



NORTH WEST NOORDWES

PROVINCIAL GAZETTE PROVINSIALE KOERANT

Vol: 264

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6 December 2021
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DEPARTMENT OF HEALTH

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PROCLAMATIONS • PROKLAMASIES**PROCLAMATION NOTICE 37 OF 2021****NOTICE OF AN APPROVAL OF AN AMENDMENT SCHEME IN TERMS OF SECTION 17(1)(V) OF RUSTENBURG LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018.****RUSTENBURG LOCAL MUNICIPALITY****RUSTENBURG AMENDMENT SCHEME 1790, 1855, 1902, 1931, 1969, 2031, 2055, 2167 AND 3002**

It is hereby notified in terms of the provisions of Section 17(1)(v) of the Rustenburg Local Municipality Spatial Planning and Land Use Management By-Law, 2018, that the Rustenburg Local Municipality has approved the applications for the amendment of the Rustenburg Land Use Scheme, 2021 being the rezoning of the under mentioned properties from their present zonings to the new zonings, as indicated below, subject to certain further conditions:

Scheme number	Property description	Present Zoning	New Zoning
1790	Remaining Extent of Erf 881 Rustenburg	"Residential 1"	"Special" for the purposes of an Accommodation Enterprise, subject to conditions contained in Annexure 2269
1855	Remaining Extent of Portion 1 of Erf 392 Rustenburg	"Residential 1"	"Residential 2" for the purposes of a Residential Building restricted to six lettable rooms, tuck shop, and a dwelling unit, subject to conditions as contained in Annexure 2169
1902	Erf 59 Tlhabane Unit B, Rustenburg	"Residential 1"	"Residential 2" including a residential building restricted to nine lettable rooms, subject to conditions as contained in Annexure 2203
1931	Portion 4 of Erf 1423 Rustenburg	"Residential 1"	"Residential 1" including a place of instruction (extra classes) restricted to a maximum of 40m ² , subject to conditions as contained in Annexure 2232
1969	Portion 1 and Portion 2 of Erf 1932 Rustenburg	"Business 1" "Residential 2"	"Business 1" including a car wash, subject to conditions as contained in Annexure 2268
2031	Remaining Extent of Erf 1323 Rustenburg	"Residential 1"	"Residential 2" limited to two dwelling units including a Tuck Shop, subject to conditions as contained in Annexure 2404
2055	Remaining Extent of Erf 1536 Rustenburg Extension 3	"Residential 1"	"Residential 1" including a crèche and two dwelling units, subject to conditions as contained in Annexure 2340
2167	Portion 5 of Erf 2531 Rustenburg	"Residential 1"	"Residential 2" with a density of 60 dwelling units per hectare, subject to conditions as contained in Annexure 2452
3002	The remainder of Portion 4 of Holding 34 Waterglen Agricultural Holding Registration Division J.Q.	"High Potential Agricultural"	"Special" for the purposes of a wellness centre, subject to conditions as contained in Annexure 3002

Land Use Scheme and the scheme clauses and Annexures of these amendment schemes are filed with the Municipality and are open for inspection during normal office hours. These amendments are known as Rustenburg Amendment Scheme 1790, 1855, 1902, 1931, 1969, 2031, 2055, 2167, and 3002 **respectively**, and shall come into operation on the date of publication of this notice. **MUNICIPAL MANAGER: V. Makona**

PROKLAMASIE KENNISGEWING 37 VAN 2021**KENNISGEWING VAN 'N GOEDKEURING VAN 'N WYSIGINGSKEMA IN TERME VAN ARTIKEL 17(1)(V) VAN DIE RUSTENBURG PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIK-BESTUUR VERORDENING, 2018. RUSTENBURG PLAASLIKE MUNISIPALITEIT RUSTENBURG WYSIGINGSKEMA 1790, 1855, 1902, 1931, 1969, 2031, 2055, 2167 EN 3002**

Hiermee word kennis gegee in terme van die bepalings van Artikel 17(1)(v) van die Rustenburg Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Verordening, 2018, dat die Rustenburg Plaaslike Munisipaliteit die wysiging van die Rustenburg Grondgebruikbestuur Skema, 2021, goedgekeur het deur die hersonering van die eiendomme hieronder genoem vanaf hulle huidige sonering na die nuwe sonering soos hieronder teenoor die eiendom aangetoon, onderworpe aan sekere voorwaardes:

Skema nommer	Grond-beskrywing	Huidige Sonering	Nuwe Sonering
1790	Resterende Gedeelte van Erf 881 Rustenburg	"Residensieël 1"	"Spesiaal" vir 'n akkommodasie onderneming, onderhewig aan voorwaardes soos vervat in Bylae 2269
1855	Resterende Gedeelte van Gedeelte 1 van Erf 392 Rustenburg	"Residensieël 1"	"Residensieël 2" insluitend 'n residensieële gebou en 'n geriefswinkel en 'n wooneenheid, onderhewig aan voorwaardes soos vervat in Bylae 2169
1902	Erf 59 Tlhabane Uitbreiding B, Rustenburg	"Residensieël 1"	"Residensieël 2" insluitend residensieële geboue beperk tot nege verhuurbare kamers, onderhewig aan voorwaardes soos vervat in Bylae 2203
1931	Gedeelte 4 van Erf 1423 Rustenburg	"Residensieël 1"	Residensieël 1" insluitend 'n Plek van Onderrig (Ekstra Klasse) beperk tot 'n maksimum van 40m ² , onderhewig aan voorwaardes soos vervat in Bylae 2232
1969	Gedeelte 1 and Gedeelte 2 van Erf 1932 Rustenburg	"Besigheid 1" "Residensieël 2"	"Besigheid 1" insluitend 'n karwas, onderhewig aan voorwaardes soos vervat in Bylae 2268
2031	Resterende Gedeelte van Erf 1323 Rustenburg	"Residensieël 1"	"Residensieël 2" beperk tot twee wooneenhede insluitend 'n geriefswinkel, onderhewig aan voorwaardes soos vervat in Bylae 2404
2055	Resterende Gedeelte van Erf 1536 Rustenburg Uitbreiding 3	"Residensieël 1"	"Residensieël 1" insluitend 'n kleuterskool en twee wooneenhede, onderhewig aan voorwaardes soos vervat in Bylae 2340
2167	Gedeelte 5 van Erf 2531 Rustenburg	"Residensieël 1"	"Residensieël 2" met 'n digtheid van 60 eenhede per hektaar, onderhewig aan voorwaardes soos vervat in Bylae 2452
3002	Die Resterende Gedeelte van Gedeelte 4 van Hoewe 34 Waterglen Lanbou Hoewes, Registrasie Afdeling J.Q.,	"Hoë Potensiaal/Unieke Landbou"	"Spesiaal" vir 'n "Welstandssentrum" wat sal insluit die behandeling en versorging van pasiënte met psigiatries- en sielkundige probleme, onderhewig aan voorwaardes soos vervat in Bylae 3002

Grondgebruikskema en die skema klousules en Bylae van hierdie wysigingskemas is gestoor by die Munisipaliteit en is beskikbaar vir inspeksie gedurende normale kantoorure. Hierdie wysigingskemas staan bekend as Rustenburg Wysigingskema 1790, 1855, 1902, 1931, 1969, 2055, 2167, en 3002 **onderskeidelik** en sal in werking tree op die datum van publikasie van hierdie kennisgewing. **MUNISIPALE BESTUURDER:** V. Makona

