



NORTH WEST NOORDWES

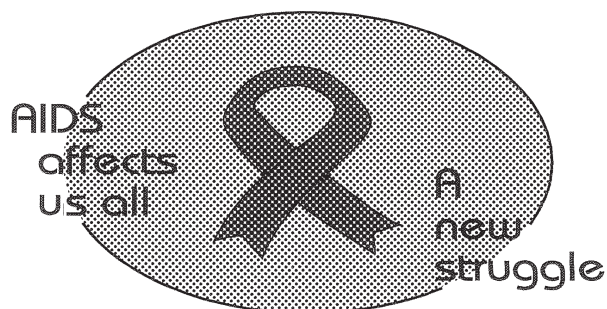
PROVINCIAL GAZETTE PROVINSIALE KOERANT

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MAHIKENG
4 October 2022
4 Oktober 2022

No: 8420

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Closing times for **ORDINARY WEEKLY** 2022

NORTHWEST PROVINCIAL GAZETTE

*The closing time is **15:00** sharp on the following days:*

- **28 December 2021**, Tuesday for the issue of Tuesday **04 January 2022**
- **04 January**, Tuesday for the issue of Tuesday **11 January 2022**
- **11 January**, Tuesday for the issue of Tuesday **18 January 2022**
- **18 January**, Tuesday for the issue of Tuesday **25 January 2022**
- **25 January**, Tuesday for the issue of Tuesday **01 February 2022**
- **01 February**, Tuesday for the issue of Tuesday **08 February 2022**
- **08 February**, Tuesday for the issue of Tuesday **15 February 2022**
- **15 February**, Tuesday for the issue of Tuesday **22 February 2022**
- **22 February**, Tuesday for the issue of Tuesday **01 March 2022**
- **01 March**, Tuesday for the issue of Tuesday **08 March 2022**
- **08 March**, Tuesday for the issue of Tuesday **15 March 2022**
- **14 March**, Monday for the issue of Tuesday **22 March 2022**
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- **29 March**, Tuesday for the issue of Tuesday **05 April 2022**
- **05 April**, Tuesday for the issue of Tuesday **12 April 2022**
- **08 April**, Friday for the issue of Tuesday **19 April 2022**
- **19 April**, Tuesday for the issue of Tuesday **26 April 2022**
- **22 April**, Friday for the issue of Tuesday **03 May 2022**
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- **13 December**, Tuesday for the issue of Tuesday **20 December 2022**
- **19 December**, Monday for the issue of Tuesday **27 December 2022**

GENERAL NOTICES • ALGEMENE KENNISGEWINGS**GENERAL NOTICE 192 OF 2022****RUSTENBURG LOCAL MUNICIPALITY****NOTICE OF APPLICATION FOR CANCELLATION IN TOTAL OF GENERAL PLAN, ESTABLISHMENT OF TOWNSHIP AND THE REMOVAL OF TITLE CONDITIONS
BOSCHDAL EXTENSION 9**

I, Dawid Jacobus Bos (ID No: 5712165113080), of the firm Maxim Planning Solutions (Pty) Ltd (2002/017393/07), being the authorised agent of the owner of Portion 88 (a portion of Portion 10) of the farm Boschdal 309, Registration Division J.Q., North West Province held by Certificate of Township Title T76668/2015, hereby gives notice in terms of Sections 17(2)(a), 17(7)(c) and 17(18)(c), all read with Section 17(1)(d)(i) of the Rustenburg Local Municipality Spatial Planning and Land Use Management By-Law, 2018 that an application has been submitted to the Rustenburg Local Municipality in terms of:

- Section 17(8) of the Rustenburg Local Municipality Spatial Planning and Land Use Management By-Law, 2018 for the total cancellation of General Plan SG No. 427/2011 of the township Boschdal Extension 6;
- Section 17(7) of the Rustenburg Local Municipality Spatial Planning and Land Use Management By-Law, 2018 for the establishment of the township referred to in the Annexure hereto; and
- Section 17(2) of the Rustenburg Local Municipality Spatial Planning and Land Use Management By-Law, 2018 for the removal of Conditions A.i, A.ii and A.iii in Certificate of Township Title T76668/2015 in respect of Portion 88 (a portion of Portion 10) of the farm Boschdal 309, Registration Division J.Q., North West Province.

Particulars of the application will lie for inspection during normal office hours at the Rustenburg Local Municipality, Room 313, Missionary Mpheni House, corner of Nelson Mandela- and Beyers Naude Drive, Rustenburg for the period of 28 days from **27 September 2022** (the date of first publication of this notice).

Comments, objections to or representations in respect of the application, together with the grounds therefore, must be lodged with or made in writing, or verbally if the objector is unable to write to the Rustenburg Local Municipality at the above address or at P.O. Box 16, Rustenburg, 0300 within a period of 28 days from **27 September 2022**.

Closing date for any objections: **25 October 2022**.

Address of authorised agent: Maxim Planning Solutions (Pty) Ltd (2002/017393/07), @ Office Building, 67 Brink Street, Rustenburg, P.O. Box 21114, Proteapark, 0305, Tel: (014) 592-9489, e-mail: dawie@maxim.co.za (3/191/R/T)

Dates on which notice will be published: **27 September 2022 and 04 October 2022**.

Annexure:

Name of township: Boschdal Extension 9

Full name of applicant: Dawid Jacobus Bos (ID No: 5712165113080), of the firm Maxim Planning Solutions (Pty) Ltd (2002/017393/07), on behalf of Bun Malan (Pty) Ltd (1970/011888/07).

Number of erven, proposed zoning and development control measures: 1 erf zoned "Business 1", 1 erf zoned "Residential 2" and 1 erf zoned "Special" (for private open space purposes). Standard development control measures as set out per zoning in the Rustenburg Land Use Scheme, 2021 will apply.

Description of land on which township is to be established: Portion 88 (a portion of Portion 10) of the farm Boschdal 309, Registration Division J.Q., North West Province

Location of proposed township: The proposed township area is located directly adjacent and to the south of Helen Joseph Drive (former Boekenhout Road), adjacent to the intersection of the fore-mentioned road and Loerie Road, west of Safarituine Extensions 5 and 15 and south of Safarituine Extensions 3 and 6.

