat die Rustenburg Plaaslike Munisipaliteit 'n wysigingskema goedgekeur het ten opsigte van die grond in die dorp van Waterval East Uitbreiding 73, synde 'n wysiging van die Rustenburg Grondgebruikbestuurskema, 2005.

Kaart 3 en die Skemaklousules van hierdie Wysigingskema word in bewaring gehou deur die Hoof van Munisipaliteit en lê ter insae gedurende normale kantoorure.

Hierdie wysiging staan bekend as Rustenburg Grondgebruikbestuurskema, 2005 Wysigingskema 2088.

(Verwysingsnommer: 13/1/6/16)

**MNR. SELLO VICTOR MAKONA, Munisipale Bestuurder, Munisipale Kantore, Rustenburg Plaaslike  
Munisipaliteit, Missionary Mpheni House, Rustenburg**  
Datum van Afkondiging: 06 April 2021

Kennisgewingsnommer: 08/2021

**PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS**

**PROVINCIAL NOTICE 33 OF 2021**

**NOTICE OF APPLICATION FOR REZONING AND REMOVAL OF RESTRICTIVE TITLE CONDITIONS: ERF 13, FLAMWOOD IN TERMS OF SECTION 94(1)(a) OF THE CITY OF MATLOSANA SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW ON SPATIAL PLANNING AND LAND USE MANAGEMENT, 2016, READ TOGETHER WITH SPLUMA, 2013 (ACT 16 OF 2013), CITY OF MATLOSANA –AMENDMENT SCHEME 1321 WITH ANNEXURE 1246**

I, Rene Vermeijs (ID: 610713 0001 08 1), of the firm Malepa Planning & Projects (Pty) Ltd (2007/015316/07) being the authorised agent of the owners of Erf 13, Flamwood, Registration Division IP, North West Province hereby gives notice in terms of Section 94(1)(a) of the City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016, read together with the Spatial Planning and Land Use Management Act, 2013 (Act No.16 of 2013). That we have applied in terms of;

- Section 56(1)(b)(ii) of the Town-planning and Townships Ordinance 1986, (Ordinance 15 of 1986) and Section 62(1) of the City of Matlosana Spatial Planning and Land Use Management by-Law, 2016, to the City of Matlosana for the rezoning Erf 13, Flamwood, Registration Division IP, North West Province, situated at 01 Roma Avenue, Flamwood, Klerksdorp, North West Province for the rezoning from “Residential 1” to “Special” for the purpose of a dwelling unit, offices and service enterprise and purposes incidental thereto
- Section 63(2) of the City of Matlosana Spatial Planning and Land Use Management by-Law, 2016, for the amendment, suspend or remove Restrictive Conditions 2(a) on Page 3 and 4 and 2(c) and (d) on Page 4 of Deed of Transfer T60706/2020.
- Section 76 of the City of Matlosana Spatial Planning and Land Use Management By-Law, 2016, For Consent of Relaxation of both Street Boundary Building Lines (Rhoma Avenue & Flamwood Drive) from 6.1 meters to 3 meters.

The intention is to add offices and a service enterprise (hairdresser/ beauty parlor) with purposes incidental thereto to the existing dwelling house.

Particulars of the application will lie for inspection during normal office hours at the Records Section, Basement Floor, Klerksdorp Civic Centre, Bram Fisher and OR Tambo Street, Klerksdorp, for a period of 30 days from 30 March 2021.

Objections or representations in respect of the application, together with the reasons therefore, must be lodged with or made in writing or verbally, if the objector is unable to write, to the authorized agent and the Municipal Manager at the above address or posted to P.O. Box 99, Klerksdorp, 2570, within a period of 30 days from 30 March 2021. Any person who cannot write, may during office hours visit the City of Matlosana (Mr Danny Selemoseng: 018 487 8300) to assist those person/s by transcribing their comments, objections or representations within this period.

The closing date for submission of comments, objections or representation is 03 May 2021.

**Address of authorised agent: Malepa Planning and Projects (PTY) Ltd., 12 Fanny Avenue, Flamwood, Klerksdorp, 2571, P.O. Box 451, Klerksdorp, 2570, Email: [info@malepa.com](mailto:info@malepa.com), Tel No: (018) 462 4465**

30-06

**PROVINSIALE KENNISGEWING 33 VAN 2021**

**KENNISGEWING VAN AANSOEK OM HERSONERING EN OPHEFFING VAN BEPERKENDE TITEL VOORWAARDES: ERF 13, FLAMWOOD IN TERME VAN ARTIKEL 94(1)(a) VAN DIE “CITY OF MATLOSANA SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW ON SPATIAL PLANNING AND LAND USE MANAGEMENT, 2016”, SAAMGELEES MET “SPLUMA, 2013 (ACT NO. 16 OF 2013)”, STAD VAN MATLOSANA – WYSIGINGSKEMA 1321 MET BYLAE 1246**

Ek, Rene Vermeijs (ID: 610713 0001 08 1), van die firma Malepa Planning & Projects (Edms) Bpk, (2007/015316/07) synde die gemagtigde agent van die eienaars van Erf 13, Flamwood, Registrasie Afdeling IP, Noord Wes Provinsie gee hiermee ingevolge Artikel 94(1)(a) van die “City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016”, saamgelees met die “Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) dat ons

aansoek gedoen het ingevolge;

- Artikel 56(1)(b)(ii) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), en Artikel 62(1) van die “City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016”, by die Stad van Matlosana vir die hersonering van van Erf 13, Flamwood, Klerksdorp, Registrasie Afdeling IP, Noord Wes Provinsie geleë te Roma Laan 01, Flamwood, Noord Wes Provinsie vanaf “Residensieel 1” na “Spesiaal” vir die doeleindes van ’n woonenheid, kantore en diensonderneming en doeleindes daarmee verband hou
- Artikel 63(2) van die “City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016, vir die opheffing van beperkende voorwaardes 2(a) op bladsy 3 en 4 en 2(c) en (d) op bladsy 4 van Transportakte T60706/2020.
- Artikel 76 van die “City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016, Vir toestemming tot ontspanning van beide straatgrenslyne (Rhoma Laan & Flamwood Weg) van 6.1 meter tot 3 meter.

Die bedoeling is om kantore en ’n diensonderneming (haarkapper / skoonheidssalon) met doeleindes daaraan toe te voeg tot die bestaande woonhuis

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die Rekords Afdeling, Kelder Verdieping, Burgersentrum, Bram Fisherstraat en OR Tambo Straat, Klerksdorp, vir ’n tydperk van 30 dae vanaf 30 Maart 2021.

