



# NORTH WEST NOORDWES

## PROVINCIAL GAZETTE PROVINSIALE KOERANT

Vol: 264

MAHIKENG

18 May 2021

18 Mei 2021

No: 8217

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**GENERAL NOTICES • ALGEMENE KENNISGEWINGS****GENERAL NOTICE 42 OF 2021****NOTICE IN TERMS OF CLAUSE 56 AND 86 OF THE MADIBENG SPATIAL PLANNING AND LAND USE MANGEMENT BY-LAW, 2016, FOR A CHANGE OF LAND USE RIGHTS: HARTBEESPOORT AMENDMENT SCHEME 541**

I, Jeff de Klerk, being the authorised agent of the owners of Erf 113, Schoemansville, hereby give notice in terms of Clause 56 and 86 of the Madibeng Spatial Planning and Land Use Management By-law, 2016, that I have applied to the Madibeng Local Municipality for a change of land use rights also known as rezoning (amendment of the Hartbeespoort Town Planning Scheme, 1993, in operation) of the property described above, situated at 21 Karel Street, Schoemansville, from "Residential 1" to "Special" for dwelling units, attached or detached, and/or guest lodging (guest suites), subject to height of 3 storeys, coverage of 30% and FAR of 0,6, subject to certain conditions, as detailed in the self-explanatory memorandum and proposed development controls form MLM:F/13.

Any objection or comments, with the grounds therefore and contact details, shall be lodged within a period of 32 days from 11 May 2021, with or made in writing to: The Municipal Manager at: Room 223, Second Floor, Municipal Offices, Van Velden Street, Brits, or at PO Box 106, Brits, 0250.

Full particulars and plans (if any) may be inspected during normal office hours at the above-mentioned offices, for a period of 32 days from 11 May 2021.

**Closing date for any objections and/or representations:** 12 June 2021

**Address of authorised agent:** Jeff de Klerk, P O Box 105, Ifafi, 0260.

Telephone Numbers: 082 229 1151

**Dates on which notice will be published:** 11 May 2021 and 18 May 2021 (North West Provincial Gazette), and 13 May 2021 and 20 May 2021 (Kormorant).

11-18

**ALGEMENE KENNISGEWING 42 VAN 2021****KENNISGEWING INGEVOLGE KLOUSULE 56 EN 86 VAN DIE MADIBENG RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUURS-VERORDENING, 2016, VIR VERANDERING IN GRONDGEBRUIKSREG: HARTBEESPOORT WYSIGINGSKEMA 541**

Ek, Jeff de Klerk, synde die gemagtigde agent van die eienaars van Erf 113, Schoemansville, gee hiermee ingevolge Klousule 56 en 86 van die Madibeng Ruimtelike Beplanning en Grondgebruiksbestuurs-verordening, 2016, kennis dat ek by die Madibeng Plaaslike Munisipaliteit aansoek gedoen het om die verandering van grondgebruiksreg ook bekend as hersonering (wysiging van die Hartbeespoort Dorpsbeplanningskema, 1993, in werking) van die eiendom hierbo beskryf, geleë te Karelstraat 21, Schoemansville, vanaf "Residensieel 1" na "Spesiaal" vir wooneenhede, aaneengeskakel of losstaande, en/of gastekamers/gasteenhede, onderworpe aan hoogte van 3 verdiepings, dekking van 30% en VRV van 0,6, onderworpe aan sekere voorwaardes, soos uiteengesit in die selfverduidelikende memorandum en voorgestelde ontwikkelingsbeheermaatreels vorm MLM:F/13.

Besware of verhoë ten opsigte van die aansoek met die redes daarvoor tesame met kontakbesonderhede, moet binne 'n tydperk van 32 dae vanaf 11 Mei 2021 skriftelik ingedien word by of tot: Die Munisipale Bestuurder by: Kamer 223, Tweedevloer, Munisipale Kantore, Van Veldenstraat, Brits, of by Posbus 106, Brits, 0250.

Volle esonderhede van die aansoek lê ter insae gedurende gewone kantoorure by bogenoemde kantore, vir 'n tydperk van 32 dae vanaf 11 Mei 2021.

**Sluitingsdatum vir enige besware en/of verhoë:** 12 Junie 2021

**Adres van gemagtigde agent:** Jeff de Klerk, Posbus 105, Ifafi, 0260, Telefoonnommers 082 229 1151

**Publikasiedatums van kennisgewing:** 11 Mei 2021 en 18 Mei 2021 (Noordwes Provinsiale Koerant), en 13 Mei 2021 en 20 Mei 2021 (Kormorant).