ALGEMENE KENNISGEWING 192 VAN 2022**RUSTENBURG PLAASLIKE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK OM ALGEHELE KANSELLASIE VAN ALGEMENE PLAN, DORPSTIGTING
EN OPHEFFING VAN TITELVOORWAARDES
BOSCHDAL UITBREIDING 9**

Ek, Dawid Jacobus Bos (ID Nr: 5712165113080), van die firma Maxim Planning Solutions (Edms) Bpk (2002/017393/07), synde die gemagtigde agent van die eienaar van Gedeelte 88 ('n gedeelte van Gedeelte 10) van die plaas Boschdal 309, Registrasie Afdeling J.Q., Noordwes Provinsie, gehou kragtens Sertifikaat van Dorpstitel T76668/2015, gee hiermee kennis ingevolge Artikels 17(2)(a), 17(7)(c) en 17(18)(c), almal saamgelees met Artikel 17(1)(d)(i) van die Rustenburg Plaaslike Munisipaliteit Verordening op Ruimtelike Beplanning en Grondgebruikbestuur, 2018 dat 'n aansoek by die Rustenburg Plaaslike Munisipaliteit ingedien is ingevolge:

- Artikel 17(8) van die Rustenburg Plaaslike Munisipaliteit Verordening op Ruimtelike Beplanning en Grondgebruikbestuur, 2018 vir die algehele kansellasië van Algemene Plan LG No. 427/2011 van die dorp Boschdal Uitbreiding 6;
- Artikel 17(7) van die Rustenburg Plaaslike Munisipaliteit Verordening op Ruimtelike Beplanning en Grondgebruikbestuur, 2018 vir die stigting van die dorp soos uiteengesit in die Bylae hierby; en
- Artikel 17(2) van die Rustenburg Plaaslike Munisipaliteit Verordening op Ruimtelike Beplanning en Grondgebruikbestuur, 2018 vir die opheffing van Voorwaardes A.i, A.ii en A.iii in Sertifikaat van Dorpstitel T76668/2015 ten opsigte van Gedeelte 88 ('n gedeelte van Gedeelte 10) van die plaas Boschdal 309, Registrasie Afdeling J.Q., Noordwes Provinsie.

Besonderhede van die aansoek le te insae gedurende gewone kantoorure by die Rustenburg Plaaslike Munisipaliteit, Kamer 313, Missionary Mpheni House, hoek van Nelson Mandela- en Beyers Nauderylaan, Rustenburg, vir 'n tydperk van 28 dae vanaf **27 September 2022**.

Kommentare, besware teen of verhoë ten opsigte van die aansoek, saam met die redes daarvoor, moet binne 'n tydperk van 28 dae vanaf **27 September 2022** skriftelik, of mondelings indien die beswaarmaker nie kan skryf nie, by of tot die Rustenburg Plaaslike Munisipaliteit by bovermelde adres of by Posbus 16, Rustenburg, 0300 ingedien of gerig word.

Sluitingsdatum vir enige beswaar: **25 Oktober 2022**.

Adres van gemagtigde agent: Maxim Planning Solutions (Edms) Bpk (2002/017393/07), @ Office Gebou, Brinkstraat 67, Rustenburg, P.O. Box 21114, Proteapark, 0305, Tel: (014) 592-9489. e-pos: dawie@maxim.co.za (3/191/R/T)

Datums waarop kennisgewing gepubliseer word: **27 September 2022 en 04 Oktober 2022**.

Bylae:

Naam van dorp: Boschdal Uitbreiding 9

Volle naam van aansoeker: Dawid Jacobus Bos (ID No: 5712165113080), van die firma Maxim Planning Solutions (Edms) Bpk (2002/017393/07), namens Bun Malan (Edms) Bpk (1970/011888/07)

Aantal erwe, voorgestelde sonerings- en ontwikkelingsbeheermaatreëls: 1 erf gesoneer "Besigheid 1", 1 erf gesoneer "Residensieel 2" en 1 erf gesoneer "Spesiaal" (vir privaat oopruimte doeleindes).

Beskrywing van grond waarop dorp gestig gaan word: Gedeelte 88 ('n gedeelte van Gedeelte 10) van die plaas Boschdal 309, Registrasie Afdeling J.Q., Noordwes Provinsie. Standaard ontwikkelingsbeheermaatreëls per sonering soos uiteengesit in die Rustenburg Grondgebruikskema, 2021 sal geld.

Ligging van voorgestelde dorp: Die voorgestelde dorpsgebied is geleë direk aanliggend en ten suide van Helen Josephphrylaan (voormalige Boekenhoutstraat), aanliggend tot die aansluiting van die voorgenoemde pad en Loerieweg, wes van Safarituine Uitbreidings 5 en 15 en suid van Safarituine Uitbreidings 3 en 6.

27-4

GENERAL NOTICE 193 OF 2022**NOTICE OF APPLICATION FOR TOWNSHIP ESTABLISHMENT ON PORTION 54 OF THE FARM MMABATHO TOWN AND TOWNLANDS 301, REGISTRATION DIVISION J.O., NORTH WEST PROVINCE**

Maxim Planning Solutions (Pty) Ltd (2002/017393/07) herein represented by Dawid Jacobus Bos (ID No. 571216 5113 080), being the authorised agent of the Mahikeng Local Municipality (NW383), the registered owner of Portion 54 of the farm Mmabatho Town and Townlands 301, Registration Division J.O., North West Province, hereby gives notice in terms of Section 98(1)(a) read with Section 98(2)(a) of the Mahikeng By-law on Spatial Planning and Land Use Management, 2018 that we have applied to the Mahikeng Local Municipality (NW383) in terms of the provisions of Section 59(1) of the Mahikeng By-Law on Spatial Planning and Land Use Management, 2018 for the establishment of the proposed township Mahikeng Extension 40 on Portion 54 of the farm Mmabatho Town and Townlands 301, Registration Division J.O., North West Province comprising 3823 erven zoned "Residential 1 A", fifteen (15) erven zoned "Residential 3" (density 80 dwelling units per hectare), five (5) erven zoned "Municipal", six (6) erven zoned "Business 2", thirty seven (37) erven zoned "Special" (for the purposes of an Auto Body Repair Centre, Commercial Use, Distribution Centre, Domestic Service Centre, Kiosk, Laboratories, Light Industry, Office, Public Storage, Retail Industry, Retail Trade, Service Industry, Shop, Transport Depot, Transport Terminus, Vehicle Workshop, Warehouse, Wholesale Trade), twenty nine (29) erven zoned "Industrial 2", fifteen (15) erven zoned "Institutional", one (1) erf zoned "Transportation", one (1) erf zoned "Recreational", thirty five (35) erven zoned "Public Open Space" and streets to be zoned "Existing Public Road";

The proposed development/township area is located directly adjacent and to the west of Road N18 (Nelson Mandela Drive) (Mafikeng – Ramatlabama Road), directly adjacent and to the east of the Mafikeng – Ramatlabama railway line, north of Mmabatho Unit 6 and is bordered to the north-east by the Joint Tactical Headquarters – North West Province of the South African National Defence Force.

Particulars of the application and supporting documentation will lie for inspection during normal office hours at the office of the Municipal Manager, Mahikeng Municipal Offices, corner of University Drive and Hector Peterson Street, Mmabatho, for a period of 30 days from 27 September 2022.

Comments, objections to or representations in respect of the application, together with the grounds therefore, must be lodged with or made in writing, or verbally if the objector is unable to write, to the authorized agent and the Municipal Manager at the above address or posted to Private Bag X 63, Mmabatho, 2735, within a period of 30 days from 27 September 2022. The closing date for submission of comments, objections or representations is 27 October 2022. Any person who cannot write may during office hours visit the Mahikeng Local Municipality, where Ms. Faith Sotshayo / Ms. Rebene Manyapetsa (018) 389 0111 will assist those persons by transcribing their comments, objections or representations.

