



NORTH WEST NOORDWES

EXTRAORDINARY • BUITENGEWOON

**PROVINCIAL GAZETTE
PROVINSIALE KOERANT**

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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 258 OF 2022****MADIBENG LOCAL MUNICIPALITY****DECLARATION AS APPROVED TOWNSHIP**

In terms of Section 103 (1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 Of 1986), the Madibeng Local Municipality hereby declares **Ifafi Extension 7** to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY WINVEST PROPERTY COMPANY PROPRIETARY LIMITED (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT), ACCORDING TO THE PROVISIONS OF PART 3 CHAPTER C OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986, (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 53, SYFERFONTEIN NO. 483-JQ, NORTH WEST PROVINCE HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be **Ifafi Extension 7**.

1.2 DESIGN

The township shall consist of erven, and street as indicated on General Plan S. G. No. 1733/2007.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject and where applicable, entitled to existing conditions and servitudes, if any,

1.3.1 Including the following shall be brought forward to all the erven in the township:-

- A. Onderhewig aan die bykomende regte verleen aan die Transvaalse Raad vir Ontwikkeling van Stedelike Gebied om elektrisiteit te vervoer, onderworpe aan al die voorwaardes soos meer volledig sal blyk uit Notariële Akte K882/1988 gedateer 23 Maart 1988 met kaart LG A3808/1981 daarby aangeheg.
- B. Verder onderhewig aan die volgende voorwaardes opgelê deur die Hartbeespoort Stadsraad: Geen nuwe struktuur mag nader as 16 meter aan die pad P249/1 se reserve opgerig word sonder die skriftelike toestemming van Noordwes Provinsiale Administrasie, Tak Paaie, nie.
- C. Kragtens Notariële Akte No. K2815/98 gedateer 24 April 1998 is die hierinvermelde eiendom onderhewig aan 'n serwituut van reg van weg 10 (TIEN) meter breed langs die westelike grens van lyn AE op kaart LG 13501/95 ten gunste van Gedeelte 54 ('n gedeelte van gedeelte 10) van die plas Syferfontein 483, Registrasie Afdeling J.Q., Provinsie Noordwes, soos meer volledig sal blyk uit gemelde Notariële akte.

- D. Kragtens Notariële Akte No. K2816/98 gedateer 24 April 1998 is die hierinvermelde eiendom onderhewig aan 'n servituut van reg van weg 10 (TIEN) meter breed ten gunste van gedeelte 55 ('n Gedeelte van Gedeelte 10) van die plas Syferfontein 483, Registrasie Afdeling J.Q., Provinsie Noord-Wes, aangedui deur die lyn AE op kaart LG1350/95,soos meer volledig sal blyk uit gemelde Notariële Akte.

1.4 CONSTITUTION OF A HOME OWNER'S ASSOCIATION

- (a) A Home Owner's Association shall properly and legally be constituted in respect of erven 1163 up to and including 1164 to the satisfaction of the local authority before the transfer of the first erf.
- (b) Each and every owner shall become members of the Home Owner's Association upon transfer of the erf until such owner ceases to be owner of the erf.
- (c) The Home Owner's Association shall have full legal power to levy, from each and every member, the costs incurred in fulfilling its function, and shall have legal recourse to recover such fees in the event of a default in payments by any member.
- (d) The local authority shall not be liable for the malfunction of the surfacing of the access way and/or the stormwater drainage system, and/or any essential services in the township.

1.5 ACCESS

Ingress to the township and egress from the township shall be restricted to Linda Avenue, as shown on the Layout Plan.

1.6 PRECAUTIONARY MEASURES

The township owner shall satisfy the local authority that the necessary arrangements have been made in accordance with an approved geotechnical report before building work may commence and that such arrangements are incorporated into building work.

1.7 OBLIGATIONS WITH REGARD TO BUILDINGS

Should the local authority so request, all buildings will, on completion, be subject to the issuing of an engineering certificate by a professional engineer at the expense of the owner.