11-18

**PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS**

**PROVINCIAL NOTICE 57 OF 2021**

**NOTICE TO ADJACENT OWNERS AND AFFECTED PARTIES RELATING TO A LAND DEVELOPMENT APPLICATION TO THE MATLOSANA LOCAL MUNICIPALITY, IN RESPECT OF A PORTION OF ERF 744, FLAMWOOD X 2 TOWNSHIP, REGISTRATION DIVISION I.P., NORTH-WEST PROVINCE, SITUATED AT 34 FLAMWOOD DRIVE, KLERKSDORP (AMENDMENT SCHEME 1365 AND ANNEXURE 1271).** I, Alexander Edward van Breda, ID 620501 5073 08 2, being the authorized Agent of the Owner of Erf 744, Flamwood x 2 Township, Registration Division I.P., North-West Province ("the Property"), hereby give notice in terms of Sections 41(1)(a) and 41(2)(d) of the Spatial Planning and Land Use Management Act ("SPLUMA"), 2013 (Act 16 of 2013), read with Sections 62(1), 94(1)(a), 95(1), 96 and 97(1)(a) of the City of Matlosana Spatial Planning and Land Use Management By-law, 2016 ("SPLUMA By-law"), read with Sections 56(1)(b)(i) and 56(1)(b)(ii) of the Transvaal Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986), that I have applied to the City of Matlosana Local Municipality for the amendment of the Klerksdorp Land Use Management Scheme, 2005 ("the LUMS"), for a change of land use rights ("also known as rezoning") of a Portion of the Property ("the Application"). The intention of the Application as defined in Annexure 1271 to the Scheme contains the following proposal: (A) That a Portion of the subdivided Property, 787 m<sup>2</sup> in extent (in future be known as Portion 1 of Erf 744, Flamwood x 2) be rezoned from "Residential 1" to "Special" for the purposes of a residential storage facility (including archives, vehicles, furniture, all residential household products and excluding all industrial machinery and hazardous or flammable chemical products); (B) No restrictive title conditions are present in Title Deed T30899/2017; (C) The following adjacent properties: Erven Re/21, 47, 48 and 50, Flamwood Township; Erven 740, 741, 743, 745 and 756, Flamwood x 2 Township as well as others in the vicinity of the Property could possibly be affected hereby; (D) The rezoning of the Portion of the Property will comply with the following development parameters: maximum coverage of 50% and height restriction of one (1) story. Any objection or comments including the grounds pertaining thereto and contact detail, must be lodged within a period of 30 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen Newspaper in writing during normal office hours to the City of Matlosana local Municipality: office of the Municipal Manager, Record section, Basement, Municipal Building, Bram Fischer Street, Klerksdorp or to P.O. Box 99, Klerksdorp, 2570. Any person who cannot write may during office hours attend at the address mentioned above where the officials of the town planning section will assist that person to transcribe that person's objections or comments. Full particulars of the Application and plans (if any) may be inspected and viewed during normal office hours at the above-mentioned offices, for a period of 30 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen Newspaper. Closing date for any objections: 10 June 2021. Address of the Applicant: Mr. A.E. van Breda, P.O. Box 3183, Freemanville, Klerksdorp, 2573, Telephone number: 072 249 5400, [vanbreda@lantic.net](mailto:vanbreda@lantic.net). Dates on which notice will be published: 11 and 18 May 2021.

11-18

**PROVINSIALE KENNISGEWING 57 VAN 2021**

**KENNISGEWING AAN AANLIGGENDE EIENAARS EN GEAFFEKTEERDE PARTYE RAKENDE 'N GROND ONTWIKKELINGSAANSOEK NA DIE MATLOSANA PLAASLIKE MUNISIPALITEIT, VIR VERANDERING VAN DIE GRONDGEBRUIKSREGTE (OOK BEKEND AS 'N HERSONERING), TEN OPSIGTE VAN 'N GEDEELTE VAN ERF 744, FLAMWOOD X 2 DORPSGEBIED, REGISTRASIE AFDELING I.P., PROVINSIE NOORD-WES, GELEE TE FLAMWOODRYLAAN 34, KLERKSDORP (WYSIGINGSKEMA 1365 EN BYLAAG 1271).** Ek, Alexander Edward van Breda, ID 620501 5073 08 2, synde die gemagtigde Agent van die Eienaar van Erf 744, Flamwood x 2 Dorpsgebied, Registrasie Afdeling I.P., Noord-Wes Provinsie ("die Eiendom"), gee hiermee ingevolge Artikels 41(1)(a) en 41(2)(d) van die Wet op Ruimtelike Beplanning en Grondgebruikbestuur ("SPLUMA"), 2013 (Wet 16 van 2013), saamgelees met Artikels 62(1), 94(1)(a), 95(1), 96 en 97(1)(a) van die Stad van Matlosana Plaaslike Munisipaliteit se Ruimtelike Beplannings en Grondgebruikbestuurverordening, 2016 ("SPLUMA By-wet"), saam gelees met Artikels 56(1)(b)(i) en 56(1)(b)(ii) van die Transvaal Ordonansie op Dorpsbeplanning en Dorpe, 1986 (Ordonansie 15 van 1986), kennis dat ek by die Matlosana Plaaslike Munisipaliteit aansoek gedoen het vir die verandering van die grondgebruiksregte ("ook bekend as 'n hersonering") van 'n Gedeelte van die Eiendom ("die Aansoek"). Die voorneme van die Aansoek soos omskryf in Bylaag 1271 tot die Skema behels die volgende: (A) Dat 'n Gedeelte van die onderverdeelde Eiendom, 787 m<sup>2</sup> groot (toekomstig bekend as Gedeelte 1 van Erf 744, Flamwood x 2) hersoneer word vanaf "Residensieel 1" na "Spesiaal" vir die doeleindes van 'n residensiele stoorfasiliteit (insluitend argiewe, voertuie, meubels en huishoudelike produkte en alle vlbare en chemiese produkte en industriële masjienerie uitgesluit); (B) Geen beperkende titelvoorwaardes kom voor in Titelakte T30899/2017, nie; (C) Die volgende aangrensende eiendomme: Erwe Re/21, 47, 48 en 50, Flamwood Dorp; Erwe 740, 741, 744, 745 en 756, Flamwood x 1 Dorp asook eiendomme in die onmiddellike omgewing van die Eiendom kan moontlik hierdeur geraak word; (D) Die hersonering van die gedeelte sal aan die volgende ontwikkelings parameters voldoen: maksimum dekking van 50% en hoogte beperking van een (1) verdieping. Enige besware of kommentaar, met gronde daarvoor asook kontak besonderhede, moet skriftelik ingedien word binne n tydperk van 30 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Gazette, Beeld en Citizen Nuisblad na die Stad van Matlosana Plaaslike Munisipaliteit: Kantoor van die Munisipale Bestuurder, Bram Fischerstraat, Burgersentrum, Rekords afdeling, Keldervloer, Klerksdorp, 2570 of Posbus 99, Klerksdorp, 2570. Enige persoon wat nie kan skryf nie, kan tydens kantoorure bogenoemde adres besoek waartydens die beamptes van die stadsbeplannings afdeling daardie persoon behulpsaam sal wees ten einde hul besware of kommentare te transkribeer. Besonderhede van die Aansoek en planne (indien enige) is beskikbaar vir inspeksie en insae gedurende gewone kantoorure by die bovermelde kantore, vir n tydperk van 30 dae van die datum van eerste publikasie van die kennisgewing in die Provinsiale Gazette, Beeld en Citizen Nuisblad. Sluitingsdatum vir enige besware: 10 Junie 2021. Adres van die Applikant: Mnr. A.E. van Breda, Posbus 3183, Freemanville, Klerksdorp, 2573, Telefoon nommer: 072 249 5400, [vanbreda@lantic.net](mailto:vanbreda@lantic.net). Datums waarop kennisgewings gepubliseer sal word: 11 en 18 Mei 2021.