Address of authorised agent: MAXIM PLANNING SOLUTIONS (PTY) LTD (2002/017393/07), UNIT 35 CORPUS NOVEM OFFICE PARK, 35 DR. YUSUF DADOO AVENUE, WILKOPPIES, KLERKSDORP, 2571, P.O. BOX 6848, FLAMWOOD, 2572, TEL: 018-468 6366, e-mail: koot@maxim.co.za (8/71/9/K/T)

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ALGEMENE KENNISGEWING 193 VAN 2022**KENNISGEWING VAN AANSOEK OM DORPSTIGTING OP GEDEELTE 54 VAN DIE PLAAS MMABATHO TOWN AND TOWNLANDS 301, REGISTRASIE AFDELING J.O., NOORDWES PROVINSIE**

Maxim Planning Solutions (Edms) Bpk (2002/017393/07), hierin verteenwoordig deur Dawid Jacobus Bos (ID Nr. 571216 5113 080), synde die gemagtigde agent van die Mahikeng Plaaslike Munisipaliteit (NW383), die geregistreerde eienaar van Gedeelte 54 van die plaas Mmabatho Town and Townlands 301, Registrasie Afdeling J.O., Noordwes Provinsie, gee hiermee ingevolge Artikel 98(1)(a) saamgelees met Artikel 98(2)(a) van die Mahikeng Verordening op Ruimtelike Beplanning en Grondgebruikbestuur, 2018 kennis dat ons aansoek gedoen het by die Mahikeng Plaaslike Munisipaliteit (NW383) ingevolge die bepalings van Artikel 59(1) van die Mahikeng Verordening op Ruimtelike Beplanning en Grondgebruikbestuur, 2018 vir die stigting van die dorp Mahikeng Uitbreiding 40 op Gedeelte 54 van die plaas Mmabatho Town and Townlands 301, Registrasie Afdeling J.O., Noordwes Provinsie wat voorsiening maak vir 3823 erwe gesoneer "Residensieel 1 A", vyftien (15) erwe gesoneer "Residensieel 3" (digtheid 80 wooneenhede per hektaar), vyf (5) erwe gesoneer "Munisipaal", ses (6) erwe gesoneer "Besigheid 2", sewe-en-dertig (37) erwe gesoneer "Spesiaal" (vir die doeleindes van 'n Motorbakwerkherstelsentrum, Kommersiële gebruik, Verspreidingssentrum, Huishoudelike Dienssentrum, Kiosk, Laboratoriums, Ligte Nywerheid, Kantoor, Openbare Berging, Kleinhandelnywerheid, Kleinhandel, Diensnywerheid, Winkel, Vervoerdepot, Vervoerterminus, Voertuigwerkwinkel, Pakhuis, Groothandel), nege-en-twintig erwe gesoneer "Nywerheid 2", vyftien (15) erwe gesoneer "Inrigting", een (1) erf gesoneer "Vervoer", een (1) erf gesoneer "Ontspanning", vyf-en-dertig erwe gesoneer "Openbare Oopruimte" en strate wat gesoneer sal word "Bestaande Openbare Pad".

Die voorgestelde ontwikkeling/dorpgebied is geleë direk aanliggend en ten weste van Pad N18 (Nelson Mandelarylaan) (Mahikeng – Ramatlabama Pad), direk aanliggend en ten ooste van die Mahikeng – Ramatlabama spoorlyn, noord van Mmabatho Eenheid 6 en word ten noordooste begrens deur die "Joint Tactical Headquarters – North West Province" van die Suid-Afrikaanse Nasionale Weermag.

Besonderhede van die aansoek en ondersteunende dokumentasie lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Mahikeng Munisipale Kantore, Hoek van University Drive en Hector Petersonstraat, Mmabatho vir 'n tydperk van 30 dae vanaf 27 September 2022.

Kommentare, besware teen of verhoë ten opsigte van die aansoek, saam met die redes daarvoor, moet binne 'n tydperk van 30 dae vanaf 27 September 2022 skriftelik, of mondelings indien die beswaarmaker nie kan skryf nie, by of tot die gemagtigde agent en die Munisipale Bestuurder by bovermelde adres of by Privaatsak X 63, Mmabatho, 2735, ingedien of gerig word. Die sluitingsdatum vir die indiening van kommentaar, beswaar of verhoë is 27 Oktober 2022. Enige persoon wat nie kan skryf nie mag gedurende kantoorure die Mahikeng Plaaslike Munisipaliteit besoek, waar Me. Faith Sotshayo / Me. Rebene Manyapetsa (018) 389 0111 daardie persone sal assisteer deur die kommentaar, beswaar of verhoë te transkribeer.

Adres van gemagtigde agent: MAXIM PLANNING SOLUTIONS (EDMS) BPK (2002/017393/07), EENHEID 35 CORPUS NOVEM KANTOORPARK, DR. YUSUF DADOOLAAN 35, WILKOPPIES, KLERKSDORP, 2571, POSBUS 6848, FLAMWOOD, 2572, TEL: (018) 468-6366, e-pos: koot@maxim.co.za (8/71/9/K/T)

27-4

PROCLAMATIONS • PROKLAMASIES

PROCLAMATION NOTICE 52 OF 2022

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE NATIONAL GOVERNMENT OF SOUTH AFRICA (HEREINAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF PART B, CHAPTER 5 OF THE MOSES KOTANE LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2016 AND THE PROVISIONS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON **PORTION 2 OF THE FARM TAMBOOTIERAND, 143 JP**, HAS BEEN GRANTED

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP IN TERMS OF THE PROVISIONS OF IN TERMS OF THE PROVISIONS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013)

- 1.1 PROVISION AND INSTALLATION OF SERVICES

The applicant shall make the necessary arrangements with the local authority for the provision and installation of water, electricity and sanitation, as well as the construction of roads and storm-water drainage in the township. If external services are not available or the existing external services not sufficient to accommodate the township, special arrangements will have to be made after consultation with the applicable departments in the local authority.

- 1.2 CANCELLATION OF EXISTING CONDITIONS OF TITLE

The applicant shall at his own expense have conditions and servitudes cancelled or have the township area freed there from, if any.

- 1.3 MINERAL RIGHTS

The consent be obtained from the Department of Mineral and Energy regarding the mineral rights in respect of the land on which the township is being established.

- 1.4 GENERAL

- (a) The applicant shall satisfy the Moses Kotane Local Municipality that -

- (i) Access is available to the township and that a public street system is available to all erven in the township, this shall include the allocation of street names for the township and such names shall be indicated on the General Plan of the Township;

- (ii) A geotechnical report has been submitted in order to determine soil suitability of the land on which the township is to be established and that the said report shall be favourable;

- (iii) The portions of the road reserves adjoining the proposed township, and which are required for the proper installation and maintenance of municipal services, shall be acquired by the township owner.

- (b) The applicant shall comply with the provisions of the relevant sections of the Moses Kotane Local Municipality Spatial Planning and Land Use Management By-law, 2016.



2. CONDITIONS OF ESTABLISHMENT (CONDITIONS WHICH WILL BE APPLICABLE TO THE APPROVED TOWNSHIP)

2.1 NAME

The name of the township shall be **Mabeskraal Extension 1**.

2.2 DESIGN

The township shall consist of erven as indicated on **Mabeskraal Extension 1**.

2.3 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

Should it become necessary to move or replace any existing municipal services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

2.4 DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the Moses Kotane Local Municipality to do so, the township owner shall at his own expense cause to be demolished to the satisfaction of the Moses Kotane Local Municipality all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures.