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

PROVINCIAL NOTICE 207 OF 2021

NOTICE TO ADJACENT OWNERS AND AFFECTED PARTIES RELATING TO A LAND DEVELOPMENT APPLICATION TO THE MATLOSANA LOCAL MUNICIPALITY, FOR THE SIMULTANEOUS SUBDIVISION AND CHANGE OF LAND USE RIGHTS (ALSO REZONING) OF A PORTION OF THE PROPERTY, IN RESPECT OF THE REMAINING EXTENT OF PORTION 8 (A PORTION OF PORTION 5) OF THE FARM 400, REGISTRATION DIVISION I.P., NORTH-WEST PROVINCE, SITUATED ADJACENT TO THE KLERKSDORP TO VENTERSDORP PROVINCIAL ROAD, P32-1 (AMENDMENT SCHEME 1352 WITH ANNEXURE 1264). I, Alexander Edward van Breda, ID 620501 5073 08 2, being the authorized Agent of the Owner of the Remaining Extent of Portion 8 (a Portion of Portion 5) of the farm 400, Registration Division I.P., North-West Province ("the Property"), hereby give notice in terms of Sections 41(2)(b) and (d) of the Spatial Planning and Land Use Management Act ("SPLUMA"), 2013, Act 16 of 2013, read with Sections 62(1), 67(2), 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), read with Section 18 of the Ordinance on the Subdivision of Land, 1986 (Ordinance 20 of 1986), that I have applied to the City of Matlosana Local Municipality for the simultaneous subdivision and amendment of the Klerksdorp Land Use Management Scheme, 2005 ("the LUMS"), for the change of land use rights ("also rezoning") of a Portion of the Property ("the Application") and contains the following proposal: (A) That the Property be subdivided into six full title Portions; (B) That a Portion of the Property measuring 1, 97 hectares in extent be rezoned from "Agricultural" to "Agricultural" with Annexure 1264 specifying the purposes of a agricultural hub for the retail and wholesale distribution of all agricultural services, equipment, products, with above-ground diesel tank (capacity of less than 80 000 litres); (C) The following adjacent properties: Portions Re/19 of the farm Beentjeskraal 399 IP; Portions Re/157, Re/176, en Re/190 and 266 of the farm 400 IP, as well as others in the vicinity of the Property could possibly be affected hereby; (D) The following development parameters will apply to the Portion: coverage of 60% and two story height restriction. 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 Matlosana Local Municipality: Municipal offices, Records Section, Basement Floor, Klerksdorp, c/o Bram Fischer Street and OR Tambo Street, Klerksdorp Civic Centre or at the office of the Municipal Manager, PO Box 99, Klerksdorp, 2570. Any person who cannot write may during office hours attend at the address mentioned above where a named staff member of the Matlosana Local Municipality (Mr. Danny Selemoseng, 018 487 8300), 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: 03 January 2022. Address of the Applicant: Mr. A.E. van Breda, Posbus 3183, Freemanville, Klerksdorp, 2573, telephone number: 072 249 5400, vanbreda@lantic.net. Dates of publication of notices: 30 November and 07 December 2021.

30-07

PROVINSIALE KENNISGEWING 207 VAN 2021

KENNISGEWING AAN AANLIGGENDE EIENAARS EN GEAFFEKTEERDE PARTYE RAKENDE 'N GRONDONTWIKKELINGSAANSOEK NA MATLOSANA PLAASLIKE MUNISIPALITEIT VIR DIE GELYKTYDIGE ONDERVERDELING EN VERANDERING VAN DIE GRONDGEBRUIKS REGTE ("OOK HERSONERING"), TEN OPSIGTE VAN 'N GEDEELTE VAN DIE RESTERENDE GEDEELTE VAN GEDEELTE 8 ('N GEDEELTE VAN GEDEELTE 5) VAN DIE PLAAS 400, REGISTRASIE AFDELING I.P., PROVINSIE NOORD-WES, GELEE AANLIGGENDE TOT DIE KLERKSDORP NA VENTERSDORP PROVINSIALE PAD, P32-1 (WYSIGINGSKEMA 1352 MET BYLAAG 1264). Ek, Alexander Edward van Breda, ID 620501 5073 08 2, synde die gemagtigde Agent van die Eienaar van die Resterende Gedeelte van Gedeelte 8 ('n Gedeelte van Gedeelte 5) van die plaas 400, Registrasie Afdeling I.P., Noord-Wes Provinsie ("die Eiendom"), gee hiermee ingevolge Artikels 41(2)(b) en (d) van die Wet op Ruimtelike Beplanning en Grond gebruikbestuur ("SPLUMA"), 2013, Wet 16 van 2013, saamgelees met Artikels 62(1), 67(2), 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"), saamgelees met Artikels 56(1)(b)(i), 56(1)(b)(ii) van die Transvaal Ordonansie op Dorpsbeplanning en Dorpe, 1986 (Ordonansie 15 van 1986), saamgelees met Artikel 18 van die Ordonansie op die Verdeling van Grond, 1986 (Ordonansie 20 van 1986), kennis dat ek by die Matlosana Plaaslike Munisipaliteit aansoek gedoen het vir die gesamentlike onderverdeling van die Eiendom, asook vir die verandering van die grondgebruiksregte ("herosnering") van 'n Gedeelte van die Eiendom ("die Aansoek") en behels die volgende: (A) Dat die Eiendom in ses Gedeeltes onderverdeel word; (B) Dat 'n Gedeelte van die Eiendom (1, 97 hektaar groot) vanaf "Landbou" na "Landbou" (met Bylaag 1264) gesoneer word vir die doeleindes van 'n landbouhub vir die kleinhandel en groothandel verspreiding van alle landboudienste, toerusting en produkte met bognondse dieseltank (minder as 80 000 liter); (C) Geen beperkende titelvoorwaarde kom voor in Titelakte T70226/2021, nie; (D) Die volgende aangrensende eiendomme: Re/19 van die plaas Beentjeskraal 399 IP; Gedeeltes Re/157, Re/176, Re/190 en Re/266 van die plaas 400 I.P.; asook eiendomme in die onmiddellike omgewing van die eiendom kan moontlik hierdeur geraak word; (E) Die volgende ontwikkelingsparameters sal op die Gedeelte geld: maksimum dekking van 60% met hoogtebeperking van twee verdiepings. Enige besware teen of kommentaar, met gronde daarvoor asook kontakbesonderhede, 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 Matlosana Munisipaliteit: Die kantoor van die Munisipale Bestuurder, Rekordsafdeling, Kelderverdieping kantore, h/v Bram Fischerstraat en OR Tambostraat, en/of Posbus 99, Klerksdorp, 2570. Enige persoon wat nie kan skryf nie, mag tydens kantoorure bogenoemde adres besoek waartydens 'n aangewese amptenaar van die Matlosana Plaaslike Munisipaliteit (Mnr. Danny Selemoseng: 018 487 8300) daardie persoon behulpsaam sal wees ten einde hul besware, kommentare of vertoe 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. Sluitings datum vir enige besware: 03 Januarie 2022. Adres van die Applikant: Mnr. A.E. van Breda, Posbus 3183, Freemanville, Klerksdorp, 2573, Telefoon nommer: 072 249 5400, vanbreda@lantic.net. Datums waarop kennisgewings gepubliseer sal word: 30 November en 07 Desember 2021.

30-07

PROVINCIAL NOTICE 209 OF 2021

10 Brown Street, Vryburg
8601, North West, South Africa
Tel: +27 53 927 4056
Fax: +27 53 927 0143
Email: info@cgmbets.co.za
www.cgmbets.co.za

Registration No: 2012/072264/07

**NOTICE IN TERMS OF SECTION 29 OF THE NORTH WEST GAMBLING ACT, 2001 (ACT No. 2 OF 2001),
AS AMENDED.**

APPLICATION FOR CONSENT TO PROCURE FINANCIAL INTEREST IN A LICENSEE BY LONIVISTA

In terms of the provision of section 27A(1) of the North West Gambling Amendment Act, 2005, Act No. 9 of 2005) any person who, directly or indirectly procures a controlling interest or financial interest of five percent or more, or any lesser percentage as may be prescribed, in the business to which a license or registration in terms of section 60 relates shall, within the prescribed period and in the manner prescribed or determined by the Board, apply for the consent of the Board to hold such interest.

Central Gaming Management (Pty) Ltd Which is a company incorporated in the Republic of South Africa in terms of the Companies Act 71 of 2008, with the following Registration No: 2012/072264/07 and licensed as Bookmaker license Holder in the North West Province. The company's registered business address in No. 10 Brown Street, Vryburg.

Lonivista Pty Ltd is a company incorporated in the Republic of South Africa in terms of the Companies Act 71 of 2008, with the following Registration No: 20141842107.. The company's registered business address is No: 40 General Delaray street, Dalareyville, 2770.

Please take note that this application will be lying open for public inspection at the offices of the North West Gambling Board at 131 University Drive, Mmabatho, between 08:30-16:30, for a period of 30 days, from: 1 December 2021 to 30 December 2021.

Person wishing to make representation, be it either comments or objections, in relation to any application submitted to the Board, shall do so in writing and such representation shall contain the following information:

- a. The name of the applicant to which representation relates
- b. The grounds on which representations are made
- c. The name, address, telephone, and facsimile number of the person submitting representations; and
- d. Whether or not the person making representations wish to make an oral presentation at the hearing of the application.

Written objections should be lodged with: CGM by facsimile, email, hand delivery or post: Facsimile- 539270143 Email- info@cgmbets.co.za Hand delivery or post- 10 Brown street Vryburg, North West, 8601



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Registration No: 2012/072264/07

PROVINCIAL NOTICE 210 OF 2021



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**NOTICE IN TERMS OF SECTION 29 OF THE NORTH WEST GAMBLING ACT, 2001 (ACT No. 2 OF 2001),
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APPLICATION FOR CONSENT TO PROCURE FINANCIAL INTEREST IN A LICENSEE BY LONIPLEX

In terms of the provision of section 27A(1) of the North West Gambling Amendment Act, 2005, Act No. 9 of 2005) any person who, directly or indirectly procures a controlling interest or financial interest of five percent or more, or any lesser percentage as may be prescribed, in the business to which a license or registration in terms of section 60 relates shall, within the prescribed period and in the manner prescribed or determined by the Board, apply for the consent of the Board to hold such interest.