11-18

**PROVINCIAL NOTICE 59 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 2126**

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 the Remaining Extent of Erf 1347, Rustenburg Township, 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 241 Beyers Naude Drive from "Residential 1" to "Special" for offices and / or Medical Consulting. B) All properties situated adjacent to the Remaining Extent of Erf 1347, Rustenburg Township North West Province, could be affected by the Rezoning application. C) The Rezoning entails that all the building structures on the property, be converted to "Special" for Offices and/or Medical Consulting Rooms with a maximum height of two (3) storeys, maximum coverage of 65% and a maximum Floor Area Ratio (F.A.R) of 2. 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 11 May 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 11 May 2021. **Address of applicant: Phure Consulting, 32 Nelson Mandela Drive, Frans Vos Building, Office No.9, 1<sup>st</sup> Floor, Rustenburg, Tel: 014 592 9408.**

11-18

**KENNISGEWING 59 VAN 2021****KENNISGEWING INGEVOLGE ARTIKEL 17(1) VAN DIE RUSTENBURG PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUURSKEMA VERORDENING, 2018 VIR 'N VERANDERING GRONDGEBRUIKREGTE BEKEND AS 'N REZONING-RUSTENBURG AMENDEMENT SKEMA 2126**

Ek, Esther Mpho Mmamadi (ID No: 800207 0345 085) van die firma Phure Trading and Consulting CC (Reg No. 2005/140430/23.) synde die aansoeker van die eienaar van Resterende Gedeelte van Erf 1347, Rustenburg Dorpsgebied, 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 'n verandering van grondgebruiksregte ook bekend as Hersonerings met die volgende voorstelle: A) Die Hersonerings van die eiendom hierbo beskryf, geleë te 241 Beyers Naude-rylaan vanaf "Residensieël 1" na "Spesiaal" vir kantore en / of Mediese Konsultasie. B) Alle eiendomme aangrensend van Resterende Gedeelte van Erf 1347, Rustenburg Dorpsgebied Noordwes Provinsie, kan deur die Hersonerings aansoek geraak word. C) Die Hersonerings behels dat all die bestaande bou strukture op die eiendom, omgeskakel word na "Spesiaal" vir Kantore en / of Mediese Konsultasie Kamers met 'n maksimum hoogte van drie (3) verdiepings, maksimum dekking van 65% en 'n maksimum vierooppervlakteverhouding (V.O.V) van 2. Besonderhede van die aansoek le ter insae gedurende gewone kantoorure by die kantoor van die Direkteur Beplanning en Ontwikkeling, Kamer 319, Missionary Mpheni House, h/v Beyers Naude en Nelson Mandelarylaan, Rustenburg, vir die tydperk van 30 dae vanaf 11 Mei 2021. Besware teen of vertoe ten opsigte van die aansoek moet aan die Munisipale Bestuurder binne 'n tydperk van 30 dae vanaf 11 Mei 2021. **Adres van aplikant: Phure Consulting, 32 Nelson Mandelarylaan, Frans Vos Gebou, Kantoor Nr. 9,1ste Vloer, Rustenburg, Tel: (014) 592-9408**

11-18



**PROVINCIAL NOTICE 61 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 2127**

I, **Esther Mpho Mmamadi (ID No: 800207 0345 085)** of the firm **Phure Trading and Consulting CC (Reg. No. 2005/140430/23)** being the agent of the owner of Remaining Extent of Erf 1099, Rustenburg Township 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 15 Heystek Street, Rustenburg Township from "Special" to "Business 1". B) All properties situated adjacent to Remaining Extent of Erf 1099 Rustenburg Township, could be affected by the Rezoning application. C) The Rezoning entails that the proposed structures to be built on the property, will be used for "Business 1" land uses with a maximum height of five (5) storeys, maximum coverage of 60% and a maximum Floor Area Ratio (F.A.R) of 2. 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 28 days from 18 May 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 18 May 2021. **Address of applicant: Phure Consulting, 32 Nelson Mandela Drive, Frans Vos Building, Office No.9, 1<sup>st</sup> Floor, Rustenburg, Tel: 014 592 9408, Fax: 086 549 4647.**

18-25

**KENNISGEWING 61 VAN 2021****KENNISGEWIG INGEVOLGE ARTIKEL 17(1) VAN DIE RUSTENBURG PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONGEBRUIKSBESTUUR VERORDENING, 2018 VIR 'N VERANDERING VAN GRONDGEBRUIKSREGTE, BEKEND AS 'N HERSONERING - RUSTENBURG WYSIGINGSKEMA 2127**

Ek, **Esther Mpho Mmamadi (ID Nr. 800207 0345 085)** van die firma **Phure Trading and Consulting CC (Reg. Nr. 2005/140430/23)**, synde die agent van die eienaar van Resterende Gedeelte van Erf 1099, Rustenburg Dorpsgebied gee hiermee ingevolge Artikel 17(1)(d) van die Rustenburg Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordening, 2018, kennis dat ek by die Rustenburg Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van grondgebruiksregte, ook bekend as Hersonerings, met die volgende voorstelle: A) Die Hersonerings van die eiendom hierbo beskryf, geleë te Heystekstraat 15, Rustenburg Dorpsgebied vanaf "Spesiaal" na "Besigheid". B) Alle eiedomme geleë aanliggend tot die Resterende Gedeelte van Erf 1099, Rustenburg Dorpsgebied, in die omliggende omgewing, kan deur die Hersoneringsaansoek geraak word. C) Die Hersonerings behels dat die voorgestelde strukture word gebou op die eiendom, sal gebruik word vir "Besigheid 1" grondgebruik met 'n maksimum hoogte van vyf 5 verdiepings, maksimum dekking van 60% en 'n maksimum Vloer Oppervlakte Verhouding (V.O.V) van 2. 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 28 dae vanaf 18 Mei 2021. Besware teen of vertoe ten opsigte van die aansoek moet sodanige beswaar of voorlegging op skrif aan die Munisipale Bestuurder by bovermelde adres of by Posbus 16, Rustenburg, 0300, binne 'n tydperk van 28 dae vanaf 18 Mei 2021. **Address van aansoeker: Phure Consulting, Nelson Mandelarylaan 32, Frans Vos gebou, Kantoor No.9, 1ste Vloer, Rustenburg, Tel: 014 592 9408, Faks: 086 549 4647.**