2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as imposed by the local authority in terms of the provisions of the Townships Ordinance, 1986

2.1 ALL ERVEN

- (a) The erf is subject to a servitude, 2 m wide, in favour of the local authority for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the local authority:

Provided that the local authority may dispense with any servitude by the consideration of building plans.

- (b) No other 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 2m thereof.
- (c) 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 by the local authority.

3. CONDITIONS TO BE INCORPORATED IN THE TOWN-PLANNING SCHEME IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986, IN ADDITION TO THE PROVISIONS OF THE TOWN-PLANNING SCHEME IN OPERATION

3.1 GENERAL CONDITIONS (APPLICABLE TO ALL ERVEN)

The erf is situated in an area where soil conditions may occur which can affect buildings and structures detrimentally and result in damage. Building plans submitted to the local authority shall indicate measures in accordance with recommendations contained in the geotechnical report compiled for the township, to limit possible damage to the buildings and structures as a result of the potentially unfavourable foundation conditions, unless proof is submitted to the local authority that such measures are unnecessary or the same purpose can be achieved by alternative measures.

3.2 ERVEN 1163 UP TO AND INCLUDING 1164:

USE ZONE 3: RESIDENTIAL 3

The erf and the buildings erected thereon, or to be erected thereon, shall be used solely for the purposes of dwelling units attached and detached and associated outbuildings, and with the consent of the local authority for other related uses, subject to the following conditions:

- (a) Height: the height of the buildings shall not exceed 2 storeys;
- (b) Coverage: the coverage shall not exceed 60%;
- (c) Building lines and building restriction areas to be determined in accordance with an approved Site Development Plan;
- (d) Parking requirements shall be in accordance with Table "G" of the Hartbeespoort Town Planning Scheme, 1993.

3.3 ERVEN SUBJECT TO SPECIAL CONDITIONS

In addition to the relevant conditions set out above, the under-mentioned erven shall be subject to the following further conditions.

ERF 1164

- (a) The registered owner of the erf shall erect a physical barrier consisting of a 2m high brick or concrete wall, or a barrier of such other material as may be approved by the local authority, in accordance with the most recent standards of the North West Department of Public Works and

Roads before or during development of the erf along the boundary thereof abutting on Provincial Road P249-1 and shall maintain such fence to the satisfaction of the local authority: Provided that the local authority shall have the right, after consultation with the North West Department of Public Works and Roads to permit conditionally the erection of a 2m high security fence in accordance with the most recent standards of the North West Department of Public Works and Roads: Provided further that if the said road has not yet been declared, the relevant physical barrier shall be erected within a period of six (6) months after declaration of such road.

- (b) Except for the physical barrier referred to in sub-clause (a) above, a swimming bath or any essential stormwater drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 16 m from the reserve boundary of Provincial Road P249-1, nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the North West Department of Public Works and Roads.
- (c) Ingress to and egress from the erven shall not be permitted along the boundary thereof abutting on Provincial Road P249-1.

B. S. GUNQISA, ACTING MUNICIPAL MANAGER

Municipal Offices, 53 Van Velden Street, Brits, P.O.Box 106, Brits, 0250

(Notice No. 25/2022)

(Reference Number: 15/3/2/1/2/8 HBPT)

MADIBENG LOCAL MUNICIPALITY

HARTBEESPOORT AMENDMENT SCHEME 270

Notice is hereby given in terms of Section 125 (1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 Of 1986), that the Madibeng Local Municipality has approved an amendment scheme being an amendment of the Hartbeespoort Town Planning Scheme, 1993, comprising the same land as included in the township **Ifafi Extension 7**.

Map 3 and the scheme clauses of the amendment scheme are filed at the offices of the Local Municipality of Madibeng and are available for inspection at all reasonable times.

This amendment is known as **Hartbeespoort Amendment Scheme 270** and shall come into operation on the date of publication of this notice.

B. S. GUNQISA, ACTING MUNICIPAL MANAGER

Municipal Offices, 53 Van Velden Street, Brits, P.O.Box 106, Brits, 0250

(Notice No. 26/2022)

(Reference Number: 15/2/2/3/270 HBPT)

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