Central Gaming Management (Pty) Ltd Which is a company incorporated in the Republic of South Africa in terms of the Companies Act 71 of 2008, with the following Registration No: 2012/072264/07 and licensed as Bookmaker license Holder in the North West Province. The company's registered business address in No. 10 Brown Street, Vryburg.

Loniplex Pty Ltd is a company incorporated in the Republic of South Africa in terms of the Companies Act 71 of 2008, with the following Registration No 201418415607. The company's registered business address is 16 Robinson street, Mafikeng, 2745.

Please take note that this application will be lying open for public inspection at the offices of the North West Gambling Board at 131 University Drive, Mmabatho, between 08:30-16:30, for a period of 30days, from: 1 December 2021 to 30 December 2021.

Person wishing to make representation, be it either comments or objections, in relation to any application submitted to the Board, shall do so in writing and such representation shall contain the following information:

- a. The name of the applicant to which representation relates
- b. The grounds on which representations are made
- c. The name, address, telephone, and facsimile number of the person submitting representations; and
- d. Whether or not the person making representations wish to make an oral presentation at the hearing of the application.

Written objections should be lodged with: CGM by facsimile, email, hand delivery or post: Facsimile- 539270143 Email- info@cgmbets.co.za Hand delivery or post- 10 Brown street Vryburg, North West, 8601



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PROVINCIAL NOTICE 211 OF 2021



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Registration No: 2012/072264/07

**NOTICE IN TERMS OF SECTION 29 OF THE NORTH WEST GAMBLING ACT, 2001 (ACT No. 2 OF 2001),
AS AMENDED.**

APPLICATION FOR CONSENT TO PROCURE FINANCIAL INTEREST IN A LICENSEE BY VENDIVISTA

In terms of the provision of section 27A(1) of the North West Gambling Amendment Act, 2005, Act No. 5 of 2005) any person who, directly or indirectly procures a controlling interest or financial interest of five percent or more, or any lesser percentage as may be prescribed, in the business to which a license or registration in terms of section 60 relates shall, within the prescribed period and in the manner prescribed or determined by the Board, apply for the consent of the Board to hold such interest.

Central Gaming Management (Pty) Ltd Which is a company incorporated in the Republic of South Africa in terms of the Companies Act 71 of 2008, with the following Registration No: 2012/072264/07 and licensed as Bookmaker license Holder in the North West Province. The company's registered business address in No. 10 Brown Street, Vryburg.

Vendivista Pty Ltd is a company incorporated in the Republic of South Africa in terms of the Companies Act 71 of 2008, with the following Registration No: 2014162565. The company's registered business address Corner River and James Moroka street, Potchefstroom, 2520

Please take note that this application will be lying open for public inspection at the offices of the North West Gambling Board at 131 University Drive, Mmabatho, between 08:30-16:30, for a period of 30 days, from: 1 December 2021 to 30 December 2021.

Person wishing to make representation, be it either comments or objections, in relation to any application submitted to the Board, shall do so in writing and such representation shall contain the following information:

- a. The name of the applicant to which representation relates
- b. The grounds on which representations are made
- c. The name, address, telephone, and facsimile number of the person the person submitting representations; and
- d. Whether or not the person making representations wish to make an oral presentation at the hearing of the application.

Written objections should be lodged with: CGM by facsimile, email, hand delivery or post: Facsimile- 539270143 Email- info@cgmbets.co.za Hand delivery or post- 10 Brown street Vryburg, North West, 8601



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Registration No: 2012/072264/07

PROVINCIAL NOTICE 212 OF 2021

NOTICE OF APPLICATION FOR AMENDMENT OF TLOKWE PLANNING SCHEME, 2015 IN TERMS OF SECTION 62, SECTION 73 AND SECTION 76 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): REMAINING EXTENT OF ERF 1065, POTCHEFSTROOM TOWNSHIP REGISTRATION DIVISION IQ, NORTH WEST PROVINCE, SITUATED AT 50 CHIEF ALBERT LUTHULI STREET, POTCHEFSTROOM, TOWNSHIP, NORTH WEST PROVINCE AND REMAINING EXTENT PORTION 2 OF ERF 1065, POTCHEFSTROOM TOWNSHIP REGISTRATION DIVISION IQ, NORTH WEST PROVINCE SITUATED AT 52 CHIEF ALBERT LUTHULI STREET, POTCHEFSTROOM TOWNSHIP, NORTH WEST PROVINCE - TLOKWE AMENDMEN SCHEME 2374

Notice is hereby given in terms of Section 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 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 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: 10 January 2022

NATURE OF APPLICATION:

I, Pieter Francis Ernst (ID: 840328 5059 08 3) of Malepa Planning and Projects (Pty) Ltd (Reg. Nr.: 2007/015316/07) being the authorised agent of the owners, hereby apply to JB Marks Local Municipality in terms of Section 62, Section 73 and Section 76 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, for the simultaneous rezonings, consolidation, relaxation of building lines:

- Rezoning of Remainder of Erf 1065, Potchefstroom Township Registration Division IQ, North West Province from "Business 2" to "Residential 3", situated at 50 Chief Albert Luthuli Street, Potchefstroom, Township, North West Province
- Rezoning of Remainder of Portion 2 of Erf 1065, Potchefstroom Township Registration Division IQ, North West Province from "Residential 1" to "Residential 3", situated at 52 Chief Albert Luthuli Street, Potchefstroom, Township, North West Province
- Consolidation of both Remainder of Erf 1065, Potchefstroom Township Registration Division IQ, North West Province, and Remainder of Portion 2 of Erf 1065, Potchefstroom Township Registration Division IQ, North West Province into one erf (Reserved as Portion 5 of Erf 1065, Potchefstroom Township) and
- Relaxation of Eastern and Western building line boundary from 3-meter to 1.5-meter, and the Southern building line boundary from 3-meter to 2-meter of Proposed Portion 5 of Erf 1065, Potchefstroom Township.

The purpose of the above simultaneous application, is to erect twenty-eight (28) dwelling units for students to lease on a year-to-year contract.

OWNER : Mr Thabang Mokgethi Morule (I.D 820418 0523 08 6) and Pule Benedict Masego Marule (I.D: 790409 5443 08 7)

APPLICANT : Pieter Francis Ernst (ID: 840328 5059 08 3) of Malepa Planning and Projects (Pty) Ltd (Reg. Nr.: 2007/015316/07)

ADDRESS : 12 Fanny Avenue, Flamwood, Klerksdorp 2571 and/or P.O.Box 451, Klerksdorp 2570

TEL. NR. : 018 462 4465

MUNICIPAL MANAGER: MR.L. RALEKGETHO

PROVINSIALE KENNISGEWING 212 VAN 2021

KENNISGEWING VAN AANSOEK OM WYSIGING VAN TLOKWE BEPLANNINGSKEMA, 2015 INGEVOLGE ARTIKEL 62, ARTIKEL 73 EN ARTIKEL 76 VAN HOOFSTUK 5 VAN DIE TLOKWE RUIMTELIKE BEPLANNINGS- EN GRONDGEBRUIKBESTUURSVERBETERING, 2015 GELEES MET DIE WET OP RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR, 2013 (WET 16 VAN 2013): OORBLYWENDE OMVANG VAN ERF 1065, POTCHEFSTROOM REGISTRASIE AFDELING IQ, NOORDWES PROVINSIE, GELEË TE CHIEF ALBERT LUTHULI STRAAT 50, POTCHEFSTROOM, TOWNSHIP, NOORDWES PROVINSIE EN OORBLYWENDE GEDEELTE 2 VAN ERF 1065, POTCHEFSTROOM TOWNSHIP REGISTRASIE AFDELING IQ, NOORDWES PROVINSIE GELEË TE CHIEF ALBERT LUTHULI STRAAT 52, POTCHEFSTROOM, TOWNSHIP, NOORDWES PROVINSIE - TLOKWE WYSIGINGSKEMA 2374

Kennis geskied hiermee in terme van Artikel 92 van die Tlokwe Ruimtelike Beplanning en Grondgebruiksbestuur Verordening, 2015 dat ondergemelde aansoek deur JB Marks Plaaslike Municipaliteit ontvang is ter insae beskikbaar is gedurende gewone kantoorure te die kantoor van die Departement Menslike Nedersttings en Beplanning, JB Marks Plaaslike Municipaliteit, kantoor 208 en/of 210, Tweede Vloer, Dan Tloome Kompleks, op die hoek van Wolmaransstraat n Sol Plaatjelaan, Potchefstroom, Kontak Mnr. M. Lamprecht vir enige navrae te mariusl@jbmarks.gov.za en/of 018 299 5108. Enige beswaar /vertoë moet skriftelik, of mondelings as nie kan skryf (municipal werknemer sal beskikbaar wees gedurende normale kantoor ure by bovermelde adres om mondeling besware te transkribeer), by of tot die Municipale bestuurder voor die sluitingsdum 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 gronde van die beswaarmaker se erf en telefoonnommers en adres.