2.5 REMOVAL OF LITTER

The township owner shall at his own expense have all litter within the township area removed to the satisfaction of the Moses Kotane Local Municipality, when required to do so by the Moses Kotane Local Municipality.

2.6 REMOVAL AND/OR REPLACEMENT OF ESKOM POWER LINES

Should it become necessary to remove and/or replace any existing power lines of Eskom as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

2.7 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

Should it become necessary to remove and/or replace any existing TELKOM services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

2.8 COMPLIANCE WITH CONDITIONS IMPOSED BY GDACE

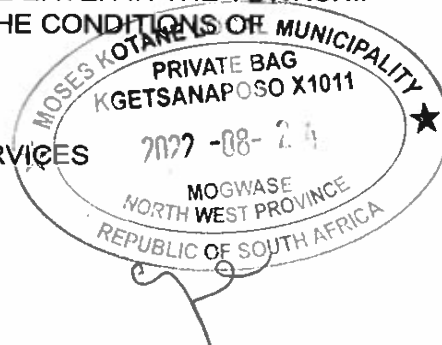
The township owner shall at his own expense comply with the conditions as laid down by the Gauteng Department of Public Transport, Roads and Works as contained in their approval of the proposed township.

3. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTRABLE WHICH SHALL BE READ WITH THE CONDITIONS OF ESTABLISHMENT

3.1 INSTALLATION OF INTERNAL AND EXTERNAL SERVICES

Moses Kotane Local Municipality

2



A certificate issued in terms of the relevant provisions of the Moses Kotane Local Municipality Spatial Planning and Land Use Management By-Law, 2016 must be lodged with the first transfer or with any other act of registration such as the issuing of a Certificate of Title.

The township applicant shall install and provide internal engineering services in the township as provided for in the services agreement.

3.2 RESTRICTIONS ON THE ALIENATION OF LAND:

No transfer or registration transaction of any erf, portion or unit shall be done without the consent of the local authority, which consent shall certify that all conditions of establishment, endowments have been paid, engineering contributions or any other obligations in terms of any agreement or imposed on the township owner including those contained under condition 3.3 herein have been complied with.

3.3 THE TOWNSHIP OWNER'S / DEVELOPER'S OBLIGATIONS

3.3.1 PROVISION OF ENGINEERING DRAWINGS

The township owner shall submit to the Moses Kotane Local Municipality complete engineering drawings in respect of internal sewers and sewer connection points and complete detail design engineering drawings in respect of the internal road and storm water sewers as well as water and electricity services, prior to the commencement of the construction of the said services.

The detail design drawings will only be evaluated after the required Services Reports have been approved.

The township owner must obtain a way-leave from the Municipality prior to commencement of construction work, if such work will be done on Municipal property.

3.3.2 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

Before any erf is transferred, the Moses Kotane Local Municipality must be provided with a certificate by a Professional Engineer for water, sewerage, electricity, and the internal road and storm water sewers, in which it is certified that the internal engineering services have been completed and that the engineers accept liability for the services. The Moses Kotane Local Municipality may at its own discretion allow an exception in respect of the internal road and storm water sewers. If this is the case, the developer must give the Moses Kotane Local Municipality an undertaking that the developer will complete this service on or before a certain date and must provide the Moses Kotane Local Municipality with a guarantee issued by a recognized financial institution.

No building plans will be approved before the services are completed and (if applicable) taken over by the divisions of the Public Works and Infrastructure Development Department.

3.3.3 MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months commences on the date on which the council has certified that the relevant provisions of the Moses Kotane Local Municipality Spatial Planning and Land Use Management By-Law, 2016 has been complied with and when the last of the internal

engineering services (i.e. water, sewerage, electricity), and the road and stormwater have been completed.

A maintenance guarantee must be issued for a period of 12 months after takeover of the services or proclamation of the township by a recognized financial institution, in respect of poor workmanship and/or materials with regard to the civil engineering services, roads and stormwater and the electricity services, which guarantee must be issued in favour of the local authority for an amount that is equal to 10% of the contract cost, and proof of this must be submitted to the Moses Kotane Local Municipality.

4. DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

5. CONDITIONS OF TITLE

THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED, LAID DOWN BY THE MOSES KOTANE LOCAL MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE MOSES KOTANE LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2016

5.1 ALL ERVEN

(a) The erf shall be subject to a servitude, 3m wide, for municipal services (water, sewer, electricity and storm-water) (hereinafter referred to as "the services"), in favour of the Municipality along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 2m wide, over the entrance portion of the erf, if and when required by the local authority: Provided that the local authority may waive any such servitude.

(b) No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2m from it.

(c) The Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary, and furthermore the Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

(d) As this erf forms part of the area that is underlain by dolomite, the owner/developer shall make any prospective buyer/tenant aware of the risk involved in developing on dolomite. The developer may make use of literature at the disposal of the investigator, together with a list of precautionary measures and monitoring schedules in order to ensure that the prospective buyer/tenant understands how to manage dolomite stability risk responsibly.

5.2 ERVEN 1 AND 2 IS SUBJECT TO:

A servitude of right of way as indicated by the figure of the erf as shown in the General Plan S.G. Number 36/2022

Moses Kotane Local Municipality

4



6. CONDITIONS WHICH, IN ADDITION TO THE EXISTING PROVISIONS OF THE RULING TOWN-PLANNING SCHEME, HAVE TO BE INCORPORATED IN THE MOSES KOTANE TOWN-PLANNING SCHEME, 2005, IN TERMS OF MOSES KOTANE LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2016

6.1 ERF 1, MABESKRAAL EXTENSION 1

ERF 1, MABESKRAAL EXTENSION 1		
1	Use Zone	12: SPECIAL
2	Uses permitted	Offices, Shops, Service Industry, Retail Trade, Places of Refreshment, Places of Amusement, Drive-thru Restaurant, Motor Dealerships, Motor Showrooms, Institutions, Light Industries, Places of Instruction, Taxi Rank, Informal Businesses and a Builders Yard, including ancillary and subservient uses, subject to certain conditions.
3	Uses with consent	None
4	Uses not permitted	All other uses
5	Definition	In accordance with Part I of the Moses Kotane Town Planning Scheme, 2005
6	Density	Not applicable
7	Coverage	50%
8	Height	2 storeys
9	Floor area ratio	0,4
10	Site development plan and landscape development plan	A site development plan and a landscape development plan, unless otherwise determined by the Municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality in accordance with its requirements for approval prior to the submission of building plans. The landscaping, in terms of the landscape development plan, shall be completed by completion of the development or any phase thereof. The continued maintenance of the landscape development shall be to the satisfaction of the Municipality
11	Building lines	In accordance with an approved Site Development Plan
12	Parking requirements	To the satisfaction of the municipality.
13	Paving of traffic areas	All parts of the erf upon which motor vehicles are allowed to move or park, shall be provided with a permanent dust-free surface, which surface shall be paved, drained and maintained to the satisfaction of the Municipality.
14	Access to the erf	Access should be to the satisfaction of the Municipality.
15	Loading and off-loading facilities	Loading facilities shall be provided on the erf to the satisfaction of the Municipality and all loading and unloading activities shall take place on the



ERF 1, MABESKRAAL EXTENSION 1		
		erf.
16	Turning facilities	Turning space for light-/medium-/heavy vehicles shall be provided on the erf to the satisfaction of the Municipality: Provided that this requirement may be relaxed with the consent of the Municipality.
17	Physical barriers	Physical barrier/s shall be erected and maintained on the street boundary/ies of the erf (approved entrances and exits excluded) to the satisfaction of the Municipality.
18	Health measures	(1) Any requirements for air pollution-, noise abatement- or health measures set by Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality. (2) No air-conditioning units or compressors may be mounted to the exterior walls of buildings without the prior consent of the City of Tshwane Metropolitan Municipality.
19	Outdoor advertising	Advertisements and/or sign boards shall not be erected or displayed on the erf without the written consent of the Municipality first being obtained in terms of municipal by-laws for outdoor advertising.
20	General:	(1) In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Municipality.