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**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS****LOCAL AUTHORITY NOTICE 44 OF 2021****MAQUASSI HILLS LOCAL MUNICIPALITY  
DECLARATION AS APPROVED TOWNSHIP**

In terms of Section 111 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) read with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), the Maquassi Hills Local Municipality hereby declares Wolmaransstad Extension 19 (District Wolmaransstad) to be an approved township subject to the conditions set out in the schedule hereto.

**SCHEDULE**

CONDITIONS UNDER WHICH THE APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF THE PROVISIONS OF CHAPTER IV OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) ON PORTION 193 (A PORTION OF PORTION 2) OF THE FARM WOLMARANSSTAD TOWN AND TOWNLANDS 184, REGISTRATION DIVISION H.O., NORTH WEST PROVINCE BY THE MAQUASSI HILLS LOCAL MUNICIPALITY (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 Wolmaransstad Extension 19.

**(2) LAYOUT / DESIGN**

The township shall consist of erven and streets as indicated on General Plan S.G. No. 316/2020.

**(3) ACCESS**

No ingress from Provincial Road 158 to the township and no egress to Provincial Road 158 from the township shall be allowed.

**(4) ACCEPTANCE AND DISPOSAL OF STORMWATER**

The township applicant shall arrange for the drainage of the township to fit in with that of Provincial Road 158 and for all stormwater running off or being diverted from the road to be received and disposed of.

**(5) 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.

**(6) REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING ESKOM POWER LINES**

If, by reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing power lines of Eskom, the cost thereof shall be borne by the township applicant.

**(7) ENVIRONMENTAL MANAGEMENT**

The township applicant must ensure that all conditions imposed by the Department of Rural, Environment and Agricultural Development in terms of the Environmental Authorisation issued by the said Department on 18 May 2016 by virtue of NWP/EIA/31/2015 are adhered to.

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

The township applicant shall install and provide appropriate, affordable and upgradable internal and external services in or for the township.

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

All erven shall be made subject to existing conditions and servitudes, if any, but excluding:

**(1) the following conditions / servitudes which do not affect the township area because of the location thereof:**

(a) "B. The Remaining Extent of Portion 2 of the farm Wolmaransstad Town and Townlands 184, H.O., in extent 5750,7358 Hectares, whereof the property held hereby forms a portion, is subject to the following:

(i) The within mentioned servitude of a dam and waterfurrow over certain portions of the farm Vlakfontein No. 131 District Wolmaransstad has been more clearly defined by Notarial Deed No. 107/1915S".

(b) "E. The Remaining Extent of Portion 2 of the farm Wolmaransstad Town and Townlands 184, H.O., in extent 4005,8067 Hectares, whereof the property held hereby forms a portion, is subject to the following:

(i) By Notarial Deed K2187/85S, the right has been granted to ESKOM to convey electricity over the property hereby conveyed together with ancillary rights, and subject to conditions, as will more fully appear on reference to said Notarial Deed and diagram and which servitude's route was described by Notarial Deed K221/1990S and amended by Notarial