Besware teen, of verhoë ten opsigte van die aansoek, tesame met die redes daarvoor, moet skriftelik of mondelings, indien die beswaarmaker nie in staat is om dit te skryf nie, by die kantoor ingedien word of gerig word aan die gemagtigde agent en die munisipale bestuurder by bogenoemde adres of aan Posbus 99, Klerksdorp, 2570 binne ’n tydperk van 30 dae vanaf 30 Maart 2021. Enige persoon wat nie kan skryf nie, mag gedurende kantoorure die Stad van Matlosana besoek waar ’n aangewese amptenaar van die Stad van Matlosana (Mnr Danny Selemoseng: 018 487 8300) daardie persone sal assisteer deur die kommentaar, beswaar of verhoë te transkribeer.

Die sluitingsdatum vir die indiening van kommentaar, besware of verhoë is 03 Mei 2021.

**Adres van gemagtigde agent: Malepa Planning & Projects (PTY) Ltd., 12 Fanny Laan, Flamwood, Klerksdorp, 2571, Posbus 451, Klerksdorp, 2570. Tel Nr: (018) 462 4465, e-pos: [info@malepa.com](mailto:info@malepa.com)**

30-06

**PROVINCIAL NOTICE 34 OF 2021**

NOTICE FOR SIMULTANEOUS APPLICATION IN TERMS OF SECTION 17(1) AND IN TERMS OF SECTION 17 (15)(A)(IV) OF THE RUSTENBURG LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018 FOR SUBDIVISION AND A CHANGE OF LAND USE RIGHTS KNOWN AS A REZONING. RUSTENBURG AMENDMENT SCHEME 2118

The Mmusoothata Mokgalagadi (6111055799083) Mokgalagadi Planning and Design, being the authorised applicant of the owner of 2 Portions of the Remaining Extent of the farm Berseba 397, Rustenburg, Registration Division J.Q., North West Province hereby give notice in terms of Section 17(1) (d) and in terms of section 17 (15)(a)(iv) of the Rustenburg Local Municipality Spatial Planning and Land Use Management By-Law, 2018 that I have applied to the Rustenburg Local Municipality for subdivision and a change of land use rights also known as rezoning of the property described above, situated at along the R556 to Sun City approximately 5km to Berseba Village, Rustenburg from "Agriculture" to "Special" for development of a Filling Station and Shops as defined in Annexure 2403 to the Scheme. This application contains the following proposals: (A) that the property be used for filling station and shops. (B) Annexure 2403 contains the following development parameters: Max Height: 2 Storeys, Max Coverage: 40%, Max Floor Area Ratio 0.6. Parking: As determined by the Rustenburg Local Municipality.

Any objection or comments, with the grounds therefore and contact details shall be lodged within a period of 28 days from 30 March 2021 the date of the first notice, 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 abovementioned offices, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, Citizen and Sowetan and/or Site Notice. Closing date for any objections: 12 May 2021. Address of applicant: Mokgalagadi Planning and Design Telephone No: NO 12 Doris Street Klerksdorp 2571. Cell NO: 0823945933

Dates on which notice will be publish: 30 March 2021 and 06 April 2021. Number and area of proposed portions: (i) Proposed portion is three and half (3.5) hectares (ha) in extent approximately 35 000 m<sup>2</sup>. Remainder 4318.9831 hectares in extent approximately 43189831 m<sup>2</sup>. (ii) Proposed Portion is three and half (3.5) hectares ha in extent approximately 35 000 m<sup>2</sup>. Remainder 4315.4831 hectares in extent approximately 4315 4831 m<sup>2</sup>.

30-06

**PROVINSIALE KENNISGEWING 34 VAN 2021**

KENNISGEWING VIR GELYKTIGE TOEPASSING INGEVOLGE ARTIKEL 17 (1) EN INGEVOLGE ARTIKEL 17 (15) (A) (IV) VAN DIE RUSTENBURG PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR DEUR -REG, 2018 VIR ONDERVERDELING EN 'N VERANDERING VAN GRONDGEBRUIKSREGTE WAT AS HERSONERING KEN. RUSTENBURG - WYSIGINGSKEMA 2118

Ek Mmusoothata Mokgalagadi (6111055799083) Mokgalagadi Planning and Design, synde die gemagtigde agent van die eienaar van twee gedeelte van die oorblywende gedeelte van die plaas Berseba 397, Rustenburg, Registrasie Afdeling JQ, Noordwes Provinsie, gee hiermee kennis ingevolge Artikel 17 (1) (d) en ingevolge artikel 17 (15) (a) (iv) van die Verordening op die Plaaslike Munisipaliteit van Rustenburg Plaaslike Munisipaliteit en Grondgebruikbestuur, 2018, het ek aansoek gedoen by die Rustenburg Plaaslike Munisipaliteit vir onderverdeling en verandering van grondgebruiksregte, ook bekend as die hersonering van die bogenoemde eiendom, geleë langs die R556 na Sun City, ongrveer 5 km na Berseba Village, Rustenburg van "Landbou" na "Spesiale 1" vir die ontwikkeling van 'n Vulstasie and Winkels Aanhangel 2304 by die Skema. Hierdie aansoek bevat die volgende voorstelle: (A) dat die eiendom steeds gebruik sal word vir vulstasies and winkels. (B) Aanhangel 2403 bevat die volgende ontwikkelingsparameters: maksimum hoogte: 2 verdiepings, maksimum dekking: 40%, maksimum F.A.R: 0.6 maksimum parkering: parkering voorsien word volgens die belied van Plaaslike Munisipaliteit van Rustenburg. Enige beswaar of kommentaar, met die redes daarvoor en kontakbesonderhede, moet binne 'n tydperk van 28 dae vanaf 30 Maart 2021 m<sup>2</sup>.ingedien word by of aan die Munisipaliteit by: Kamer 319, Missionary Mpheni House, Cnr. Nelson Mandela en Beyers Naudelaan, Rustenburg, of na Posbus 16, Rustenburg 0300. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoorure by bogenoemde kantore besigtig word, vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die advertensie in die Provinsiale Staatskoerant, Citizen en Sowetan en / of kennisgewing op die terrein. Sluitingsdatum vir enige besware: 12 Mei 2021. Adres van applikant: Mokgalagadi Planninga and Design NO 12 Doris Street Klerksdorp 2571. Cell NO: 082 3945 933. Datums waarop kennisgewing gepubliseer word: 30 Maart 2021 en 06 April 2021. Aantal en oppervlakte van voorgestelde gedeeltes: (i) Voorgestelde gedeelte is drie en 'n halwe (3.5) hektaar (ha), ongeveer 35 000 m<sup>2</sup>. Voorgestelde Restant 4318.9831 hektaar groot ongeveer 4318 9831 m<sup>2</sup>. (ii) Voorgestelde gedeelte is drie en 'n halwe (3.5) hektaar (ha), ongeveer 35 000 m<sup>2</sup>. Voorgestelde Restant 4315.4831 hektaar groot ongeveer 4315 4831 m<sup>2</sup>.