6.2

ERF 2, MABESKRAAL EXTENSION 1

ERF 2, MABESKRAAL EXTENSION 1		
1	Use Zone	12: SPECIAL
2	Uses permitted	Filling Station, Car wash, Places of Refreshment and ancillary and subservient uses.
3	Uses with consent	None
4	Uses not permitted	All other uses
5	Definition	In accordance with Part I of the Moses Kotane Town Planning Scheme, 2005
6	Density	Not applicable
7	Coverage	40%
8	Height	2 storey
9	Floor area ratio	0,2
10	Site development plan and landscape development plan	A site development plan and a landscape development plan, unless otherwise determined by the Municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the

ERF 2, MABESKRAAL EXTENSION 1		
		Municipality in accordance with its requirements for approval prior to the submission of building plans. The landscaping, in terms of the landscape development plan, shall be completed by completion of the development or any phase thereof. The continued maintenance of the landscape development shall be to the satisfaction of the Municipality
11	Building lines	In accordance with an approved Site Development Plan
12	Parking requirements	To the satisfaction of the municipality.
13	Paving of traffic areas	All parts of the erf upon which motor vehicles are allowed to move or park, shall be provided with a permanent dust-free surface, which surface shall be paved, drained and maintained to the satisfaction of the Municipality.
14	Access to the erf	Access should be to the satisfaction of the Municipality.
15	Loading and off-loading facilities	Loading facilities shall be provided on the erf to the satisfaction of the Municipality and all loading and unloading activities shall take place on the erf.
16	Turning facilities	Turning space for light-/medium-/heavy vehicles shall be provided on the erf to the satisfaction of the Municipality: Provided that this requirement may be relaxed with the consent of the Municipality.
17	Physical barriers	Physical barrier/s shall be erected and maintained on the street boundary/ies of the erf (approved entrances and exits excluded) to the satisfaction of the Municipality.
18	Health measures	(2) Any requirements for air pollution-, noise abatement- or health measures set by Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality. (2) No air-conditioning units or compressors may be mounted to the exterior walls of buildings without the prior consent of the City of Tshwane Metropolitan Municipality.
19	Outdoor advertising	Advertisements and/or sign boards shall not be erected or displayed on the erf without the written consent of the Municipality first being obtained in terms of municipal by-laws for outdoor advertising.
20	General:	(2) In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Municipality

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS**PROVINCIAL NOTICE 372 OF 2022****DITSBOTLA LOCAL MUNICIPALITY****NOTICE OF APPLICATIONS FOR THE CONSOLIDATION, SUBDIVISION AND REZONING IN TERMS OF SECTIONS 77, 71 AND 66 NOTICE DONE IN TERMS OF SECTIONS 98 & 99 OF THE DITSBOTLA BYLAW ON SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2017**

I, Rothemba Ndouvhada (ID No. 95123 5482 080) of the company Snethemba Consultants (Pty) Ltd, being the applicant in respect of Erven 563,564 And 698 In Coligny, North West Province, hereby give notice in terms of Section 98 & 99 of the Ditsobotla Bylaw On Spatial Planning And Land Use Management By-Law, 2017, that we have applied to the Ditsobotla Local Municipality for the consolidation, subdivision and rezoning of the Ditsobotla Local Municipality Land Use Scheme, 2020, by the Consolidation in terms of Section 77, subdivision in terms of Section 71 and Rezoning in terms of Section 66 read with Clause 32 of the Ditsobotla Local Municipality Land Use Scheme, 2020, of the property as described above. The property is located at Voortrekker Street, Coligny, 2725 (26°19'58.1"S 26°18'46.2"E). The above-mentioned properties will be subdivided and rezoned into 63 erven as follow:

- Residential 1A - 60 erven
- Public open space - 2 erven
- Public Roads - 1 erf

The intention is to develop a residential dwelling on the property.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: The Municipal Manager, Ditsobotla Local Municipality, PO Box 7, Lichtenburg, 2740 from 27 September 2022 until 25 October 2022. Any person who cannot write may during office hours attend at an address stated in the notice where a named staff member of the Municipality will assist that person to transcribe that person's objections or comments. Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 30 days from 27 September 2022. Address of Municipal offices: Cnr Nelson Mandela Drive & Transvaal Street, Lichtenburg. Closing date for any objections and/or comments: 25 October 2022.

Address of applicant: **Snethemba Consultants (Pty) Ltd**, Sunninghill office Park, Block 15, 20 Peltier Drive, Sunninghill, Sandton 2157. Cell: 067 883 1815 or E-mail: rothemban@snethemba.co.za. Dates on which the applications will be published: 27 September 2022 and 04 October 2022.

27-4

PROVINSIALE KENNISGEWING 372 VAN 2022**DITSBOTLA PLAASLIKE MUNISIPALITEIT****KENNISGEWING VAN AANSOEKE VIR DIE KONSOLIDASIE, ONDERVERDELING EN HERSONERING IN TERME VAN ARTIKELS 77, 71 EN 66 KENNISGEWING GEDOEN INGEVOLGE ARTIKELS 98 & 99 VAN DIE DITSBOTLA-VERORDENING OOR RUIMTELIKE BEPLANNING EN BEHEER, 7-2**

Ek, Rothemba Ndouvhada (ID No. 95123 5482 080) van die maatskappy Snethemba Consultants (Pty) Ltd, synde die applikant ten opsigte van Erwe 563,564 En 698 In Coligny, Noordwes Provinsie, gee hiermee kennis ingevolge Artikel 98 & 99 van die Ditsobotla Verordening op Ruimtelike Beplanning en Grondgebruikbestuursverordening, 2017, wat ons by die Ditsobotla Plaaslike Munisipaliteit aansoek gedoen het vir die konsolidasie, onderverdeling en hersonering van die Ditsobotla Plaaslike Munisipaliteit Grondgebruikskema, 2020, deur die Konsolidasie ingevolge artikel 77, onderverdeling ingevolge Artikel 71 en Hersonering ingevolge Artikel 66 saamgelees met Klousule 32 van die Ditsobotla Plaaslike Munisipaliteit Grondgebruikskema, 2020, van die eiendom soos hierbo beskryf. Die eiendom is geleë te Voortrekkerstraat, Coligny, 2725 (26°19'58.1"S 26°18'46.2"E). Die bogenoemde eiendomme sal onderverdeel en hersoneer word in 63 erwe soos volg:

- Residensiële 1A - 60 erwe
- Openbare oop ruimte - 2 erwe
- Openbare paaie - 1 erf

Die bedoeling is om 'n residensiële woning op die eiendom te ontwikkel.

Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie.) en/of kommentaar(s), ingedien word by, of skriftelik gerig word aan: Die Munisipale Bestuurder, Ditsobotla Plaaslike Munisipaliteit, Posbus 7, Lichtenburg, 2740 vanaf 27 September 2022 tot 25 Oktober 2022. Enige persoon wat nie kan skryf nie, kan gedurende kantoorure by 'n adres vermeld in die kennisgewing bywoon waar 'n genoemde personeelid van die Munisipaliteit daardie persoon sal bystaan om daardie persoon se besware of kommentaar te transkribeer. Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 30 dae vanaf 27 September 2022. Adres van Munisipale kantore: H/v Nelson Mandelarylaan & Transvaalstraat, Lichtenburg. Sluitingsdatum vir enige besware en/of kommentaar: 25 Oktober 2022.

Adres van aansoeker: **Snethemba Consultants (Pty) Ltd**, Sunninghill kantoorpark, Blok 15, Peltierylaan 20, Sunninghill, Sandton 2157. Sel: 067 883 1815 of E-pos: rothemban@snethemba.co.za. Datums waarop die aansoeke gepubliseer sal word: 27 September 2022 en 04 Oktober 2022.

27-4

PROVINCIAL NOTICE 374 OF 2022**NOTICE OF APPLICATION FOR REZONING AND REMOVAL OF RESTRICTIVE CONDITIONS: ERF 94, WILKOPPIES IN TERMS OF SECTION 94(1)(a) OF THE CITY OF MATLOSANA SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW ON SPATIAL PLANNING AND LAND USE MANAGEMENT, 2016, READ TOGETHER WITH SPLUMA, 2013 (ACT 16 OF 2013), CITY OF MATLOSANA – AMENDMENT SCHEME 1455**

I, Pieter Francis Ernst (ID: 840328 5059 08 3), of the firm Malepa Planning & Projects (Pty) Ltd (2007/015316/07) being the authorised agent of the owner of Erf 94, Wilkoppies, Registration Division IP, North West Province hereby gives notice in terms of Section 94(1)(a) of the City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016, read together with the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013). That we have applied in terms of;

- Section 56(1)(b)(ii) of the Town-planning and Townships Ordinance 1986, (Ordinance 15 of 1986) and Section 62(1) of the City of Matlosana Spatial Planning and Land Use Management by-Law, 2016, to the City of Matlosana for the rezoning of Erf 94, Wilkoppies, Registration Division IP, North West Province, situated at 17 Michael Street, Wilkoppies, Klerksdorp, North West Province for the rezoning from “Residential 1” to “Residential 2” for sixteen (16) flats.
- Section 63(2) of the City of Matlosana Spatial Planning and Land Use Management by-Law, 2016, for the amendment, suspension or removal of restrictive conditions (i) on Page 3 and (k) on page 4 of Deed of Transfer T51786/2022.

The intention for the rezoning is for the purpose of sixteen (16) flats which will be leased to tenants on a long-term lease agreement.

Particulars of the application will lie for inspection during normal office hours at the City of Matlosana, Records Section, Basement Floor, Klerksdorp Civic Centre, c/o Bram Fisher and OR Tambo Street, Klerksdorp, for a period of 30 days from 27 September 2022.

Objections or representations in respect of the application, together with the reasons therefore, must be lodged with or made in writing or verbally, if the objector is unable to write, to the authorized agent and the Municipal Manager at the above address or posted to P.O. Box 99, Klerksdorp, 2570, within a period of 30 days from 27 September 2022.

Any person who cannot write, may during office hours visit the City of Matlosana (Mr Danny Selemoseng: 018 487 8300) to assist those person/s by transcribing their comments, objections or representations within this period.

The closing date for submission of comments, objections or representation is 27 October 2022.

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

PROVINSIALE KENNISGEWING 374 VAN 2022**KENNISGEWING VAN AANSOEK OM HERSONEËRING EN OPHEFFING VAN BEPERKENDE TITEL VOORWAARDES: ERF 94, WILKOPPIES IN TERME VAN ARTIKEL 94(1)(a) VAN DIE “CITY OF MATLOSANA SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW ON SPATIAL PLANNING AND LAND USE MANAGEMENT, 2016”, SAAMGELEES MET “SPLUMA, 2013 (ACT NO. 16 OF 2013)”, STAD VAN MATLOSANA – WYSIGINGSKEMA 1455**

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 van Erf 94, Wilkoppies, Registrasie Afdeling IP, Noord Wes Provinsie gee hiermee ingevolge Artikel 94(1)(a) van die “City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016”, saamgelees met die “Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) dat ons aansoek gedoen het ingevolge;

- Artikel 56(1)(b)(ii) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), en Artikel 62(1) van die “City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016”, by die Stad van Matlosana vir die hersoneëring van Erf 94, Wilkoppies, Registrasie Afdeling IP, Noord Wes Provinsie geleë te Michael Straat 17, Noord Wes Provinsie vanaf “Residensieel 1” na “Residensieel 2” vir sestien (16) woonstelle.
- Artikel 63(2) van die “City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016” vir die opheffing van beperkende voorwaardes (i) op Bladsy 3 en voorwaarde (k) op bladsy 4 van Transportakte T51786/2022.

Die bedoeling vir die hersonering is vir die doel van sestien (16) woonstelle waarvan op 'n langtermyn-huurooreenkoms aan huurders verhuur sal word.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die Stad van Matlosana, Rekords Afdeling, Kelder Verdieping, Burgersentrum, h/v Bram Fisherstraat en OR Tambo Straat, Klerksdorp, vir 'n tydperk van 30 dae vanaf 27 September 2022.

Besware teen, of vertoë ten opsigte van die aansoek, tesame met die redes daarvoor, moet skriftelik of mondelings by die Stad van Matlosana ingedien word of gerig word aan die gemagtigde agent en die munisipale bestuurder by bogenoemde adres of aan Posbus 99, Klerksdorp, 2570 binne 'n tydperk van 30 dae vanaf 27 September 2022. Enige persoon wat nie kan skryf nie, mag gedurende kantoorure die Stad van Matlosana besoek waar 'n aangewese amptenaar van die Stad van Matlosana (Mnr Danny Selemoseng: 018 487 8300) daardie persone sal assisteer deur die kommentaar, beswaar of vertoë te transkribeer.

Die sluitingsdatum vir die indiening van kommentaar, besware of vertoë is 27 Oktober 2022.