- Deed K4498/1998 S to the effect that the location of the substation is indicated by the figure ABCDEFGHJA, the centre lines of a 22 meter wide powerline are indicated by the lines KLMNQRa, TUV and WXY and the centre line of a 31 meter wide powerline is indicated by the line ZA1B1C1d on Diagram SG number 5850/1997 respectively,
- (ii) By Notarial Deed K2188/85S, the right has been granted to ESKOM to convey electricity over the property hereby conveyed together with ancilliary rights, and subject to conditions, as will more fully appear on reference to said Notarial Deed and diagram and which servitude's route was described by Notarial Deed K221/1990S and amended by Notarial Deed K4498/1998 S to the effect that the location of the substation is indicated by the figure ABCDEFGHJA, the centre lines of a 22 meter wide powerline are indicated by the lines KLMNQRa, TUV and WXY and the centre line of a 31 meter wide powerline is indicated by the line ZA1B1C1d on Diagram SG number 5850/1997 respectively".
- (c) "F. The Remaining Extent of Portion 2 of the farm Wolmaransstad Town and Townlands 184, H.O., in extent 4004,9788 Hectares, whereof the property held hereby forms a portion, is subject to the following:
- (i) Kragtens Notariële Akte No. K3917/88S gedateer 24/10/1988 is die hierinvermelde eiendom onderhewig aan 'n ewigdurende serwituut van waterleiding t.g.v. OVS-Goudvelde-Waterraad, welke serwituut aangedui word deur die lyne ab, CDEFG, dJKLMNe, fQg en hj op Kaart LG A30/1987, soos meer volledig sal blyk uit gemelde Notariële Akte".
- (d) "G. The Remaining Extent of Portion 2 of the farm Wolmaransstad Town and Townlands 184, H.O., in extent 3928,6427 Hectares, whereof the property held hereby forms a portion, is subject to the following:
- (i) Kragtens Notariële Akte No. K2249/98S gedateer 24/03/1998 is die hierinvermelde eiendom onderhewig aan 'n ewigdurende serwituut oor die gebied gemerk ABCDEF soos aangedui op kaart LG No. 8147/97 ten gunste van Goudveld Water soos meer volledig sal blyk uit gemelde Notariële Akte".
- (2) the following servitudes which affect Erven 9691 and 9990 (Park) in the township only:
- "C. The Remaining Extent of Portion 2 of the farm Wolmaransstad Town and Townlands 184, H.O., in extent 4286,5611 Hectares, whereof the property held hereby forms a portion, is subject to the following:
- (ii) By Notarial Deed No. 501/1963S, the right has been granted to ESKOM to convey electricity over the property hereby conveyed together with ancilliary rights, and subject to conditions, whereof of centre line of the servitude is indicated by the line xyz on Diagram SG Number 315/2020, as will more fully appear on reference to said Notarial Deed and diagram".
- (3) the following servitude which affects Erf 9990 (Park) in the township only:
- "E. The Remaining Extent of Portion 2 of the farm Wolmaransstad Town and Townlands 184, H.O., in extent 4005,8067 Hectares, whereof the property held hereby forms a portion, is subject to the following:
- (iii) By Notarial Deed K2189/85S, the right has been granted to ESKOM to convey electricity over the property hereby conveyed together with ancilliary rights, and subject to conditions, which servitudes route was determined by Notarial Deed K2058/1992S, which servitude is 11,00 metres wide on both sides of the vw indicated on Diagram SG Number 315/2020, as will more fully appear on reference to said Notarial Deed and diagram".
- (4) the following right / condition which shall not be passed on to the erven in the township:
- "A. The Remaining Extent of Portion 2 of the farm Wolmaransstad Town and Townlands 184, H.O., in extent 5791,3526 Hectares, whereof the property held hereby forms a portion, is subject to the following:
- (i) The said Council of the Municipality of Wolmaransstad as the registered owner of the within property shall have the right to make a dam and construct a water furrow to and in favour of the town of Wolmaransstad on that portion known as Port-Allen of the quitrent farm Vlakfontein No. 131, Wolmaransstad in extent Three thousand two hundred and seventy five (3,275) morgen Three hundred and ninety three (393) square roods, held by Johan Christian Bornman under Deed of Transfer No. 308/1882, as more fully described in Deed of Permission (Acte van Vergunning) No. 584 of 1896, dated 13<sup>th</sup> April 1895 – and registered in the Deeds Office on the 29<sup>th</sup> July 1896, Book C., Folio 1045.
- (ii) THIS GRANT is made on the conditions that all roads already made over this land by lawful authority shall remain free and unobstructed, that the land shall be subject to grazing for the cattle of travellers, that the said land shall be further subject to such stipulations as have been established or may hereafter be established by the Legislature and finally that the owners shall be liable to the prompt payment of an annual tax as provided in Law No. 4 of 1899 in any amendment thereof".
- (5) the following servitudes which shall be passed on to all the erven in the township:



- (a) "C. The Remaining Extent of Portion 2 of the farm Wolmaransstad Town and Townlands 184, H.O., in extent 4286,5611 Hectares, whereof the property held hereby forms a portion, is subject to the following:
  - (i) By Notarial Deed no. 335/1962S, the right has been granted to ESKOM to convey electricity over the property hereby conveyed together with ancilliary rights, and subject to conditions, as will more fully appear on reference to said Notarial Deed and diagram".
- (b) "D. The Remaining Extent of Portion 2 of the farm Wolmaransstad Town and Townlands 184, H.O., in extent 4277,9958 Hectares, whereof the property held hereby forms a portion, is subject to the following:
  - (i) By Notarial Deed No. 118/1969S, the right has been granted to ESKOM to convey electricity over the property hereby conveyed together with ancilliary rights, and subject to conditions, as will more fully appear on reference to said Notarial Deed and diagram".

#### 4. CONDITIONS OF TITLE

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

##### (a) ALL ERVEN WITH THE EXCEPTION OF ERVEN 9990 (PARK) TO 9993 (PARK)

##### (i) The erf is subject to:

- (aa) a servitude, 3 metres wide along the street boundary;
- (bb) a servitude, 2 metres wide along the rear (mid block) boundary; and
- (cc) servitude along the side boundary with an aggregate width of 3 metres and a minimum width of 1 metre,

in favour of the local authority for sewerage and other municipal purposes and, in the case of a panhandle erf, an additional servitude for municipal purposes 1 metre wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may relax or grant exemption from the required servitudes.

- (ii) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 1 metre thereof.
- (iii) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion, may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose, subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

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

In addition to the relevant conditions set out above, the under-mentioned erven shall be subject to the conditions as indicated:

##### (i) ALL ERVEN

The erf lies in an area where soil conditions can affect buildings and structures and result in damage to them. Building plans submitted to the local authority 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.

##### (ii) ERVEN 9391 TO 9400; 9418 TO 9423; 9433 TO 9438; 9454 TO 9463 AND 9473 TO 9476

The NHBRC classification for foundations is considered as PR.

##### (iii) ERVEN 9404 TO 9417; 9479 TO 9484 AND 9490 TO 9502

The NHBRC classification for foundations is considered as C-C1R.

##### (iv) ERVEN 9425 TO 9432; 9441 TO 9452; 9468 TO 9470; 9526 TO 9540; 9588; 9606 TO 9609 AND 9628 TO 9632

The NHBRC classification for foundations is considered as PDH2H3.

##### (v) ERVEN 9507 TO 9523; 9543 TO 9572; 9575 TO 9585; 9593 TO 9604; 9611 TO 9626; 9633 TO 9690 AND 9692 TO 9989

The NHBRC classification for foundations is considered as CHR.

##### (vi) ERVEN 9401 TOT 9403; 9477 TOT 9478 EN 9485 TOT 9489

The NHBRC classification for foundations is considered as partially PR and partially C-C1R

##### (vii) ERVEN 9424; 9439 TO 9440; 9453; 9464 TO 9466 AND 9471 TO 9472

The NHBRC classification for foundations is considered as partially PR and partially PDH2H3.