30-06

**PROVINCIAL NOTICE 35 OF 2021****NOTICE OF APPLICATION FOR AMENDMENT OF TLOKWE TOWN PLANNING SCHEME, 2015, IN TERMS OF ARTICLE 62 OF CHAPTER 5 OF THE TLOKWE SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2015 READ WITH THE ACT ON SPATIAL PLANNING AND LAND USE MANAGEMENT, 2013 (ACT 16 OF 2013): ERF 232, BAILLIE PARK TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE NORTH WEST - TLOKWE AMENDMENT SCHEME 2371**

Notice is hereby given in terms of Article 92 of the Tlokwe Spatial Planning and Land Use Management By-law, 2015 that the under-mentioned application has been received by the JB Marks Local Municipality and is open for inspection during normal office hours at the Office of the Department Human Settlements and Planning, JB Marks Local Municipality, Office 208 and/or 210, Second floor, Dan Tloome Complex, Corner of Wolmarans Street and Sol Plaatjie Avenue, Potchefstroom. Contact Mr. M. Lamprecht for any enquiries at [mariusl@jbmarks.gov.za](mailto:mariusl@jbmarks.gov.za) and/or 018 299 5108. Any objections/representations must be lodged with or made in writing, or verbally if unable to write (municipal employee will be available during normal office hours at above mentioned address to transcribe verbal objections), to the Municipal Manager, at the above-mentioned address/email or posted to PO Box 113, Potchefstroom, 2520 on or before the closing date for the submission of objections/representations, quoting the above-mentioned heading, the objector's interest in the matter, the ground(s) of the objection/representation, the objector's erf and phone numbers and address.

**CLOSING DATE FOR SUBMISSION OF OBJECTIONS/REPRESENTATIONS: 9 MAY 2021****NATURE OF APPLICATION:**

I, Nicolaas Johannes Bignaut (I.D. 681211 5030 08 4) of Welwyn Town and Regional Planning CC, 1998/005829/23, being the authorised agent of the owner, hereby apply to JB Marks Local Municipality in terms of Article 62 of the Tlokwe Spatial Planning and Land Use Management By-law, 2015, to amend the town planning scheme known as Tlokwe Town Planning Scheme, 2015, by the rezoning of Erf 232, Baillie Park, Registration Division I.Q., Province North West, situated at 1 Piet Cronje Street, Baillie Park, from "Residential 1" to "Business 3" with annexure 1831 for "Restaurant" for the purpose of using the property for a "Restaurant".

**OWNER** : P.B. Loest (ID: 680130 5060 08 4)  
**APPLICANT** : N.J. Bignaut (I.D. 681211 5030 08 4) of Welwyn Town and Regional Planning CC (Reg. Nr 1998/005829/23)  
**ADDRESS** : Wilge Park Office Park, Corner of Govan Mbeki- and Piet Uys Street, Potchefstroom, 2531 and/or P.O. Box 20508, Noordbrug, 2522  
**TEL. NR.** : 082 562 5590  
**MUNICIPAL MANAGER: MR. L. RALEKGETHO**

Notice Number: 87/2021

**PROVINSIALE KENNISGEWING 35 VAN 2021****AANSOEK OM WYSIGING VAN TLOKWE DORPSBEPLANNINGSKEMA, 2015, IN TERME VAN ARTIKEL 62 VAN HOOFSTUK 5 VAN DIE TLOKWE STADSRAAD RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR VERORDENING, 2015 SAAMGELEES MET DIE WET OP RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR, 2013 (WET 16 VAN 2013): ERF 232, BAILLIE PARK DORPSGEBIED, REGISTRASIE AFDELING I.Q., PROVINSIE NOORD WES - TLOKWE WYSIGINGSKEMA 2371**

Kennis geskied hiermee in terme van Artikel 92 van die Tlokwe Ruimtelike Beplanning en Grondgebruiksbestuur Verordening, 2015 dat ondergemelde aansoek deur die JB Marks Plaaslike Munisipaliteit ontvang is en ter insae beskikbaar is gedurende gewone kantoorure te die kantoor van die Departement Menslike Nedersettings en Beplanning, JB Marks Plaaslike Munisipaliteit, Kantoor 208 en/of 210, Tweede Vloer, Dan Tloome Kompleks, op die hoek van Wolmaransstraat en Sol Plaatjelaan, Potchefstroom. Kontak Mnr. M. Lamprecht vir enige navrae te [mariusl@jbmarks.gov.za](mailto:mariusl@jbmarks.gov.za) en/of 018 299 5108. Enige beswaar/vertoë moet skriftelik, of mondelings as nie kan skryf (munisipale werknemer sal bekikbaar wees gedurende normale kantoor ure by bovermelde adres om modeling besware te transkribeer), by of tot die Munisipale Bestuurder voor die sluitingsdatum vir die indiening van besware/vertoë by bovermelde adres / e-pos adres of na Posbus 113, Potchefstroom, 2520 ingedien of gerig word, met vermelding van bogenoemde opskrif, die beswaarmaker se belang in die saak, die grond(e) van die beswaar/vertoë, die beswaarmaker se erf en telefoonnummers en adres.

**SLUITINGSDATUM VIR DIE INDIENING VAN BESWARE/VERTOË: 9 MEI 2021****AARD VAN AANSOEK:**

Ek, Nicolaas Johannes Bignaut (I.D. 681211 5030 08 4) van Welwyn Town and Regional Planning BK, 1998/005829/23, synde die gemagtigde agent van die eienaar, doen aansoek by die JB Marks Plaaslike Munisipaliteit in terme van Artikel 62 van die Tlokwe Ruimtelike Beplanning en Grondgebruiksbestuur Verordening, 2015, om die dorpsbeplanningskema wat bekend staan as die Tlokwe Dorpsbeplanningskema, 2015, te wysig, deur die hersonering van Erf 232, Baillie Park Dorpsgebied, Registrasie Afdeling I.Q., Provinsie Noord Wes geleë te Piet Cronjestraat 1, Baillie Park vanaf "Residensieël 1" na "Besigheid 3" met bylaag 1831 vir "Restaurant" met die doel om die eiendom te kan gebruik vir 'n "Restaurant".