SLUITINGSDTUM VIR DIE INDIENING VAN BESWARE/VERTOË: 10 Januarie 2022**AARD VAN AANSOEK:**

Ek, Pieter Francis Ernst (ID: 840328 5059 08 3) van die firma Malepa Planning & Projects (Edms) Bpk, (2007/015316/07), synde die gemagtigde agent van die eienaar doen aansoek by die JB Marks Plaaslike Municipaliteit in terme van Artikel 62, Artikel 73 en Artikel 76 van die Tlokwe Ruimtelik Beplanning en Grondgebruiksbestuur Verordening, 2015, om die dorpsbeplanningskema wat bekend staan as die Tlokwe Dorpsbeplanningskema, 2015, vir die gelyktydige hersoneërings, konsolidasie en boulyn verslapping van:

- Hersoneëring van Restant van Erf 1065, Potchefstroom Dorp Registrasie Afdeling IQ, Noordwes Provinsie vanaf "Besigheid 2" na "Residensieel 3", geleë by Chief Albert Luthuli Straat 50, Potchefstroom, Township, Noordwes Provinsie
- Hersoneëring van Restant van Gedeelte 2 van Erf 1065, Potchefstroom Dorp Registrasie Afdeling IQ, Noordwes Provinsie vanaf "Residensieel 1" na "Residensieel 3", geleë te Chief Albert Luthuli Straat 52, Potchefstroom, Township, Noordwes Provinsie
- Konsolidasie van beide Restant van Erf 1065, Potchefstroom Dorpsregistrasieafdeling IQ, Noordwes Provinsie, en Restant van Gedeelte 2 van Erf 1065, Potchefstroom Dorpsregistrasieafdeling IQ, Noordwes Provinsie in een (1) erf (voorgestelde as Gedeelte 5 van Erf 1065, Potchefstroom Dorp) en
- Verslapping van Oos- en Westelike boulyngrens van 3-meter tot 1.5 meter, en die Suidelike boulyngrens van 3-meter tot 2 meter op voorgestelde Gedeelte 5 van Erf 1065, Potchefstroom Dorp.

Die doel van bogenoemde gelyktydige aansoek is om agt-en-twintig (28) wooneenhede op te rig vir studente om op 'n jaar tot jaar kontrak te huur.

EIENAAR : Mnr Thabang Mokgethi Morule (I.D 820418 0523 08 6) en Mev Pule Benedict Masego Marule (I.D: 790409 5443 08 7)

APPLIKANT : Pieter Francis Ernst (ID: 840328 5059 08 3) van die firma Malepa Planning & Projects (Edms) Bpk, (2007/015316/07).

ADRES : Fanny Laan 12, Flamwood, Klerksdorp 2571 en/of Posbus 451, Klerksdorp 2570.

MUNICIPALE BESTUURDER: MNR. L. RALEKGETHO

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 146 OF 2021****CITY OF MATLOSANA
APPROVAL OF AMENDMENT OF TOWN PLANNING SCHEME**

The City of Matlosana 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 Klerksdorp Land Use Management Scheme, 2005, comprising the same land as included in the township of Matlosana Estates Extension 12.

Map 3 and the scheme clauses of the amendment scheme are filed with the Municipal Manager, City of Matlosana and the Chief Town and Regional Planner, Department Co-operative Governance and Traditional Affairs, Potchefstroom and are open for inspection at all reasonable times.

This amendment is known as Klerksdorp Amendment Scheme 1295 and shall come into operation on the date of publication of this notice.

**Civic Centre
KLERKSDORP**
Notice No. 30/2021

**T.S.R. NKHUMISE
MUNICIPAL MANAGER**
13/1/7/317

PLAASLIKE BESTUURSKENNISGWING 146 VAN 2021**STADSRAAD VAN MATLOSANA
GOEDKEURING VAN WYSIGING VAN DORPSBEPLANNINGSKEMA**

Die Stadsraad van Matlosana 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 Klerksdorp Grondgebruikbestuurskema, 2005, wat uit dieselfde grond as wat die dorp Matlosana Estates Uitbreiding 12 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Munisipale Bestuurder, Stadsraad van Matlosana en die Hoof Stads- en Streekbeplanner, Departement Samewerkende Regering, en Tradisionele Sake, Potchefstroom en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Klerksdorp Wysigingskema 1295 en tree in werking op datum van publikasie van hierdie kennisgewing.

**Burgersentrum
KLERKSDORP**
Kennisgewingnommer: 30/2021

**T.S.R. NKHUMISE
MUNISIPALE BESTUURDER**
13/1/7/317

LOCAL AUTHORITY NOTICE 147 OF 2021**CITY OF MATLOSANA
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 City of Matlosana hereby declares Matlosana Estates Extension 12 (District Klerksdorp) 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 659 OF THE FARM TOWNLANDS OF KLERKSDORP 424, REGISTRATION DIVISION I.P., NORTH WEST PROVINCE BY THE CITY OF MATLOSANA (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 Matlosana Estates Extension 12.

(2) LAYOUT / DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No. 322/2020.

(3) ACCESS

(a) Ingress from Road P56-1 (R503) to the township and egress to Road P56-1 (R503) from the township shall be restricted to the junction / intersection of Vanilla Boulevard with the said road.

(b) The township applicant shall at its own expense, submit a geometric design layout plan (scale 1:500) of the ingress and egress point referred to in (a) above, and specifications for the construction of the access, to the South African National Roads Agency Limited, for approval. The township applicant shall after approval of the layout and specifications, construct the said ingress and egress point at its own expense to the satisfaction of the South African National Roads Agency Limited.

(4) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township applicant shall arrange for the drainage of the township to fit in with that of Road P56-1 (R503) 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) RESTRICTION ON THE DISPOSAL OF ERF 5477

The township applicant shall not, offer for sale or alienate Erf 5477 within a period of six (6) months after the erven become registrable to any person or body other than the State unless the Department of Education has indicated in writing that the Department does not wish to acquire the erven.

(7) ENVIRONMENTAL MANAGEMENT

The township applicant must ensure that all conditions imposed by the Department of Agriculture, Conservation and Environment in terms of the Environmental Authorisation issued by the said Department on 10 February 2009 by virtue of NWP/EIA/131/2007 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,

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

(a) "1. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 9146,8984 Hectares, whereof the property held hereby forms a portion, is subject to the following:

A. By Notarial Deed No. 689/1940S the right has been granted to the Electricity Supply Commission to convey electricity over the Remaining Extent of 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, which servitude was amended as follows:

- (a) By Notarial Deed K1520/1960 S, the servitude was cancelled in respect of the consolidated Portion 176 of the farm Townlands of Klerksdorp 424, IP.
 - (b) By virtue of Notarial Deed No. K45/63S, clause 10 of the Notarial Deed No. 689/1940S has been cancelled and substituted by a new clause which reads as follows: "The line shall cross the property aforesaid along the route indicated by the letters C D E F G H J K L I M N O P Q R S T and U V W on the diagram hereunto attached, framed by the Surveyor RJ Dicke in August-September 1936, and approved by the Surveyor General on 1st day of February 1937, under SG No. A5480/36."
 - (c) Kragtens Notariële Akte van Wysiging van Serwituut No. K3333/77S gedateer 3/8/77 is klousule 10 op bladsy 7 van die Notariële Akte 689/40S gewysig deurdat 'n gedeelte van die serwituut aangedui deur die figuur AB op kaart L.G. No. A9512/74 daarby aangeheg, gekanselleer word.
 - (d) Kragtens Kansellasie van Akte van Serwituut K36/1985 S is Notariele Akte van Serwituut 689/1940 S gekanselleer ten opsigte van Gedeeltes 392 en 393 (gedeeltes van gedeelte 1) van die plaas Townlands of Klerksdorp 424, IP.
 - (e) By Notarial Deed of Cancellation of Servitude K1604/1992 S, Deed of Servitude K689/1940 S has been cancelled in so far it concerns Portion 398 (portion of portion 1) of the farm Townlands of Klerksdorp 424, IP.
 - (f) Kragtens Notariële Akte van kansellasie K2364/95S gedateer 8/3/95 word K689/40S gekanselleer in sover aangedui deur die lyn ABCD op LG A9350/91 soos meer volledig sal blyk uit bogemelde Notariële Akte.
- B. By virtue of Notarial Deed No. K45/63S the right has been granted to Electricity Supply Commission to convey electricity over the Remainder of the property held hereunder, together with ancillary rights as will more fully appear from said Notarial Deed, which servitude was amended as follows:
- (a) By Notarial Deed of Servitude No. 1170/1967S dated 9th May 1967, clause 10 of Notarial Deed of Servitude No. 45/1963S, has been cancelled and substituted by a new clause, which reads as follows: "The centre lines of the overhead electric power lines with underground cables shall traverse the said property along the route indicated by the lines lettered A B C D ; J X; L M; S T U V; W X Y; Z A` B` and C` D` E` on Diagram SG No. A4587/59 surveyed by Landsurveyor C Beneke in August 1959 and approved by the Surveyor-General on the 26th day of October 1959."
 - (b) Kragtens Kansellasie van Akte van Serwituut K36/1985 S, is Notariele Akte van Serwituut K45/1963 S gekanselleer ten opsigte van Gedeeltes 392 en 393 (gedeeltes van gedeelte 1) van die plaas Townlands of Klerksdorp 424, IP.
 - (c) By Notarial Deed of Cancellation of Servitude K1604/1992 S Deed of Servitude K45/1963 S has been cancelled in so far it concerns Portion 398 (portion of portion 1) of the farm Townlands of Klerksdorp 424, IP.
- C. By Notarial Deed of Servitude No. 1170/1967S dated 9th May 1967 the right has been granted to the Electricity Supply Commission to convey electricity over the Remainder of the property held hereunder measuring 9667,4461 morgen, together with ancillary rights, whereof the centre lines of the servitude are indicated by the lines A B C D and E F G H on diagram SG No. A3175/64, as will more fully appear from the said Notarial Deed, which servitude was amended as follows:
- (a) Kragtens Kansellasie van Akte van Serwituut K36/1985 S is Notariele Akte van Serwituut K1170/1967 S gekanselleer ten opsigte van Gedeeltes 392 en 393 (gedeeltes van gedeelte 1) van die plaas Townlands of Klerksdorp 424, IP.
 - (b) By Notarial Deed of Cancellation of Servitude K1604/1992 S Deed of Servitude K1170/1967 S has been cancelled in so far it concerns Portion 398 (portion of portion 1) of the farm Townlands of Klerksdorp 424, IP.
- D. Kragtens Notariële Akte van Wysiging van Serwituut No. K3333/77S gedateer 3/8/77 is 'n Ewigdurende reg aan Eskom verleen om elektrisiteit te lei oor die eiendom deur middel van transmissielyn met bykomende regte soos meer ten volle sal blyk uit gesegde Notariële Akte en aangedui deur die letters ABC op Kaart L.G. Nr. A7513/74 daarby aangeheg, welke serwituut soos volg gewysig is:
- (a) Kragtens Kansellasie van Akte van Serwituut K36/1985 S, is Notariele Akte van Serwituut K3333/1977 S gekanselleer ten opsigte van Gedeeltes 392 en 393 (gedeeltes van gedeelte 1) van die plaas Townlands of Klerksdorp 424, IP.

- (b) By Notarial Deed of Cancellation of Servitude K1604/1992 S, Deed of Servitude K3333/1977 S has been cancelled in so far it concerns Portion 398 (portion of portion 1) of the farm Townlands of Klerksdorp 424, IP".
- (b) "2. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8554,3509 Hectares, whereof the property held hereby forms a portion, is subject to the following:
- A. By Notarial Deed No. 556/1960S dated 29/11/1958 The Western Transvaal Regional Water Company (Proprietary) Limited has been granted a right in perpetuity to convey and transmit water by means of pipelines over the remainder of the within property with ancilliary rights, as will more fully appear from reference to the said Notarial Deed".
- (c) "5. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 7927,3258 Hectares, whereof the property held hereby forms a portion, is subject to the following:
- A. Kragtens Notariële Akte K1343/1981 is die reg aan Eskom verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer, tesame met bykomende regte, en onderworpe aan voorwaardes soos meer volledig sal blyk uit gesegde Akte en Kaart, welke serwituut kragtens Kansellasië van Akte van Serwituut K36/1985 S gekanselleer is ten opsigte van Gedeelte 393 (gedeelte van gedeelte 1) van die plaas Townlands of Klerksdorp 424, IP, en waarvan die roete bepaal is kragtens Notariële Akte van Roetebepaling K1455/1989S en die hartlyn van die serwituut aangedui word deur die lyne ab en cd op Kaart SG No. A4768/1987, en kragtens Notariële Akte van Kansellasië van Serwituut K1604/1992 S gekanselleer is ten opsigte van Gedeelte 398 (gedeelte van gedeelte 1) van die plaas Townlands of Klerksdorp 424, IP".
- (d) "6. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 6453,4722 Hectares, whereof the property held hereby forms a portion, is subject to the following:
- A. Kragtens Notariële Akte K1159/85 is die reg aan Eskom verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer, tesame met bykomende regte, en onderworpe aan voorwaardes, soos meer volledig sal blyk uit gesegde Akte en waarvan die roete nou bepaal is kragtens Notariële Akte van Roetebepaling K5018/1998 S, welke serwituut 22 meter wyd is en waarvan die middellyn aangedui word deur die lyne ABCa, bEd, eFGHJKLMf, gPhijk en mS op Kaart LG3216/1998".
- (e) "IV. The former portion 657 (a portion of portion 1) of the farm Townlands of Klerksdorp 424, I.P., indicated by the figure S c b a R S on annexed diagram Sg No 321/2020, is subject to the following:
- A. The land hereby transferred shall be subject to the following servitudes for Railway purposes in favour of the High Commissioner for South Africa and Governor of the Transvaal and Orange River Colony, namely: -
- (a) A servitude of use (usus) over certain two plots of ground each in extent seventy four decimal three six (74.36) square roods marked VII and sixty nine decimal four four 69.44 square roods marked VIII, respectively, and described on the diagram above mentioned, for the purpose of erecting and using pumping stations on the said lots of ground for supplying Klerksdorp Railway Station with water.
- (b) A servitude which shall consist in the right (and all accessory rights necessary to its proper exercise) to lay construct use and maintain a line of pipes between the said pumping stations and the said railway station as shown marked P.L. on the diagram above mentioned, provided always that the said line of pipes shall be laid one and one half (1½) feet below the surface in such a manner as not to interfere with the traffic and provided further that the said Council of the Municipality of Klerksdorp shall have the right at any time to make at its own cost and charge such alterations to the said line of pipes as may from time to time be necessary for the purpose of street construction or the construction of drains, sewers or other Municipal works, subject to the express condition that during the period of such alterations the said Municipality shall supply to the Central South African Railways Administration free of cost all the water which the said Administration may require for Railway purposes at Klerksdorp aforesaid".
- (f) "V. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 9235,2351 Hectares, whereof the property held hereby forms a portion, is subject to the following:
- A. The within property is subject to a servitude of aqueduct in favour of the Klerksdorp Irrigation Board as will more fully appear from Notarial Deeds Nos. 80 and 81/1918 S, and whereof Notarial Deed No 80/1918 was partially cancelled by Notarial Deed No 1098/1969 S whereby a pipeline servitude, 10 Cape feet wide, was registered as indicated on Diagram SG No. A3466/1968 annexed to the said Notarial Deed".
- (2) excluding the following right/entitlement which shall not be passed on to the erven in the township area:

- (a) "7. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., whereof the property held hereby forms a portion, is entitled to the following:
- A. Geregig aan 'n servituut van reg van weg aangedui deur die figuur EFGA op Kaart LG No 10298/1999 oor Gedeelte 557 (gedeelte van gedeelte 1) van die plaas Townlands van Klerksdorp 424, IP, groot 2000 vierkante meter vide T137175/2000".
- (3) including the following conditions which shall be transferred to all the erven in the township area:
- (a) "1. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 9146,8984 Hectares, whereof the property held hereby forms a portion, is subject to the following:
- E. By Notarial Deed No. 690/1940S – the right has been granted to the Electricity Supply Commission to convey electricity over the Remaining Extent of 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) "3. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8105,4464 Hectares, whereof the property held hereby forms a portion, is subject to the following
- A. By Notarial Deed of Servitude K2128/1977 S three (3) pipeline servitudes over the property were ceded to Republic of South Africa (in its Railways and Harbours Administration) with ancillary rights, as will more fully appear from the said Notarial Deed".
- (c) "4. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8069,3927 Hectares, whereof the property held hereby forms a portion, is subject to the following:
- A. Kragtens Notariële Akte K407/1980 is die reg aan Eskom verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer, tesame met bykomende regte, en onderworpe aan voorwaardes, soos meer volledig sal blyk uit gesegde Akte, welke servituut kragtens Kansellasië van Akte van Servituut K36/1985 S gekanselleer is ten opsigte van Gedeeltes 392 en 393 (gedeeltes van gedeelte 1) van die plaas Townlands of Klerksdorp 424, IP, en kragtens Notariële Akte van Kansellasië van Servituut K1604/1992 S gekanselleer is ten opsigte van Gedeelte 398 (gedeelte van gedeelte 1) van die plaas Townlands of Klerksdorp 424, IP".
- (d) "5. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 7927,3258 Hectares, whereof the property held hereby forms a portion, is subject to the following:
- B. Kragtens Notariële Akte K1344/1981 is die reg aan Eskom verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer, tesame met bykomende regte, en onderworpe aan voorwaardes soos meer volledig sal blyk uit gesegde Akte, welke servituut kragtens Kansellasië van Akte van Servituut K36/1985 S gekanselleer is ten opsigte van Gedeelte 393 (gedeelte van gedeelte 1) van die plaas Townlands of Klerksdorp 424, IP, en kragtens Notariële Akte van Kansellasië van Servituut K1604/1992 S gekanselleer is ten opsigte van Gedeelte 398 (gedeelte van gedeelte 1) van die plaas Townlands of Klerksdorp 424, IP".
- (e) "III The former Portion 658 (a portion of portion 607) of the Farm Townlands of Klerksdorp 424, I.P., indicated by the figure A B C D E F G H J K L M N P Q a b c STA on annexed diagram SG No 321/2020, is subject to the following:
- A. Subject to all conditions and stipulations contained in certain Deed of Agreement entered into at Pretoria on the 15th day of July 1887 between the State of the late Republic of South Africa and B H Swart and JJ Roos in their capacity as the representatives of the original owners of the land comprising Town and Townlands of Klerksdorp which Agreement is registered in the Deeds Office under no. 269 of 1887 and shall also be subject to all rights and servitudes which now affect or at any time hereafter may be found to affect the title to the said land transferred or to be transferred or to be binding on the Government in respect of the said land as from 3rd May 1906.
- B. That all roads already made over this land by lawful authority, shall remain free and unobstructed ; that the said land shall be further subject to such stipulations as have been established or may be established by the legislature".
- (f) "IV. The former portion 657 (a portion of portion 1) of the farm Townlands of Klerksdorp 424, I.P., indicated by the figure S c b a R S on annexed diagram Sg No 321/2020, is subject to the following:
- B. This Grant is made on condition that all roads already made over this land by lawful authority shall remain free and unobstructed; that the said land shall further be subject to such stipulations as have been established or may hereafter be established by the legislature.
- C. The within property is subject to a perpetual servitude with reference to water and the passage of water in favour of the Government of the Union of South Africa, as will more fully appear from Notarial Deed No. 26/1918S registered this day".

- (g) "V. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 9235,2351 Hectares, whereof the property held hereby forms a portion, is subject to the following:
- B. The within property is subject to a right of aqueductus or pipe-line in favour of the two portions of Portion 20 of the Townlands of Klerksdorp as will more fully appear from Notarial Deed No. 886/1919S".

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 ERF 6001 (PARK)

- (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 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 undermentioned 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 4717 TO 4870, 4872 TO 4877, 4891 TO 4898, 4902 TO 4909, 4912 TO 5046, 5050, 5108 TO 5115, 5124 TO 5126, 5135 TO 5163, 5227 TO 5247, 5253 TO 5255, 5267, 5268 AND 5272

The NHBRC classification for foundations is considered as C1R.

- (iii) ERVEN 4883, 4900, 4901 TO 4889, 5047, 5048, 5053 TO 5066, 5069 TO 5071, 5080 TO 5090, 5093 TO 5105, 5117, 5118, 5131 TO 5134, 5166 TO 5188, 5192 TO 5226, 5258 TO 5262, 5269, 5270, 5275 TO 5293, 5296 TO 5476, 5478 TO 5814, 5817 TO 5826, 5830, 5831, 5835 TO 5852, 5857 TO 5868, 5871 TO 5880, 5887 TO 5898, 5904 TO 5911, 5919 TO 5922, 5930 TO 5939, 5948, 5956 TO 5964, 5972 TO 5990 AND 5999 TO 6001 (PARK)

The NHBRC classification for foundations is considered as HCR.

- (iv) ERVEN 5833, 5855, 5882 TO 5885, 5901, 5914 TO 5917, 5925 TO 5928, 5942 TO 5945, 5951 TO 5954, 5966 TO 5970 AND 5992 TO 5997

The NHBRC classification for foundations is considered as PR.

- (v) ERVEN 4713, 4871, 4878 TO 4882, 4890, 4899, 4910, 4911, 5049, 5051, 5052, 5066 TO 5068, 5072 TO 5079, 5091, 5092, 5106, 5107, 5116, 5119 TO 5123, 5127 TO 5130, 5164, 5165, 5189 TO 5191, 5248 TO 5252, 5256, 5257, 5263 TO 5266, 5271, 5273, 5274, 5294 AND 5295

The NHBRC classification for foundations is considered as partially HCR and partially C1R.

- (vi) ERVEN 5477, 5815, 5816, 5827 TO 5829, 5832, 5834, 5853, 5854, 5856, 5869, 5870, 5881, 5886, 5899, 5900, 5902, 5903, 5912, 5913, 5918, 5923, 5924, 5929, 5940, 5941, 5946, 5947, 5949, 5950, 5955, 5965, 5971, 5991, 5992 AND 5998

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

PLAASLIKE BESTUURSKENNISGWING 147 VAN 2021**STADSRAAD VAN MATLOSANA
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 Stadsraad van Matlosana hierby die dorp Matlosana Estates Uitbreiding 12 (Distrik Klerksdorp) 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 659 VAN DIE PLAAS TOWNLANDS OF KLERKSDORP 424, REGISTRASIE AFDELING I.P., PROVINSIE NOORDWES, DEUR DIE STADSRAAD VAN MATLOSANA (HIERNA DIE DORPSTIGTER GENOEM) EN SYNDE DIE GEREISTREERDE EIENAAR VAN DIE GROND, GOEDGEKEUR IS.

1. STIGTINGSVOORWAARDES**(1) NAAM**

Die naam van die dorp sal wees Matlosana Estates Uitbreiding 12.

(2) UITLEG / ONTWERP

Die dorp sal bestaan uit erwe en strate soos aangedui op Algemene Plan LG No. 322/2020.

(3) TOEGANG

(a) Ingang van Pad P56-1 (R503) tot die dorp en uitgang tot Pad P56-1 (R503) uit die dorp word beperk tot die aansluiting / kruising van Vanilla Boulevard met sodanige pad.

(b) Die dorpstigter moet op eie koste 'n meetkundige ontwerp uitlegplan (skaal 1:500) van die in- en uitgangspunt genoem in (a) hierbo en spesifikasies vir die bou van die aansluiting laat opstel en aan die Suid-Afrikaanse Nasionale Padagentskap Beperk vir goedkeuring voorlê. Die dorpstigter moet, nadat die ontwerp en spesifikasies goedgekeur is, die toegang op eie koste bou tot bevrediging van die Suid-Afrikaanse Nasionale Padagentskap Beperk.

(4) ONTVANGS EN VERSORGING VAN STORMWATER

Die dorpstigter moet die stormwaterdreinerings van die dorp so reël dat dit inpas by dié van Pad P56-1 (R503) 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) BEPERKING OP DIE VERVREEMDING VAN ERF 5477

Die dorpstigter mag nie Erf 5477 binne 'n tydperk van ses (6) maande nadat die erwe registreerbaar geword het aan enige persoon of liggaam anders as die Staat te koop aanbied of vervreem nie tensy die Departement van Onderwys skriftelik aangedui het dat die Departement nie die erf will aanskaf nie.

(7) OMGEWINGSBESTUUR

Die dorpstigter moet toesien dat alle voorwaardes opgelê deur die Departement van Landbou, Bewaring en Omgewing ingevolge die Omgewingsmagtigings uitgereik deur die voorgenoemde Departement op 10 Februarie 2009 kragtens NWP/EIA/131/2007 nagekom word.