- (viii) ERVEN 9524 TO 9525; 9541 TO 9542; 9586 TO 9587; 9589 TO 9590; 9605; 9610; 9627; 9991 (PARK) AND 9992 (PARK)

The NHBRC classification for foundations is considered as partially CHR and partially PDH2H3.

- (ix) ERVEN 9467 AND 9691

The NHBRC classification for foundations is considered as partially PR, partially PDH2H3 and partially CHR.

- (x) ERVEN 9503 TO 9506; 9573 TO 9574 AND 9591 TO 9592

The NHBRC classification for foundations is considered as partially CHR and partially C-C1R

- (xi) ERF 9990 (PARK)

The NHBRC classification for foundations is considered as partially PR, partially PDH2H3 and partially C-C1R.

- (xii) ERF 9993 (PARK)

The NHBRC classification for foundations is considered as partially PQR and partially CHR.

- (xiii) ERVEN 9691 AND 9990 (PARK) TO 9992 (PARK)

No building of any nature shall be erected within that part of the erf which is likely to be inundated by floodwater on an average every 100 years, as shown on the approved layout plan: Provided that the local authority may consent to the erection of buildings on such part if it is satisfied that the said part or building/s will no longer be subject to inundation. No terracing or other changes within the floodplane shall be carried out unless with the approval by the local authority of proposals prepared by a professional engineer.

**K.J. LESEISANE, Acting Municipal Manager**

Maquassi Hills Local Municipality, Municipal Offices, Kruger Street, Wolmaransstad, 2630, Tel (018) 065 0010

**PLAASLIKE OWERHEID KENNISGEWING 44 VAN 2021****AQUASSI HILLS PLAASLIKE MUNISIPALITEIT  
VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge Artikel 111 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) saamgelees met die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, 2013 (Wet 16 van 2013), verklaar die Maquassi Hills Plaaslike Munisipaliteit hierby die dorp Wolmaransstad Uitbreiding 19 (Distrik Wolmaransstad) tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande skedule.

**SKEDULE**

VOORWAARDES WAARONDER DIE AANSOEK OM DORPSTIGTING INGEVOLGE DIE BEPALINGS VAN HOOFSTUK IV VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) OP GEDEELTE 193 ('N GEDEELTE VAN GEDEELTE 2) VAN DIE PLAAS WOLMARANSSTAD TOWN AND TOWNLANDS 184, REGISTRASIE AFDELING H.O., PROVINSIE NOORDWES, DEUR DIE MAQUASSI HILLS PLAASLIKE MUNISIPALITEIT (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 Wolmaransstad Uitbreiding 19.

**(2) UITLEG / ONTWERP**

Die dorp sal bestaan uit erwe en strate soos aangedui op Algemene Plan LG No. 316/2020.

**(3) TOEGANG**

Geen ingang van Provinsiale Pad 158 tot die dorp en geen uitgang tot Provinsiale Pad 158 uit die dorp word toegelaat nie.

**(4) ONTVANGS EN VERSORGING VAN STORMWATER**

Die dorpstigter moet die stormwaterdreinerings van die dorp so reël dat dit inpas by dié van Provinsiale Pad 158 en moet die stormwater wat van die pad afloop of afgelei word, ontvang en versorg.

**(5) VERWYDERING, VERPLASING, MODIFISERING OF DIE VERVANGING VAN BESTAANDE POSKANTOOR- / TELKOMUITRUSTING**

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

**(6) VERWYDERING, VERPLASING, MODIFISERING OF DIE VERVANGING VAN BESTAANDE ESKOM KRAGLYNE**

Indien dit as gevolg van die stigting van die dorp nodig sou word om enige bestaande kraglyne van Eskom te verwyder, te verplaas, te modifiseer of te vervang moet die koste daarvan deur die dorpstigter gedra word.

**(7) OMGEWINGSBESTUUR**

Die dorpstigter moet toesien dat alle voorwaardes opgelê deur die Departement van Landelike, Omgewing en Landbou-ontwikkeling ingevolge die Omgewingsmagtiging uitgereik deur die voorgenoemde Departement op 18 Mei 2016 kragtens NWP/EIA/31/2015 nagekom word.

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

Die dorpstigter moet geskikte, bekostigbare en opgradeerbare interne en eksterne ingenieursdienste in of vir die dorp installeer en voorsien.

**3. BESKIKKING OOR BESTAANDE TITELVOORWAARDES**

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

**(1) die volgende voorwaardes / serwitute wat nie die dorp raak nie weens die ligging daarvan:**

(a) "B. The Remaining Extent of Portion 2 of the farm Wolmaransstad Town and Townlands 184, H.O., in extent 5750,7358 Hectares, whereof the property held hereby forms a portion, is subject to the following:

(i) The within mentioned servitude of a dam and waterfurrow over certain portions of the farm Vlakfontein No. 131 District Wolmaransstad has been more clearly defined by Notarial Deed No. 107/1915S".

(b) "E. The Remaining Extent of Portion 2 of the farm Wolmaransstad Town and Townlands 184, H.O., in extent 4005,8067 Hectares, whereof the property held hereby forms a portion, is subject to the following:

(i) By Notarial Deed K2187/85S, the right has been granted to ESKOM to convey electricity over the property hereby conveyed together with ancillary rights, and subject to conditions,