**EIENAAR** : P.B. Loest (ID: 680130 5060 08 4)  
**APPLIKANT** : N.J. Bignaut (I.D. 681211 5030 08 4) van Welwyn Town and Regional Planning BK (Reg. No 1998/005829/23)  
**ADRES** : Wilge Park Kantoorpark, Hoek van Govan Mbeki- en Piet Uysstraat, Potchefstroom, 2531 en/of Posbus 20508, Noordbrug, 2522  
**TEL. NO.** : 082 562 5590  
**MUNISIPALE BESTUURDER: MNR. L. RALEKGETHO**

Kennisgewingnummer: 87/2021

**PROVINCIAL NOTICE 36 OF 2021****NOTICE OF APPLICATION FOR AMENDMENT OF TLOKWE TOWN PLANNING SCHEME, 2015, IN TERMS OF ARTICLE 62 OF CHAPTER 5 OF THE TLOKWE SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2015 READ WITH THE ACT ON SPATIAL PLANNING AND LAND USE MANAGEMENT, 2013 (ACT 16 OF 2013): ERF 308, BAILLIE PARK TOWNSHIP, REGISTRATION DIVISION I.Q., PROVINCE NORTH WEST - TLOKWE AMENDMENT SCHEME 2336**

Notice is hereby given in terms of Article 92 of the Tlokwe Spatial Planning and Land Use Management By-law, 2015 that the under-mentioned application has been received by the JB Marks Local Municipality and is open for inspection during normal office hours at the Office of the Department Human Settlements and Planning, JB Marks Local Municipality, Office 208 and/or 210, Second floor, Dan Tloome Complex, Corner of Wolmarans Street and Sol Plaatjie Avenue, Potchefstroom. Contact Mr. M. Lamprecht for any enquiries at [mariusl@jbmarks.gov.za](mailto:mariusl@jbmarks.gov.za) and/or 018 299 5108. Any objections/representations must be lodged with or made in writing, or verbally if unable to write (municipal employee will be available during normal office hours at above mentioned address to transcribe verbal objections), to the Municipal Manager, at the above-mentioned address/email or posted to PO Box 113, Potchefstroom, 2520 on or before the closing date for the submission of objections/representations, quoting the above-mentioned heading, the objector's interest in the matter, the ground(s) of the objection/representation, the objector's erf and phone numbers and address.

**CLOSING DATE FOR SUBMISSION OF OBJECTIONS/REPRESENTATIONS: 9 MAY 2021****NATURE OF APPLICATION:**

I, Nicolaas Johannes Bignaut (I.D. 681211 5030 08 4) of Welwyn Town and Regional Planning CC, 1998/005829/23, being the authorised agent of the owner, hereby apply to JB Marks Local Municipality in terms of Article 62 of the Tlokwe Spatial Planning and Land Use Management By-law, 2015, to amend the town planning scheme known as Tlokwe Town Planning Scheme, 2015, by the rezoning of Erf 308, Baillie Park, Registration Division I.Q., Province North West, situated at 32 Parys Avenue, Baillie Park, from "Residential 1" to "Business 3" for the purpose of using the property for a place of instruction and beauty salon.

**OWNER** : Green Eye Housing (Pty) Ltd (Registration Number: 2014/065405/07)  
**APPLICANT** : N.J. Bignaut (I.D. 681211 5030 08 4) of Welwyn Town and Regional Planning CC (Reg. Nr 1998/005829/23)  
**ADDRESS** : Wilge Park Office Park, Corner of Govan Mbeki- and Piet Uys Street, Potchefstroom, 2531 and/or P.O. Box 20508, Noordbrug, 2522  
**TEL. NR.** : 082 562 5590  
**MUNICIPAL MANAGER: MR. L. RALEKGETHO**

Notice Number: 86/2021

**PROVINSIALE KENNISGEWING 36 VAN 2021****AANSOEK OM WYSIGING VAN TLOKWE DORPSBEPLANNINGSKEMA, 2015, IN TERME VAN ARTIKEL 62 VAN HOOFSTUK 5 VAN DIE TLOKWE STADSRAAD RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR VERORDENING, 2015 SAAMGELEES MET DIE WET OP RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR, 2013 (WET 16 VAN 2013): ERF 308, BAILLIE PARK DORPSGEBIED, REGISTRASIE AFDELING I.Q., PROVINSIE NOORD WES - TLOKWE WYSIGINGSKEMA 2336**

Kennis geskied hiermee in terme van Artikel 92 van die Tlokwe Ruimtelike Beplanning en Grondgebruiksbestuur Verordening, 2015 dat ondergemelde aansoek deur die JB Marks Plaaslike Munisipaliteit ontvang is en ter insae beskikbaar is gedurende gewone kantoorure te die kantoor van die Departement Menslike Nedersettings en Beplanning, JB Marks Plaaslike Munisipaliteit, Kantoor 208 en/of 210, Tweede Vloer, Dan Tloome Kompleks, op die hoek van Wolmaransstraat en Sol Plaatjelaan, Potchefstroom. Kontak Mnr. M. Lamprecht vir enige navrae te [mariusl@jbmarks.gov.za](mailto:mariusl@jbmarks.gov.za) en/of 018 299 5108. Enige beswaar/vertoë moet skriftelik, of mondelings as nie kan skryf (munisipale werknemer sal bekikbaar wees gedurende normale kantoor ure by bovermelde adres om modeling besware te transkribeer), by of tot die Munisipale Bestuurder voor die sluitingsdatum vir die indiening van besware/vertoë by bovermelde adres / e-pos adres of na Posbus 113, Potchefstroom, 2520 ingedien of gerig word, met vermelding van bogenoemde opskrif, die beswaarmaker se belang in die saak, die grond(e) van die beswaar/vertoë, die beswaarmaker se erf en telefoonnummers en adres.