2. VOORWAARDES WAARAAN VOLDOEN MOET WORD VOOR DIE ERWE IN DIE DORP REGISTRERBAAR 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. BESIKKING OOR BESTAANDE TITELVOORWAARDES

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

(1) uitgesluit die volgende voorwaardes / servitute wat nie die dorp raak nie weens die ligging daarvan:

(a) "1. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 9146,8984 Hectares, whereof the property held hereby forms a portion, is subject to the following:

A. By Notarial Deed No. 689/1940S the right has been granted to the Electricity Supply Commission to convey electricity over the Remaining Extent of 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, which servitude was amended as follows:

- (a) By Notarial Deed K1520/1960 S, the servitude was cancelled in respect of the consolidated Portion 176 of the farm Townlands of Klerksdorp 424, IP.
 - (b) By virtue of Notarial Deed No. K45/63S, clause 10 of the Notarial Deed No. 689/1940S has been cancelled and substituted by a new clause which reads as follows: "The line shall cross the property aforesaid along the route indicated by the letters C D E F G H J K L I M N O P Q R S T and U V W on the diagram hereunto attached, framed by the Surveyor RJ Dicke in August-September 1936, and approved by the Surveyor General on 1st day of February 1937, under SG No. A5480/36."
 - (c) Kragtens Notariële Akte van Wysiging van Serwituut No. K3333/77S gedateer 3/8/77 is klousule 10 op bladsy 7 van die Notariële Akte 689/40S gewysig deurdat 'n gedeelte van die serwituut aangedui deur die figuur AB op kaart L.G. No. A9512/74 daarby aangeheg, gekanselleer word.
 - (d) Kragtens Kansellasie van Akte van Serwituut K36/1985 S is Notariële Akte van Serwituut 689/1940 S gekanselleer ten opsigte van Gedeeltes 392 en 393 (gedeeltes van gedeelte 1) van die plaas Townlands of Klerksdorp 424, IP.
 - (e) By Notarial Deed of Cancellation of Servitude K1604/1992 S, Deed of Servitude K689/1940 S has been cancelled in so far it concerns Portion 398 (portion of portion 1) of the farm Townlands of Klerksdorp 424, IP.
 - (f) Kragtens Notariële Akte van kansellasie K2364/95S gedateer 8/3/95 word K689/40S gekanselleer in sover aangedui deur die lyn ABCD op LG A9350/91 soos meer volledig sal blyk uit bogemelde Notariële Akte.
- B. By virtue of Notarial Deed No. K45/63S the right has been granted to Electricity Supply Commission to convey electricity over the Remainder of the property held hereunder, together with ancillary rights as will more fully appear from said Notarial Deed, which servitude was amended as follows:
- (a) By Notarial Deed of Servitude No. 1170/1967S dated 9th May 1967, clause 10 of Notarial Deed of Servitude No. 45/1963S, has been cancelled and substituted by a new clause, which reads as follows: "The centre lines of the overhead electric power lines with underground cables shall traverse the said property along the route indicated by the lines lettered A B C D ; J X; L M; S T U V; W X Y; Z A` B` and C` D` E` on Diagram SG No. A4587/59 surveyed by Landsurveyor C Beneke in August 1959 and approved by the Surveyor-General on the 26th day of October 1959."
 - (b) Kragtens Kansellasie van Akte van Serwituut K36/1985 S, is Notariële Akte van Serwituut K45/1963 S gekanselleer ten opsigte van Gedeeltes 392 en 393 (gedeeltes van gedeelte 1) van die plaas Townlands of Klerksdorp 424, IP.
 - (c) By Notarial Deed of Cancellation of Servitude K1604/1992 S Deed of Servitude K45/1963 S has been cancelled in so far it concerns Portion 398 (portion of portion 1) of the farm Townlands of Klerksdorp 424, IP.
- C. By Notarial Deed of Servitude No. 1170/1967S dated 9th May 1967 the right has been granted to the Electricity Supply Commission to convey electricity over the Remainder of the property held hereunder measuring 9667,4461 morgen, together with ancillary rights, whereof the centre lines of the servitude are indicated by the lines A B C D and E F G H on diagram SG No. A3175/64, as will more fully appear from the said Notarial Deed, which servitude was amended as follows:
- (a) Kragtens Kansellasie van Akte van Serwituut K36/1985 S is Notariële Akte van Serwituut K1170/1967 S gekanselleer ten opsigte van Gedeeltes 392 en 393 (gedeeltes van gedeelte 1) van die plaas Townlands of Klerksdorp 424, IP.
 - (b) By Notarial Deed of Cancellation of Servitude K1604/1992 S Deed of Servitude K1170/1967 S has been cancelled in so far it concerns Portion 398 (portion of portion 1) of the farm Townlands of Klerksdorp 424, IP.
- D. Kragtens Notariële Akte van Wysiging van Serwituut No. K3333/77S gedateer 3/8/77 is 'n Ewigdurende reg aan Eskom verleen om elektrisiteit te lei oor die eiendom deur middel van transmissielyn met bykomende regte soos meer ten volle sal blyk uit gesegde Notariële Akte en aangedui deur die letters ABC op Kaart L.G. Nr. A7513/74 daarby aangeheg, welke serwituut soos volg gewysig is:
- (a) Kragtens Kansellasie van Akte van Serwituut K36/1985 S, is Notariële Akte van Serwituut K3333/1977 S gekanselleer ten opsigte van Gedeeltes 392 en 393 (gedeeltes van gedeelte 1) van die plaas Townlands of Klerksdorp 424, IP.
 - (b) By Notarial Deed of Cancellation of Servitude K1604/1992 S, Deed of Servitude K3333/1977 S has been cancelled in so far it concerns Portion 398 (portion of portion 1) of the farm Townlands of Klerksdorp 424, IP".

- (b) "2. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8554,3509 Hectares, whereof the property held hereby forms a portion, is subject to the following:
- A. By Notarial Deed No. 556/1960S dated 29/11/1958 The Western Transvaal Regional Water Company (Proprietary) Limited has been granted a right in perpetuity to convey and transmit water by means of pipelines over the remainder of the within property with ancilliary rights, as will more fully appear from reference to the said Notarial Deed".
- (c) "5. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 7927,3258 Hectares, whereof the property held hereby forms a portion, is subject to the following:
- A. Kragtens Notariële Akte K1343/1981 is die reg aan Eskom verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer, tesame met bykomende regte, en onderworpe aan voorwaardes soos meer volledig sal blyk uit gesegde Akte en Kaart, welke serwituut kragtens Kansellasië van Akte van Serwituut K36/1985 S gekanselleer is ten opsigte van Gedeelte 393 (gedeelte van gedeelte 1) van die plaas Townlands of Klerksdorp 424, IP, en waarvan die roete bepaal is kragtens Notariële Akte van Roete bepaling K1455/1989S en die hartlyn van die serwituut aangedui word deur die lyne ab en cd op Kaart SG No. A4768/1987, en kragtens Notariële Akte van Kansellasië van Serwituut K1604/1992 S gekanselleer is ten opsigte van Gedeelte 398 (gedeelte van gedeelte 1) van die plaas Townlands of Klerksdorp 424, IP".
- (d) "6. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 6453,4722 Hectares, whereof the property held hereby forms a portion, is subject to the following:
- A. Kragtens Notariële Akte K1159/85 is die reg aan Eskom verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer, tesame met bykomende regte, en onderworpe aan voorwaardes, soos meer volledig sal blyk uit gesegde Akte en waarvan die roete nou bepaal is kragtens Notariële Akte van Roetebepaling K5018/1998 S, welke serwituut 22 meter wyd is en waarvan die middellyn aangedui word deur die lyne ABCa, bEd, eFGHJKLMf, gPhijk en mS op Kaart LG3216/1998".
- (e) "IV. The former portion 657 (a portion of portion 1) of the farm Townlands of Klerksdorp 424, I.P., indicated by the figure S c b a R S on annexed diagram Sg No 321/2020, is subject to the following:
- A. The land hereby transferred shall be subject to the following servitudes for Railway purposes in favour of the High Commissioner for South Africa and Governor of the Transvaal and Orange River Colony, namely: -
- (a) A servitude of use (usus) over certain two plots of ground each in extent seventy four decimal three six (74.36) square roods marked VII and sixty nine decimal four four 69.44 square roods marked VIII, respectively, and described on the diagram above mentioned, for the purpose of erecting and using pumping stations on the said lots of ground for supplying Klerksdorp Railway Station with water.
- (b) A servitude which shall consist in the right (and all accessory rights necessary to its proper exercise) to lay construct use and maintain a line of pipes between the said pumping stations and the said railway station as shown marked P.L. on the diagram above mentioned, provided always that the said line of pipes shall be laid one and one half (1½) feet below the surface in such a manner as not to interfere with the traffic and provided further that the said Council of the Municipality of Klerksdorp shall have the right at any time to make at its own cost and charge such alterations to the said line of pipes as may from time to time be necessary for the purpose of street construction or the construction of drains, sewers or other Municipal works, subject to the express condition that during the period of such alterations the said Municipality shall supply to the Central South African Railways Administration free of cost all the water which the said Administration may require for Railway purposes at Klerksdorp aforesaid".
- (f) "V. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 9235,2351 Hectares, whereof the property held hereby forms a portion, is subject to the following:
- A. The within property is subject to a servitude of aqueduct in favour of the Klerksdorp Irrigation Board as will more fully appear from Notarial Deeds Nos. 80 and 81/1918 S, and whereof Notarial Deed No 80/1918 was partially cancelled by Notarial Deed No 1098/1969 S whereby a pipeline servitude, 10 Cape feet wide, was registered as indicated on Diagram SG No. A3466/1968 annexed to the said Notarial Deed".
- (2) uitgesluit die volgende reg wat nie aan die erwe in die dorp oorgedra moet word nie:
- (a) "7. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., whereof the property held hereby forms a portion, is entitled to the following:

- A. Geregtig aan 'n serwituut van reg van weg aangedui deur die figuur EFGA op Kaart LG No 10298/1999 oor Gedeelte 557 (gedeelte van gedeelte 1) van die plaas Townlands van Klerksdorp 424, IP, groot 2000 vierkante meter vide T137175/2000".
- (3) ingesluit die volgende voorwaardes wat aan al die erwe in die dorp oorgedra moet word:
- (a) "1. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 9146,8984 Hectares, whereof the property held hereby forms a portion, is subject to the following:
- E. By Notarial Deed No. 690/1940S – the right has been granted to the Electricity Supply Commission to convey electricity over the Remaining Extent of 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) "3. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8105,4464 Hectares, whereof the property held hereby forms a portion, is subject to the following
- A. By Notarial Deed of Servitude K2128/1977 S three (3) pipeline servitudes over the property were ceded to Republic of South Africa (in its Railways and Harbours Administration) with ancillary rights, as will more fully appear from the said Notarial Deed".
- (c) "4. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8069,3927 Hectares, whereof the property held hereby forms a portion, is subject to the following:
- A. Kragtens Notariële Akte K407/1980 is die reg aan Eskom verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer, tesame met bykomende regte, en onderworpe aan voorwaardes, soos meer volledig sal blyk uit gesegde Akte, welke serwituut kragtens Kansellasië van Akte van Serwituut K36/1985 S gekanselleer is ten opsigte van Gedeeltes 392 en 393 (gedeeltes van gedeelte 1) van die plaas Townlands of Klerksdorp 424, IP, en kragtens Notariële Akte van Kansellasië van Serwituut K1604/1992 S gekanselleer is ten opsigte van Gedeelte 398 (gedeelte van gedeelte 1) van die plaas Townlands of Klerksdorp 424, IP".
- (d) "5. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 7927,3258 Hectares, whereof the property held hereby forms a portion, is subject to the following:
- B. Kragtens Notariële Akte K1344/1981 is die reg aan Eskom verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer, tesame met bykomende regte, en onderworpe aan voorwaardes soos meer volledig sal blyk uit gesegde Akte, welke serwituut kragtens Kansellasië van Akte van Serwituut K36/1985 S gekanselleer is ten opsigte van Gedeelte 393 (gedeelte van gedeelte 1) van die plaas Townlands of Klerksdorp 424, IP, en kragtens Notariële Akte van Kansellasië van Serwituut K1604/1992 S gekanselleer is ten opsigte van Gedeelte 398 (gedeelte van gedeelte 1) van die plaas Townlands of Klerksdorp 424, IP".
- (e) "III The former Portion 658 (a portion of portion 607) of the Farm Townlands of Klerksdorp 424, I.P., indicated by the figure A B C D E F G H J K L M N P Q a b c STA on annexed diagram SG No 321/2020, is subject to the following:
- A. Subject to all conditions and stipulations contained in certain Deed of Agreement entered into at Pretoria on the 15th day of July 1887 between the State of the late Republic of South Africa and B H Swart and JJ Roos in their capacity as the representatives of the original owners of the land comprising Town and Townlands of Klerksdorp which Agreement is registered in the Deeds Office under no. 269 of 1887 and shall also be subject to all rights and servitudes which now affect or at any time hereafter may be found to affect the title to the said land transferred or to be transferred or to be binding on the Government in respect of the said land as from 3rd May 1906.
- B. That all roads already made over this land by lawful authority, shall remain free and unobstructed ; that the said land shall be further subject to such stipulations as have been established or may be established by the legislature".
- (f) "IV. The former portion 657 (a portion of portion 1) of the farm Townlands of Klerksdorp 424, I.P., indicated by the figure S c b a R S on annexed diagram Sg No 321/2020, is subject to the following:
- B. This Grant is made on condition that all roads already made over this land by lawful authority shall remain free and unobstructed; that the said land shall further be subject to such stipulations as have been established or may hereafter be established by the legislature.
- C. The within property is subject to a perpetual servitude with reference to water and the passage of water in favour of the Government of the Union of South Africa, as will more fully appear from Notarial Deed No. 26/1918S registered this day".
- (g) "V. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 9235,2351 Hectares, whereof the property held hereby forms a portion, is subject to the following:

- B. The within property is subject to a right of aqueductus or pipe-line in favour of the two portions of Portion 20 of the Townlands of Klerksdorp as will more fully appear from Notarial Deed No. 886/1919S".

4. TITELVOORWAARDES

(1) TITELVOORWAARDES OPGELÊ Kragtens die BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986)

(a) ALLE ERWE MET DIE UITSONDERING VAN ERF 6001 (PARK)

- (i) Die erf is onderworpe aan 'n servituut, 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 servituut 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 servitute mag verslap of vrystelling daarvan verleen.
- (ii) Geen gebou of ander struktuur mag opgerig word binne die bogenoemde servituutgebied nie en geen grootwortelbome mag in die gebied van sodanige servituut of binne 1 meter daarvan geplant word nie.
- (iii) Die plaaslike owerheid is daarop geregtig om tydelik op die grond aangrensend aan die voorgenoemde servituutgebied, 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) ALLE ERWE

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 4717 TOT 4870, 4872 TOT 4877, 4891 TOT 4898, 4902 TOT 4909, 4912 TOT 5046, 5050, 5108 TOT 5115, 5124 TOT 5126, 5135 TOT 5163, 5227 TOT 5247, 5253 TOT 5255, 5267, 5268 EN 5272

Die NHBRC klassifikasie vir fondasies word bestempel as C1R.

- (iii) ERWE 4883, 4900, 4901 TOT 4889, 5047, 5048, 5053 TOT 5066, 5069 TOT 5071, 5080 TOT 5090, 5093 TOT 5105, 5117, 5118, 5131 TOT 5134, 5166 TOT 5188, 5192 TOT 5226, 5258 TOT 5262, 5269, 5270, 5275 TOT 5293, 5296 TOT 5476, 5478 TOT 5814, 5817 TOT 5826, 5830, 5831, 5835 TOT 5852, 5857 TOT 5868, 5871 TOT 5880, 5887 TOT 5898, 5904 TOT 5911, 5919 TOT 5922, 5930 TOT 5939, 5948, 5956 TOT 5964, 5972 TOT 5990 EN 5999 TOT 6001 (PARK)

Die NHBRC klassifikasie vir fondasies word bestempel as HCR.

- (iv) ERWE 5833, 5855, 5882 TOT 5885, 5901, 5914 TOT 5917, 5925 TOT 5928, 5942 TOT 5945, 5951 TOT 5954, 5966 TOT 5970 EN 5992 TOT 5997

Die NHBRC klassifikasie vir fondasies word bestempel as PR.

- (v) ERWE 4713, 4871, 4878 TOT 4882, 4890, 4899, 4910, 4911, 5049, 5051, 5052, 5066 TOT 5068, 5072 TOT 5079, 5091, 5092, 5106, 5107, 5116, 5119 TOT 5123, 5127 TOT 5130, 5164, 5165, 5189 TOT 5191, 5248 TOT 5252, 5256, 5257, 5263 TOT 5266, 5271, 5273, 5274, 5294 EN 5295

Die NHBRC klassifikasie vir fondasies word bestempel as gedeeltelik HCR en gedeeltelik C1R.

- (vi) ERWE 5477, 5815, 5816, 5827 TOT 5829, 5832, 5834, 5853, 5854, 5856, 5869, 5870, 5881, 5886, 5899, 5900, 5902, 5903, 5912, 5913, 5918, 5923, 5924, 5929, 5940, 5941, 5946, 5947, 5949, 5950, 5955, 5965, 5971, 5991, 5992 EN 5998

Die NHBRC klassifikasie vir fondasies word bestempel as gedeeltelik HCR en gedeeltelik PR.

LOCAL AUTHORITY NOTICE 148 OF 2021**MADIBENG LOCAL MUNICIPALITY: PERI-URBAN AREAS AMENDMENT SCHEME 2239**

Notice is hereby given in terms of the provisions of the Madibeng Spatial Planning & Land Use Management By-Law, 2016, that the Madibeng Local Municipality has approved the amendment of the Peri-Urban Areas Town Planning Scheme, 1975, by the rezoning of Portion 184 (a portion of Portion 169) of the farm Bultfontein 475-JQ from "Undetermined" to "Special" for shops, a showroom for farming equipment, a workshop, and such other uses as the Municipality may approve with consent.

The Map 3 documents and scheme clauses of the amendment scheme are filed at the offices of the Madibeng Local Municipality and are available for inspection during normal office hours.

This amendment scheme is known as Peri-Urban Areas Amendment Scheme 2239 and shall come into operation on the date of publication of this notice.

ACTING MUNICIPAL MANAGER: M. Mmope

Date: 7 December 2021

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