- as will more fully appear on reference to said Notarial Deed and diagram and which servitude's route was described by Notarial Deed K221/1990S and amended by Notarial Deed K4498/1998 S to the effect that the location of the substation is indicated by the figure ABCDEFGHJA, the centre lines of a 22 meter wide powerline are indicated by the lines KLMNPQRa, TUV and WXY and the centre line of a 31 meter wide powerline is indicated by the line ZA1B1C1d on Diagram SG number 5850/1997 respectively,
- (ii) By Notarial Deed K2188/85S, the right has been granted to Eskom to convey electricity over the property hereby conveyed together with ancillary rights, and subject to conditions, as will more fully appear on reference to said Notarial Deed and diagram and which servitude's route was described by Notarial Deed K221/1990S and amended by Notarial Deed K4498/1998 S to the effect that the location of the substation is indicated by the figure ABCDEFGHJA, the centre lines of a 22 meter wide powerline are indicated by the lines KLMNPQRa, TUV and WXY and the centre line of a 31 meter wide powerline is indicated by the line ZA1B1C1d on Diagram SG number 5850/1997 respectively".
- (c) "F. The Remaining Extent of Portion 2 of the farm Wolmaransstad Town and Townlands 184, H.O., in extent 4004,9788 Hectares, whereof the property held hereby forms a portion, is subject to the following:
- (i) Kragtens Notariële Akte No. K3917/88S gedateer 24/10/1988 is die hierinvermelde eiendom onderhewig aan 'n ewigdurende servituut van waterleiding t.g.v. OVS-Goudvelde-Waterraad, welke servituut aangedui word deur die lyne ab, CDEFG, dJKLMNe, fQg en hj op Kaart LG A30/1987, soos meer volledig sal blyk uit gemelde Notariële Akte".
- (d) "G. The Remaining Extent of Portion 2 of the farm Wolmaransstad Town and Townlands 184, H.O., in extent 3928,6427 Hectares, whereof the property held hereby forms a portion, is subject to the following:
- (i) Kragtens Notariële Akte No. K2249/98S gedateer 24/03/1998 is die hierinvermelde eiendom onderhewig aan 'n ewigdurende servituut oor die gebied gemerk ABCDEF soos aangedui op kaart LG No. 8147/97 ten gunste van Goudveld Water soos meer volledig sal blyk uit gemelde Notariële Akte".
- (2) die volgende servitute wat slegs Erwe 9694 en 9990 (Park) in die dorp raak:
- "C. The Remaining Extent of Portion 2 of the farm Wolmaransstad Town and Townlands 184, H.O., in extent 4286,5611 Hectares, whereof the property held hereby forms a portion, is subject to the following:
- (ii) By Notarial Deed No. 501/1963S, the right has been granted to Eskom to convey electricity over the property hereby conveyed together with ancillary rights, and subject to conditions, whereof centre line of the servitude is indicated by the line xyz on Diagram SG Number 315/2020, as will more fully appear on reference to said Notarial Deed and diagram".
- (3) die volgende servituut wat slegs Erf 9990 (Park) in die dorp raak:
- "E. The Remaining Extent of Portion 2 of the farm Wolmaransstad Town and Townlands 184, H.O., in extent 4005,8067 Hectares, whereof the property held hereby forms a portion, is subject to the following:
- (iii) By Notarial Deed K2189/85S, the right has been granted to Eskom to convey electricity over the property hereby conveyed together with ancillary rights, and subject to conditions, which servitudes route was determined by Notarial Deed K2058/1992S, which servitude is 11,00 metres wide on both sides of the vw indicated on Diagram SG Number 315/2020, as will more fully appear on reference to said Notarial Deed and diagram".
- (4) die volgende reg / voorwaarde wat nie aan die erwe in die dorp oorgedra moet word nie:
- "A. The Remaining Extent of Portion 2 of the farm Wolmaransstad Town and Townlands 184, H.O., in extent 5791,3526 Hectares, whereof the property held hereby forms a portion, is subject to the following:
- (i) The said Council of the Municipality of Wolmaransstad as the registered owner of the within property shall have the right to make a dam and construct a water furrow to and in favour of the town of Wolmaransstad on that portion known as Port-Allen of the quitrent farm Vlakfontein No. 131, Wolmaransstad in extent Three thousand two hundred and seventy five (3,275) morgen Three hundred and ninety three (393) square roods, held by Johan Christian Bornman under Deed of Transfer No. 308/1882, as more fully described in Deed of Permission (Acte van Vergunning) No. 584 of 1896, dated 13<sup>th</sup> April 1895 – and registered in the Deeds Office on the 29<sup>th</sup> July 1896, Book C., Folio 1045.
- (ii) THIS GRANT is made on the conditions that all roads already made over this land by lawful authority shall remain free and unobstructed, that the land shall be subject to grazing for the cattle of travellers, that the said land shall be further subject to such stipulations as have been established or may hereafter be established by the Legislature and finally that the owners shall be liable to the prompt payment of an annual tax as provided in Law No. 4 of 1899 in any amendment thereof".

- (5) die volgende serwitute wat aan al die erwe in die dorp oorgedra moet word:
- (a) "C. The Remaining Extent of Portion 2 of the farm Wolmaransstad Town and Townlands 184, H.O., in extent 4286,5611 Hectares, whereof the property held hereby forms a portion, is subject to the following:
- (i) By Notarial Deed no. 335/1962S, the right has been granted to Eskom to convey electricity over the property hereby conveyed together with ancillary rights, and subject to conditions, as will more fully appear on reference to said Notarial Deed and diagram".
- (b) "D. The Remaining Extent of Portion 2 of the farm Wolmaransstad Town and Townlands 184, H.O., in extent 4277,9958 Hectares, whereof the property held hereby forms a portion, is subject to the following:
- (i) By Notarial Deed No. 118/1969S, the right has been granted to Eskom to convey electricity over the property hereby conveyed together with ancillary rights, and subject to conditions, as will more fully appear on reference to said Notarial Deed and diagram".

#### 4. TITELVOORWAARDES

- (1) VOORWAARDES OPGELÊ KRAGTENS DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986)

- (a) ALLE ERWE MET DIE UITSONDERING VAN ERWE 9990 (PARK) TOT 9993 (PARK)

- (i) Die erf is onderworpe aan-
- (aa) 'n serwituut, 3 meter wyd langs die straatgrens;
- (bb) 'n serwituut, 2 meter wyd langs die agterste (midblok) grens; en
- (cc) serwitute langs die sygrense met 'n gesamentlike wydte van 3 meter en 'n minimum wydte van 1 meter,
- ten gunste van die plaaslike owerheid vir riool- en ander munisipale doeleindes en, in die geval van 'n pypsteelerf, 'n addisionele serwituut van 1 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 1 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.