**SLUITINGSDATUM VIR DIE INDIENING VAN BESWARE/VERTOË: 9 MEI 2021****AARD VAN AANSOEK:**

Ek, Nicolaas Johannes Bignaut (I.D. 681211 5030 08 4) van Welwyn Town and Regional Planning BK, 1998/005829/23, synde die gemagtigde agent van die eienaar, doen aansoek by die JB Marks Plaaslike Munisipaliteit in terme van Artikel 62 van die Tlokwe Ruimtelike Beplanning en Grondgebruiksbestuur Verordening, 2015, om die dorpsbeplanningskema wat bekend staan as die Tlokwe Dorpsbeplanningskema, 2015, te wysig, deur die hersonering van Erf 308, Baillie Park Dorpsgebied, Registrasie Afdeling I.Q., Provinsie Noord Wes geleë te Parysplaan 32, Baillie Park vanaf "Residensieël 1" na "Besigheid 3" met die doel om die eiendom te kan gebruik vir 'n onderrigplek en skoonheid salon.

**EIENAAR** : Green Eye Housing (Edms) Bpk (Registrasie Nummer: 2014/065405/07)  
**APPLIKANT** : N.J. Bignaut (I.D. 681211 5030 08 4) van Welwyn Town and Regional Planning BK (Reg. No 1998/005829/23)  
**ADRES** : Wilge Park Kantoorpark, Hoek van Govan Mbeki- en Piet Uysstraat, Potchefstroom, 2531 en/of Posbus 20508, Noordbrug, 2522  
**TEL. NO.** : 082 562 5590  
**MUNISIPALE BESTUURDER: MNR. L. RALEKGETHO**

Kennisingewingsnommer: 86/2021



## LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

### LOCAL AUTHORITY NOTICE 27 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 2105.

We, THUSABATHO PROJECTS (Pty) Ltd (Reg No: 201803528) being the authorised agent of the owner of **Portion 6 of Erf 1201 of Rustenburg, North West** hereby give notice in terms of section 17 (1) of Rustenburg Local Municipality Spatial Planning and Land Use Management By-Laws 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 187 Joubert Street, Rustenburg from "Special" for a Dwelling House and Offices to "Special" for a Dwelling House, Offices and a Creche as defined in Annexure 2105 of the Scheme. Annexure 2105 contains the following development parameter: Max Height: 2 Storeys, Max Coverage: 65% and Max F.A.R: 0.5.

Any objections or comments with grounds therefore for such objections or comments and contact details, shall be lodged within a period of 30 days from the first date on which the notice appeared, with or made in writing to: Rustenburg Local Municipality at: **Room 319, Missionary Mpheni House, cnr. Nelson Mandela and Beyers Naude Drives, Rustenburg, or to PO Box 16, Rustenburg, 0300.** Full particulars of the applications and plans (if any) may be inspected during normal office hours at the Municipal offices as set out above and at the offices of THUSABATHO PROJECTS, for a period of 30 days from the date of first publication of the advertisement in the Provincial Gazette, Beeld and Citizen and/ or Site Notice which is from **30-March-2021**.

Address of THUSABATHO PROJECTS (the applicant): Postal Address: No 350 Johann Street, Arcadia, 0007; Tel: (+27) 82 952 1648 and E-mail: [kingdmudau@gmail.com](mailto:kingdmudau@gmail.com)

Dates for notices publications: **30-March-2020** and **06-April-2021**. Closing date for objections: **27-April-2021**.

30-06

### PLAASLIKE OWERHEID KENNISGEWING 27 VAN 2021

#### KENNISGEWING INGEVOLGE ARTIKEL 17 (1) VAN DIE RUSTENBURG PLAASLIKE MUNISIPALITEIT VERORDENING OM RUIMTELIKE BEPLANNING EN GRONDGEBRUIK, 2018 VIR 'N VERANDERING VAN GRONDGEBRUIKSREGTE BEKEND AS 'N HERSONENG. RUSTENBURG WYSIGINGSKEMA 2105.

Ons, THUSABATHO PROJECTS (Edms.) Bpk (Reg No: 201803528), synde die gemagtigde agent van die eienaar van **Gedeelte 6 van Erf 1201 van Rustenburg, North West** gee hiermee kennis ingevolge artikel 17 (1) van die Verordening op Ruimtelike Beplanning en Grondgebruikbestuur van Rustenburg 2018, dat ons by die Rustenburg Plaaslike Munisipaliteit aansoek gedoen het vir die verandering van grondgebruiksregte, ook bekend as die hersonering van die eiendom hierbo beskryf, geleë in Joubertstraat 187, Rustenburg van 'Spesiaal' vir 'n woonhuis en kantore tot 'Spesiaal' vir 'n woonhuis, kantore en 'n kleuterskool soos omskryf in Aanhangsel 2105 van die Skema. Aanhangsel 2105 bevat die volgende ontwikkelingsparameters: maksimum hoogte: 2 verdiepings, maksimum dekking: 65% en maksimum F.A.R: 0,5.

Enige besware of kommentaar met redes vir sodanige besware of kommentaar en kontakbesonderhede, moet binne 'n tydperk van 30 dae vanaf die eerste datum waarop die kennisgewing verskyn, ingedien word met of skriftelik aan: Rustenburg Plaaslike Munisipaliteit by: **Kamer 319, Missionary Mpheni House, cnr. Nelson Mandela en Beyers Naudelaan, Rustenburg, of na Posbus 16, Rustenburg, 0300.** Volledige besonderhede van die aansoeke en planne (indien enige) kan gedurende normale kantoorure by die Munisipale Kantore, soos hierbo uiteengesit, en by die kantore van THUSABATHO PROJECTS besigtig word vir 'n periode van 30 dae vanaf die datum van die eerste publikasie van die advertensie in die Provinsiale Staatskoerant, Beeld and Citizen en/of terrain kennisgewing wat van **30 Maart 2021** is.

Adres van THUSABATHO PROJECTS (die applikant): posadres: No 350 Johann Street, Arcadia, 0007; Tel: (+27) 82 952 1648 en e-pos: [kingdmudau@gmail.com](mailto:kingdmudau@gmail.com)

Datums vir kennisgewings publikasies: **30-Maart-2021** en **06-April-2021**. Sluitingsdatum vir besware: **27-April-2021**.

30-06

**LOCAL AUTHORITY NOTICE 39 OF 2021****RUSTENBURG LOCAL MUNICIPALITY  
DECLARATION OF AN APPROVED TOWNSHIP IN TERMS OF SECTION 17(12) OF THE RUSTENBURG  
LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018**

It is hereby declared that in terms of the provisions of Section 17(12) of the Rustenburg Local Municipality Spatial Planning and Land Use Management By-Law, 2018, that Waterval East Extension 73 is an approved township, subject to the conditions as set out in the schedule hereto.