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

PROVINCIAL NOTICE 375 OF 2022**NOTICE OF APPLICATION FOR REZONING AND REMOVAL OF RESTRICTIVE CONDITIONS: ERF 1091, LA HOFF IN TERMS OF SECTION 94(1)(a) OF THE CITY OF MATLOSANA SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW ON SPATIAL PLANNING AND LAND USE MANAGEMENT, 2016, READ TOGETHER WITH SPLUMA, 2013 (ACT 16 OF 2013), CITY OF MATLOSANA – AMENDMENT SCHEME 1453**

I, Pieter Francis Ernst (ID: 840328 5059 08 3), of the firm Malepa Planning & Projects (Pty) Ltd (2007/015316/07) being the authorised agent of the owner of Erf 1091, La Hoff, Registration Division IP, North West Province hereby gives notice in terms of Section 94(1)(a) of the City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016, read together with the Spatial Planning and Land Use Management Act, 2013 (Act No.16 of 2013). That we have applied in terms of;

- Section 56(1)(b)(ii) of the Town-planning and Townships Ordinance 1986, (Ordinance 15 of 1986) and Section 62(1) of the City of Matlosana Spatial Planning and Land Use Management by-Law, 2016, to the City of Matlosana for the rezoning of Erf 1091, La Hoff, Registration Division IP, North West Province, situated at 63 Odendaal Street, La Hoff, Klerksdorp, North West Province for the rezoning from “Residential 1” to “Residential 2” for seven (7) dwelling units.
- Section 63(2) of the City of Matlosana Spatial Planning and Land Use Management by-Law, 2016, for the amendment, suspension or removal of restrictive conditions (j) on Page 4 and (l) on page 4 of Deed of Transfer T24542/2022.

The intention for the rezoning is for the purpose of seven (7) dwelling units of which will be leased to tenants on a long-term lease agreement.

Particulars of the application will lie for inspection during normal office hours at the City of Matlosana, Records Section, Basement Floor, Klerksdorp Civic Centre, c/o Bram Fisher and OR Tambo Street, Klerksdorp, for a period of 30 days from 27 September 2022.

Objections or representations in respect of the application, together with the reasons therefore, must be lodged with or made in writing or verbally, if the objector is unable to write, to the authorized agent and the Municipal Manager at the above address or posted to P.O. Box 99, Klerksdorp, 2570, within a period of 30 days from 27 September 2022.

Any person who cannot write, may during office hours visit the City of Matlosana (Mr Danny Selemoseng: 018 487 8300) to assist those person/s by transcribing their comments, objections or representations within this period.

The closing date for submission of comments, objections or representation is 27 October 2022.

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

27-4

PROVINSIALE KENNISGEWING 375 VAN 2022

KENNISGEWING VAN AANSOEK OM HERSONEËRING EN OPHEFFING VAN BEPERKENDE TITEL VOORWAARDES: ERF 1091, LA HOFF IN TERME VAN ARTIKEL 94(1)(a) VAN DIE "CITY OF MATLOSANA SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW ON SPATIAL PLANNING AND LAND USE MANAGEMENT, 2016", SAAMGELEES MET "SPLUMA, 2013 (ACT NO. 16 OF 2013)", STAD VAN MATLOSANA – WYSIGINGSKEMA 1453

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 van Erf 1091, La Hoff, Registrasie Afdeling IP, Noord Wes Provinsie gee hiermee ingevolge Artikel 94(1)(a) van die "City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016", saamgelees met die "Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) dat ons aansoek gedoen het ingevolge;

- Artikel 56(1)(b)(ii) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), en Artikel 62(1) van die "City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016", by die Stad van Matlosana vir die hersoneëring van Erf 1091, La Hoff, Registrasie Afdeling IP, Noord Wes Provinsie geleë te Odendaal Straat 63, La Hoff, Noord Wes Provinsie vanaf "Residensieel 1" na "Residensieel 2" vir sewe (7) wooneenhede.
- Artikel 63(2) van die "City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016" vir die opheffing van beperkende voorwaardes (j) op Bladsy 4 en voorwaarde (l) op bladsy 4 van Transportakte T24542/2022.

Die bedoeling vir die hersonering is vir die doel van sewe (7) wooneenhede waarvan op 'n langtermyn-huurooreenkoms aan huurders verhuur sal word.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die Stad van Matlosana, Rekords Afdeling, Kelder Verdieping, Burgersentrum, h/v Bram Fisherstraat en OR Tambo Straat, Klerksdorp, vir 'n tydperk van 30 dae vanaf 27 September 2022.

Besware teen, of vertoë ten opsigte van die aansoek, tesame met die redes daarvoor, moet skriftelik of mondelings by die Stad van Matlosana ingedien word of gerig word aan die gemagtigde agent en die munisipale bestuurder by bogenoemde adres of aan Posbus 99, Klerksdorp, 2570 binne 'n tydperk van 30 dae vanaf 27 September 2022. Enige persoon wat nie kan skryf nie, mag gedurende kantoorure die Stad van Matlosana besoek waar 'n aangewese amptenaar van die Stad van Matlosana (Mnr Danny Selemoseng: 018 487 8300) daardie persone sal assisteer deur die kommentaar, beswaar of vertoë te transkribeer.

Die sluitingsdatum vir die indiening van kommentaar, besware of vertoë is 27 Oktober 2022.

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

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PROVINCIAL NOTICE 376 OF 2022**NOTICE FOR SIMULTANEOUS APPLICATION IN TERMS OF SECTION 17(1) AND IN TERMS OF SECTION 17 (15)(A)(IV) OF THE RUSTENBURG LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018 FOR SUBDIVISION AND A CHANGE OF LAND USE RIGHTS KNOWN AS A REZONING. RUSTENBURG AMENDMENT SCHEME 2118**

I Mmusoothata Mokgalagadi (6111055799083) Mokgalagadi Planning and Design, being the authorised applicant of the owner of 2 Portions of the Remaining Extent of the farm Berseba 397, Rustenburg, Registration Division J.Q., North West Province hereby give notice in terms of Section 17(1) (d) and in terms of section 17 (15)(a)(iv) of the Rustenburg Local Municipality Spatial Planning and Land Use Management By-Law, 2018 that I have applied to the Rustenburg Local Municipality for subdivision and a change of land use rights also known as rezoning of the property described above, situated at along the R556 to Sun City approximately 5km to Berseba Village, Rustenburg from "Agriculture" to "Special" for development of a Filling Station as defined in Annexure 2403 to the Scheme. This application contains the following proposals: (A) that the property be used for filling station and shops. (B) Annexure 2403 contains the following development parameters: Max Height: 2 Storeys, Max Coverage: 40%, Max Floor Area Ratio 0.6. Parking: As determined by the Rustenburg Local Municipality. Any objection or comments, with the grounds therefore and contact details shall be lodged within a period of 28 days from 04 October 2022 the date of the first notice, with or made in writing to: Municipality at: Room 319, Missionary Mpheni House, Cnr. Nelson Mandela and Beyers Naude Drives, Rustenburg, or to PO Box 16, Rustenburg 0300. Full particulars and plans (if any) may be inspected during normal office hours at the abovementioned offices, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, Citizen and Beeld and/or Site Notice. Closing date for any objections: 10 November 2022. Address of applicant: Mokgalagadi Planning and Design Telephone No: NO 12 Doris Street Klerksdorp 2571. Cell NO: 0762643777. Dates on which notice will be publish: 04 October 2022 and 11 October 2022. Number and area of proposed portions: (i) Proposed portion is three and half (3.5) hectares (ha) in extent approximately 35 000 m². Remainder 4318.9831 hectares in extent approximately 43189831 m². (ii) Proposed Portion is three and half (3.5) hectares ha in extent approximately 35 000 m². Remainder 4315.4831 hectares in extent approximately 4315 4831 m².