- (b) ERWE ONDERWORPE AAN SPESIALE VOORWAARDES

Benewens die betrokke voorwaardes hierbo uiteengesit, is ondergenoemde erwe onderworpe aan die voorwaardes soos aangedui:

- (i) 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 funderingstoestande 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.
- (ii) ERWE 9391 TOT 9400; 9418 TOT 9423; 9433 TOT 9438; 9454 TOT 9463 EN 9473 TOT 9476  
Die NHBRC klassifikasie vir fondasies word bestempel as PR.
- (iii) ERWE 9404 TOT 9417; 9479 TOT 9484 EN 9490 TOT 9502  
Die NHBRC klassifikasie vir fondasies word bestempel as C-C1R.
- (iv) ERWE 9425 TOT 9432; 9441 TOT 9452; 9468 TOT 9470; 9526 TOT 9540; 9588; 9606 TOT 9609 EN 9628 TOT 9632  
Die NHBRC klassifikasie vir fondasies word bestempel as PDH2H3.
- (v) ERWE 9507 TOT 9523; 9543 TOT 9572; 9575 TOT 9585; 9593 TOT 9604; 9611 TOT 9626; 9633 TOT 9690 EN 9692 TOT 9989  
Die NHBRC klassifikasie vir fondasies word bestempel as CHR.
- (vi) ERWE 9401 TOT 9403; 9477 TOT 9478 EN 9485 TOT 9489



- Die NHBRC klassifikasie vir fondasies word bestempel as gedeeltelik PR en gedeeltelik C-C1R
- (vii) ERWE 9424; 9439 TOT 9440; 9453; 9464 TOT 9466 EN 7471 TOT 9472  
Die NHBRC klassifikasie vir fondasies word bestempel as gedeeltelik PR en gedeeltelik PDH2H3.
- (viii) ERWE 9524 TOT 9525; 9541 TOT 9542; 9586 TOT 9587; 9589 TOT 9590; 9605; 9610; 9627; 9991 (PARK) EN 9992 (PARK)  
Die NHBRC klassifikasie vir fondasies word bestempel as gedeeltelik CHR and gedeeltelik PDH2H3.
- (ix) ERWE 9467 EN 9691  
Die NHBRC klassifikasie vir fondasies word bestempel as gedeeltelik PR, gedeeltelik PDH2H3 en gedeeltelik CHR.
- (x) ERWE 9503 TOT 9506; 9573 TOT 9574 EN 9591 TOT 9592  
Die NHBRC klassifikasie vir fondasies word bestempel as gedeeltelik CHR en gedeeltelik C-C1R
- (xi) ERF 9990 (PARK)  
Die NHBRC klassifikasie vir fondasies word bestempel as gedeeltelik PR, gedeeltelik PDH2H3 en gedeeltelik C-C1R.
- (xii) ERF 9993 (PARK)  
Die NHBRC klassifikasie vir fondasies word bestempel as gedeeltelik PQR en gedeeltelik CHR.
- (xiii) ERWE 9691 EN 9990 (PARK) TOT 9992 (PARK)

Geen gebou van enige aard moet op daardie deel van die erf wat gemiddeld elke 100 jaar waarskynlik deur vloedwater oorstroom kan word, soos op die goedgekeurde uitlegplan aangetoon, opgerig word nie: Met dien verstande dat die plaaslike owerheid mag toestem dat geboue op sodanige deel opgerig word indien hy oortuig is dat genoemde deel of gebou/e nie meer aan oorstroming onderworpe is nie. Geen terrassing of ander veranderings moet binne die vloedarea uitgevoer word tensy die goedkeuring van die plaaslike owerheid vir die voorstelle wat voorberei is deur 'n professionele ingenieur, verkry is nie.

**K.J. LESEISANE, Waarnemende Munisipale Bestuurder**

Maquassi Hills Plaaslike Munisipaliteit, Munisipale Kantore, Krugerstraat, Wolmaransstad, 2630, Tel (018) 065 0010

**LOCAL AUTHORITY NOTICE 45 OF 2021**  
**MAQUASSI HILLS LOCAL MUNICIPALITY**  
**APPROVAL OF AMENDMENT OF LAND USE SCHEME**

The Maquassi Hills Local Municipality hereby in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance, 1986 declares that it has approved an amendment scheme being an amendment of the Maquassi Hills Land Use Scheme, 2017, comprising the same land as included in the township of Wolmaransstad Extension 19.

Map 3 and the scheme clauses of the amendment scheme are filed with the Acting Municipal Manager, Maquassi Hills Local Municipality and are open for inspection at all reasonable times.

This amendment is known as Maquassi Hills Amendment Scheme 12 and shall come into operation on the date of publication of this notice.

**K.J. LESEISANE, Acting Municipal Manager**

Maquassi Hills Local Municipality, Municipal Offices, Kruger Street, Wolmaransstad, 2630, Tel (018) 065 0010

**PLAASLIKE OWERHEID KENNISGEWING 45 VAN 2021**

**MAQUASSI HILLS PLAASLIKE MUNISIPALITEIT**  
**GOEDKEURING VAN WYSIGING VAN GRONDGEBRUIKSKEMA**

Die Maquassi Hills Plaaslike Munisipaliteit verklaar hierby ingevolge die bepalings van Artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 dat hy 'n wysigingskema synde 'n wysiging van die Maquassi Hills Grondgebruikskema, 2017, wat uit dieselfde grond as wat die dorp Wolmaransstad Uitbreiding 19 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Waarnemende Munisipale Bestuurder, Maquassi Hills Plaaslike Munisipaliteit en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Maquassi Hills Wysigingskema 12 en tree in werking op datum van publikasie van hierdie kennisgewing.

**K.J. LESEISANE, Waarnemende Munisipale Bestuurder**

Maquassi Hills Plaaslike Munisipaliteit, Munisipale Kantore, Krugerstraat, Wolmaransstad, 2630, Tel (018) 065 0010

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