**SCHEDULE**

CONDITIONS UNDER WHICH THE APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF THE PROVISIONS OF SECTIONS 17(7)(e), 17(7)(f) AND 17(7)(g) OF THE RUSTENBURG LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW 2018 ON PORTION 123 (A PORTION OF PORTION 47) OF THE FARM WATERVAL 306, REGISTRATION DIVISION J.Q., NORTH WEST PROVINCE BY SEEDLING PROPERTIES PROPRIETARY LIMITED (2018/195192/07) (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT) AND BEING THE REGISTERED OWNER OF THE LAND, HAS BEEN APPROVED.

**1. CONDITIONS OF ESTABLISHMENT****(1) NAME**

The name of the township shall be Waterval East Extension 73.

**(2) LAYOUT / DESIGN**

The township shall consist of erven and streets as indicated on General Plan S.G. No. 397/2019.

**(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.

**(4) PROVISION AND ERECTION OF TRAFFIC SIGNS AND ROAD MARKINGS**

The township applicant shall at its own expense arrange for the provision of traffic signs and road markings to the satisfaction of the Rustenburg Local Municipality.

**(5) HOME OWNERS ASSOCIATION**

A Home Owners Association or similar entity must be established in terms of the provisions of Section 14 of the Companies Act, 2008 (Act 71 of 2008) which Association shall bear full responsibility for the functioning and proper maintenance of the access and access control and refuse yard erf (Erf 528) which erf shall be transferred to the Home Owners Association or similar entity.

**2. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTRABLE****(1) INSTALLATION AND PROVISION OF SERVICES**

- (a) The township applicant shall install and provide internal engineering services in the township, as provided for in the services agreement.
- (b) The local authority shall install and provide external engineering services for the township, as provided for in the services agreement.

### 3. DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

(1) Excluding the following rights which shall not be passed on to the erven in the township:

(a) "A. The Remaining Extent of Portion of the said farm, measuring as such 472,4259 hectares (a portion whereof is hereby transferred) is:

- (a) Entitled to a right of way across portion marked C of the said portion of the farm WATERVAL transferred to Pierre Hoenderdos by Deed of Transfer T1268/26 as marked on the diagram of the said Portion C, and
- (b) Entitled to a right of way across a certain in extent 23,6874 hectares of the said farm held by South African Townships Mining and Finance Corporation Limited by Certificate of Registered Title 8206/26 as will more fully appear from Deed of Servitude 547/26S".

(2) Excluding the following condition which has lapsed through consent granted by the Department of Local Government and Human Settlements in terms of Act 21 of 1940:

(a) "B. The former Portion 47 (Portion of Portion 1) of the farm Waterval 306, J.Q. (of which the property transferred herewith forms a Portion) is subject to the following conditions:

- 1. Onderhewig aan die volgende voorwaardes opgelê kragtens Artikel 11(6) van Wet 21 van 1940: Behalwe met die skriftelike toestemming van die Administrateur as Beherende Gesag soos omskryf in Wet 21 van 1940:
  - (i) Mag die grond slegs vir woon-en landboudoeleindes gebruik word. Op die grond of op enige behoorlik goedgekeurde onderverdeling daarvan, mag daar nie 'n groter aantal geboue wees as een woonhuis saam met die buitegeboue wat gewoonlik vir gebruik in verband daarmee nodig is en verdere geboue en bouwerk wat vir landboudoeleindes nodig mag wees nie.
  - (ii) Mag geen winkel of besigheid of nywerheid van watter aard ookal op die grond geopen of gedryf word nie.
  - (iii) Mag geen gebou of bouwerk van watter aard ookal binne 'n afstand van 94,46 meter van die middellyn van enige publieke pad opgerig word nie".

(3) Including the following conditions / servitudes which affect Erven 527 and 528 in the township only:

(a) "B. The former Portion 47 (Portion of Portion 1) of the farm Waterval 306, J.Q. (of which the property transferred herewith forms a Portion) is subject to the following conditions:

- 2. Die eiendom is onderhewig aan die bepalings van 'n Waterhof Bevel gedateer 28 Januarie 1921 en geregistreer onder Notariële Akte K254/73 soos meer ten volle sal blyk uit gesegde Bevel".

(b) "C. "The former Remaining Extent of Portion 47 (Portion of Portion 2) of the farm Waterval 306, J.Q., in extent 11,0612 Hectares (of which the portion transferred herewith forms a portion) is subject to the following conditions:

- 2. Onderhewig aan 'n serwituut van pyleiding 4(vier) meter wyd ten gunste van die Rustenburg Plaaslike Oorgangsraad soos meer volledig sal blyk uit Notariële Akte van Serwituut K6511/1998S en waarvan die figuur ab op die aangehegte Kaart LG No 6723/98"

(4) Excluding the following servitude which does not affect the township area because of the location thereof:

(a) "C. The former Remaining Extent of Portion 47 (Portion of Portion 2) of the farm Waterval 306, J.Q., in extent 11,0612 Hectares (of which the portion transferred herewith forms a portion) is subject to the following conditions:

- 3. Onderhewig aan 'n serwituut van pyleiding 4(vier) meter wyd ten gunste van die Rustenburg Plaaslike Oorgangsraad soos meer volledig sal blyk uit Notariële Akte van Serwituut K6511/1998S en waarvan die Suidelike grens van die serwituut aangedui word deur die lyn AB op Kaart LG No 6720/1998".

### 4. CONDITIONS OF TITLE

(1) CONDITIONS IMPOSED IN TERMS OF THE PROVISIONS OF THE RUSTENBURG LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018

(a) ALL ERVEN

- (i) The erf is subject to a servitude, 2 metres wide along any two 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 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 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 2 metres 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.
- (iv) 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 for consideration shall indicate measures to be taken, to limit possible damage to buildings and structures as a result of detrimental foundation conditions. These measures shall be in accordance with the recommendations contained in the Geo-technical report for the township, 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.

The NHBRC classification for foundations is considered as PR.

(2) CONDITIONS OF TITLE IN FAVOUR OF THIRD PARTIES TO BE REGISTERED/CREATED ON FIRST REGISTRATION OF THE ERVEN CONCERNED:

(a) ERF 527

The erf will be subject to the following conditions in favour of the Home Owners Association or similar entity established in terms of the provisions of Section 14 of the Companies Act, 2008 (Act 71 of 2008) to be created on transfer of the erf to any purchaser:

- (i) Each and every owner of an erf in the township shall on transfer automatically become a member of the Home Owners Association or similar entity established in terms of the provisions of Section 14 of the Companies Act, 2008 (Act 71 of 2008) (hereinafter referred to as "the Association") and the township applicant shall procure that each erf be made subject to the following conditions in favour of the Association:
  - (aa) Every owner of an erf within the township area or the subdivided portions or consolidation thereof, or any interest therein or any unit as defined in terms of the Sectional Titles Act, 1986 (Act 95 of 1986) shall on transfer automatically become and shall remain a member of the Association and shall be subject to its Memorandum of Incorporation until he/she/it ceases to be an owner as aforesaid.
  - (bb) The owner of an erf within the township area or any subdivision or consolidation thereof, or any interest therein, or any unit as defined in terms of the Sectional Titles Act, 1986 (Act 95 of 1986) shall not be entitled to transfer the erf or any subdivision or any interest therein or unit thereon, without a clearance certificate from the Association that all monies owing to it has been paid.

**MR. SELLO VICTOR MAKONA, Municipal Manager, Municipal Offices, Rustenburg Local Municipality, Missionary Mpheni House, Rustenburg** Notice Number: 07/2021

**PLAASLIKE OWERHEID KENNISGEWING 39 VAN 2021****RUSTENBURG PLAASLIKE MUNISIPALITEIT  
VERKLARING TOT 'N GOEDGEKEURDE DORP INGEVOLGE ARTIKEL 17(12) VAN DIE RUSTENBURG  
PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENING,  
2018**

Dit word hiermee verklaar ingevolge die bepalings van Artikel 17(12) van die Rustenburg Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Verordening, 2018 dat Waterval East Uitbreiding 73 'n goedgekeurde dorp is, onderworpe aan die voorwaardes uiteengesit in die bygaande skedule.

**SKEDULE**

VOORWAARDES WAARONDER DIE AANSOEK OM DORPSTIGTING INGEVOLGE DIE BEPALINGS VAN ARTIKELS 17(7)(e), 17(7)(f) EN 17(7)(g) VAN DIE RUSTENBURG PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENING 2018 OP GEDEELTE 123 ('N GEDEELTE VAN GEDEELTE 47) VAN DIE PLAAS WATERVAL 306, REGISTRASIE AFDELING J.Q., PROVINSIE NOORDWES, DEUR SEEDLING PROPERTIES EIENDOMS BEPERK (2018/195192/07) (HIERNA DIE DORPSTIGTER GENOEM) EN SYNDE DIE GEREGISTREERDE EIENAAR VAN DIE GROND, GOEDGEKEUR IS.

**1. STIGTINGSVOORWAARDES****(1) NAAM**

Die naam van die dorp sal wees Waterval East Uitbreiding 73.

**(2) UITLEG / ONTWERP**

Die dorp sal bestaan uit erwe en strate soos aangedui op Algemene Plan LG No. 397/2019.

**(3) VERWYDERING, VERPLASING, MODIFISERING OF DIE VERVANGING VAN BESTAANDE POSKANTOOR- / TELKOM UITRUSTING**

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande Poskantoor- / Telkom uitrusting te verwyder, te verplaas, te modifiseer of te vervang moet die koste daarvan deur die dorpsdigter gedra word.

**(4) VOORSIENING EN OPRIGTING VAN VERKEERSTEKENS EN PADMERKE**

Die dorpsdigter moet op eie koste die nodige reëlings tref vir die voorsiening van verkeerstekens en padmerke tot bevrediging van die Rustenburg Plaaslike Munisipaliteit.

**(5) HUISEIENAARSVERENIGING**

'n Huiseienaarsvereniging of soortgelyke entiteit moet gestig word ingevolge die bepalings van Artikel 14 van die Wet op Maatskappye, 2008 (Wet 71 van 2008), welke Vereniging volle verantwoordelikheid sal neem vir die funksionering en behoorlike instandhouding van die toegang en toegangsbeheer en vullis erf (Erf 528) welke erf oorgedra moet word aan die Huiseienaarsvereniging of soortgelyke entiteit.

**2. VOORWAARDES WAARAAN VOLDOEN MOET WORD VOOR DIE ERWE IN DIE DORP REGISTREERBAAR WORD****(1) INSTALLASIE EN VOORSIENING VAN DIENSTE**

(a) Die dorpsdigter moet interne ingenieursdienste in die dorp installeer en voorsien ooreenkomstig die diensteooreenkoms.

(b) Die plaaslike owerheid moet eksterne ingenieursdienste vir die dorp installeer en voorsien ooreenkomstig die diensteooreenkoms.

**3. BESKIKKING OOR BESTAANDE TITELVOORWAARDES**

Alle erwe sal onderworpe gestel word aan bestaande voorwaardes en serwitute, indien daar is:

**(1) Uitgesluit die volgende regte wat nie aan die erwe in die dorp oordra moet word nie:**

(a) "A. The Remaining Extent of Portion of the said farm, measuring as such 472,4259 hectares (a portion whereof is hereby transferred) is:

(a) Entitled to a right of way across portion marked C of the said portion of the farm WATERVAL transferred to Pierre Hoenderdos by Deed of Transfer T1268/26 as marked on the diagram of the said Portion C, and

(b) Entitled to a right of way across a certain in extent 23,6874 hectares of the said farm held by South African Townships Mining and Finance Corporation Limited by Certificate of Registered Title 8206/26 as will more fully appear from Deed of Servitude 547/26S".

**(2) Uitgesluit die volgende voorwaarde wat verval het kragtens toestemming verleen deur die Departement van Plaaslike Regering en Menslike Nedersettings ingevolge Wet 21 van 1940:**

(a) "B. The former Portion 47 (Portion of Portion 1) of the farm Waterval 306, J.Q. (of which the property transferred herewith forms a Portion) is subject to the following conditions:

1. Onderhewig aan die volgende voorwaardes opgelê kragtens Artikel 11(6) van Wet 21 van 1940: Behalwe met die skriftelike toestemming van die Administrateur as Beherende Gesag soos omskryf in Wet 21 van 1940:
    - (i) Mag die grond slegs vir woon-en landboudoeleindes gebruik word. Op die grond of op enige behoorlik goedgekeurde onderverdeling daarvan, mag daar nie 'n groter aantal geboue wees as een woonhuis saam met die buitegeboue wat gewoonlik vir gebruik in verband daarmee nodig is en verdere geboue en bouwerk wat vir landboudoeleindes nodig mag wees nie.
    - (ii) Mag geen winkel of besigheid of nywerheid van watter aard ookal op die grond geopen of gedryf word nie.
    - (iii) Mag geen gebou of bouwerk van watter aard ookal binne 'n afstand van 94,46 meter van die middellyn van enige publieke pad opgerig word nie".
  - (3) Ingesluit die volgende voorwaardes / serwitute wat slegs Erwe 527 en 528 in die dorp raak:
    - (a) "B. The former Portion 47 (Portion of Portion 1) of the farm Waterval 306, J.Q. (of which the property transferred herewith forms a Portion) is subject to the following conditions:
      2. Die eiendom is onderhewig aan die bepalings van 'n Waterhof Bevel gedateer 28 Januarie 1921 en geregistreer onder Notariële Akte K254/73 soos meer ten volle sal blyk uit gesegde Bevel".
    - (b) "C. "The former Remaining Extent of Portion 47 (Portion of Portion 2) of the farm Waterval 306, J.Q., in extent 11,0612 Hectares (of which the portion transferred herewith forms a portion) is subject to the following conditions:
      2. Onderhewig aan 'n serwituut van pyleiding 4(vier) meter wyd ten gunste van die Rustenburg Plaaslike Oorgangsraad soos meer volledig sal blyk uit Notariële Akte van Serwituut K6511/1998S en waarvan die figuur ab op die aangehegte Kaart LG No 6723/98"
  - (4) Uitgesluit die volgende serwituut wat nie die dorp raak nie weens die ligging daarvan:
    - (a) "C. The former Remaining Extent of Portion 47 (Portion of Portion 2) of the farm Waterval 306, J.Q., in extent 11,0612 Hectares (of which the portion transferred herewith forms a portion) is subject to the following conditions:
      3. Onderhewig aan 'n serwituut van pyleiding 4(vier) meter wyd ten gunste van die Rustenburg Plaaslike Oorgangsraad soos meer volledig sal blyk uit Notariële Akte van Serwituut K6511/1998S en waarvan die Suidelike grens van die serwituut aangedui word deur die lyn AB op Kaart LG No 6720/1998".
4. TITELVOORWAARDES
- (1) TITELVOORWAARDES OPGELÊ KRAGTENS DIE BEPALINGS VAN DIE RUSTENBURG PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENING, 2018
    - (a) ALLE ERWE
      - (i) Die erf is onderworpe aan 'n serwituut, 2 meter wyd langs enige twee grense ten gunste van die plaaslike owerheid vir riool- en ander munisipale doeleindes en, in die geval van 'n pypsteelerf, 'n addisionele serwituut van 2 meter wyd, vir munisipale doeleindes, oor die toegangsdeel van die erf, indien en wanneer deur die plaaslike owerheid benodig: Met dien verstande dat die plaaslike owerheid hierdie vereiste serwitute mag verslap of vrystelling daarvan verleen.
      - (ii) Geen gebou of ander struktuur mag opgerig word binne die bogenoemde serwituutgebied nie en geen grootwortelbome mag in die gebied van sodanige serwituut of binne 2 meter daarvan geplant word nie.
      - (iii) Die plaaslike owerheid is daarop geregtig om tydelik op die grond aangrensend aan die voorgenoemde serwituutgebied, sodanige materiaal te stort as wat uitgegrawe mag word in die loop van die konstruksie, onderhoud of verwydering van sodanige hoofrioolleidings of ander werk as wat hy na sy oordeel nodig ag en is voorts geregtig op redelike toegang tot genoemde grond vir bogenoemde doel, onderworpe daaraan dat enige skade aangerig tydens die proses van konstruksie, instandhouding of verwydering van sodanige hoofrioolleidings en ander werk, goed te maak deur die plaaslike owerheid.
      - (iv) Die erf is geleë in 'n gebied met bodemeienskappe wat geboue en strukture nadelig kan beïnvloed en skade tot gevolg kan hê. Bouplanne wat by die plaaslike owerheid vir goedkeuring ingedien word moet maatreëls aantoon om moontlike skade aan die geboue en strukture as gevolg van die ongunstige funderingstoestand te beperk. Hierdie maatreëls moet in ooreenstemming wees met die aanbevelings vervat in die geotegniese verslag tensy bewys gelewer word aan die plaaslike owerheid dat sodanige maatreëls onnodig is of dieselfde doel op 'n meer doeltreffende wyse bereik kan word.  
Die NHBRC klassifikasie vir fondasies word bestempel as PR.

(2) TITELVOORWAARDES TEN GUNSTE VAN DERDE PARTYE WAT GEREGISTREER/GESKEP MOET WORD OP EERSTE REGISTRASIE VAN DIE BETROKKE ERWE

(a) ERF 527

Die erf sal onderworpe wees aan die volgende voorwaardes opgelê ten gunste van die Huiseienaarsvereniging of soortgelyke entiteit gestig kragtens die bepalings van Artikel 14 van die Wet op Maatskappye, 2008 (Wet 71 van 2008) wat geskep moet word op oordrag van die erf aan enige koper:

(i) Elke eienaar van 'n erf in die dorp sal op oordrag outomaties lid word van die Huiseienaarsvereniging of soortgelyke entiteit gestig ingevolge die bepalings van Artikel 14 van die Wet op Maatskappye, 2008 (Wet 71 van 2008) (hierna verwys na as "die Vereniging") en die dorpsstigter sal toesien dat elke erf onderworpe gestel word aan die volgende voorwaardes ten gunste van die Vereniging:

(aa) Elke eienaar van 'n erf in die dorpsgebied of die onderverdeling daarvan, of van enige belang daarin of van enige eenheid daarop soos omskryf ingevolge die Wet op Deeltitels, 1986 (Wet 95 van 1986) sal outomaties lid word en lid bly van die Vereniging en sal onderworpe wees aan sy Memorandum van Inkorporasie tot dat hy/sy/dit ophou om 'n eienaar te wees soos voormeld.

(bb) Die eienaar van 'n erf in die dorpsgebied of enige onderverdeling daarvan, of van enige belang daarin of enige eenheid daarop soos omskryf in die Wet op Deeltitels, 1986 (Wet 95 van 1986) sal nie geregtig wees om oordrag van die erf of enige onderverdeling daarvan of enige belang daarin of enige eenheid daarop te gee sonder 'n uitklaringsertifikaat vanaf die Vereniging dat alle gelde verskuldig daaraan betaal is nie.

**MNR. SELLO VICTOR MAKONA, Munisipale Bestuurder, Munisipale Kantore, Rustenburg Plaaslike Munisipaliteit, Missionary Mpheni House, Rustenburg** Kennisgewingnommer: 07/2021

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