4-11

PROVINSIALE KENNISGEWING 376 VAN 2022**KENNISGEWING VIR GELYKTIGE TOEPASSING INGEVOLGE ARTIKEL 17 (1) EN INGEVOLGE ARTIKEL 17 (15) (A) (IV) VAN DIE RUSTENBURG PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR DEUR -REG, 2018 VIR ONDERVERDELING EN 'N VERANDERING VAN GRONDGEBRUIKSREGTE WAT AS HERSONERING KEN. RUSTENBURG - WYSIGINGSKEMA 2118**

Ek Mmusoothata Mokgalagadi (6111055799083) Mokgalagadi Planning and Design, synde die gemagtigde agent van die eienaar van twee gedeelte van die oorblywende gedeelte van die plaas Berseba 397, Rustenburg, Registrasie Afdeling JQ, Noordwes Provinsie, gee hiermee kennis ingevolge Artikel 17 (1) (d) en ingevolge artikel 17 (15) (a) (iv) van die Verordening op die Plaaslike Munisipaliteit van Rustenburg Plaaslike Munisipaliteit en Grondgebruikbestuur, 2018, het ek aansoek gedoen by die Rustenburg Plaaslike Munisipaliteit vir onderverdeling en verandering van grondgebruiksregte, ook bekend as die hersonering van die bogenoemde eiendom, geleë langs die R556 na Sun City, ongrveer 5 km na Berseba Village, Rustenburg van "Landbou" na "Spesiale 1" vir die ontwikkeling van 'n Vulstasie by die Skema. Hierdie aansoek bevat die volgende voorstelle: (A) dat die eiendom steeds gebruik sal word vir vulstasies and winkels. (B) Aanhangel 2403 bevat die volgende ontwikkelingsparameters: maksimum hoogte: 2 verdiepings, maksimum dekking: 40%, maksimum F.A.R: 0.6 maksimum parkering: parkering voorsien word volgens die belied van Plaaslike Munisipaliteit van Rustenburg. Enige beswaar of kommentaar, met die redes daarvoor en kontakbesonderhede, moet binne 'n tydperk van 28 dae vanaf 04 Oktober 2022 ingedien word by of aan die Munisipaliteit by: Kamer 319, Missionary Mpheni House, Cnr. Nelson Mandela en Beyers Naudelaan, Rustenburg, of na Posbus 16, Rustenburg 0300. Volledige besonderhede en planne (as daar is) kan gedurende gewone kantoor ure by bogenoemde kantore besigtig word, vir 'n periode van 28 dae vanaf die datum van eerste publikasie van die advertensie in die Provinsiale Staatskoerant, Citizen en Beeld en / of kennisgewing op die terrein. Sluitingsdatum vir enige besware: 10 November 2022. Adres van applikant: Mokgalagadi Planninga and Design NO 12 Doris Street Klerksdorp 2571. Cell NO: 0762643777. Datums waarop kennisgewing gepubliseer word: 04 Oktober 2022 en 11 Oktober 2022. Aantal en oppervlakte van voorgestelde gedeeltes: (i) Voorgestelde gedeelte is drie en 'n halwe (3.5) hektaar (ha), ongeveer 35 000 m². Voorgestelde Restant 4318.9831 hektaar groot ongeveer 4318 9831 m². (ii) Voorgestelde gedeelte is drie en 'n halwe (3.5) hektaar (ha), ongeveer 35 000 m². Voorgestelde Restant 4315.4831 hektaar groot ongeveer 4315 4831 m².

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PROVINCIAL NOTICE 377 OF 2022

NOTICE OF APPLICATION FOR AMENDMENT SCHEME IN TERMS OF SECTION 17(1) OF THE RUSTENBURG SPATIAL PLANNING AND LAND USE MANAGEMENT BY LAW 2018

AMENDMENT SCHEME 3132

I, Masilakhe Sydney Thuntubele of the company THE PALACE AFRIKA GROUP (PTY) LTD registration number 2020/653790/07 as authorized by the property owner of ERF RE 1444 Rustenburg, Registration Division J.Q North West Province hereby give notice in terms of Section 17(1)(d) of the Rustenburg Spatial Planning and Land Use Management By Law 2018, that I have applied to the Rustenburg Local Municipality for the amendment of the Town Planning Scheme known as the Rustenburg Land Use Scheme 2021 by way of Rezoning the property described above from Residential 1 to Special Use, for Accommodation Enterprise (Residential Buildings), Shop and Service Enterprise as defined in Annexure 3132 to the Scheme.

This application contains the following proposals: A. The property shall be used entirely for the proposed. B. The adjacent properties and others in the area will be affected. C. The proposed rezoning has the following development parameters: Property size: 2855m², Maximum Height: 2 Storeys, Maximum Coverage: 20% Maximum FAR: 0.32, Particulars of the application will lie for inspection during normal working hours at the office of the Municipal Manager Room 319 Missionary Mpheni House, Cnr of Nelson Mandela and Beyers Naude Streets Rustenburg for two consecutive weeks to or for a period of **28 days** from **04 October 2022**. Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager at the above-mentioned address or at P.O. BOX 16 Rustenburg 0300 within **28 days** of the specified public participation process. The notice will be placed on the Subject property for a period of **28 days** from the date of the first publication on the Provincial Gazette, Beeld and Citizen Newspapers. First Publication date: **04 October 2022**. Closing date for Objections: **01 November 2022**. Postal Address: 30717 Slocha Section, Mabeskraal, North West. 262 Leyds Street, Rustenburg, 0299. Contact number 0797159557/ 0834530541

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PROVINSIALE KENNISGEWING 377 VAN 2022

KENNISGEWING VAN AANSOEK OM WYSIGINGSKEMA INGEVOLGE ARTIKEL 17(1) VAN DIE RUSTENBURG RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR DEUR WET 2018

WYSIGINGSKEMA 3132

Ek, Masilakhe Sydney Thuntubele van die maatskappy THE PALACE AFRIKA GROUP (PTY) LTD registrasienommer 2020/653790/07 soos gemagtig deur die eiendomseienaar van ERF RE 1444 Rustenburg, Registrasie Afdeling J.Q Noordwes Provinsie gee hiermee kennis ingevolge Artikel 17(1)(d) van die Rustenburg Ruimtelike Beplanning en Grondgebruikbestuur deur Wet 2018, dat ek by die Rustenburg Plaaslike Munisipaliteit aansoek gedoen het vir die wysiging van die Dorpsbeplanningskema bekend as die Rustenburg Grondgebruikskema 2021 deur middel van die Hersonerig van die eiendom beskryf hierbo vanaf Residensiële 1 na Spesiale Gebruik, vir Akkommodasie Onderneming (Residensiële Geboue), Winkel en Diens Onderneming soos omskryf in Bylae 3132 by die Skema.

Hierdie aansoek bevat die volgende voorstelle: A. Die eiendom sal geheel en al vir die voorgestelde gebruik word. B. Die aangrensende eiendomme en ander in die area sal geraak word. C. Die voorgestelde hersonerig het die volgende ontwikkelingsparameters: Eiendomsgrootte: 2855m², Maksimum Hoogte: 2 Verdiepings, Maksimum Dekking: 20% Maksimum VER: 0.32, Besonderhede van die aansoek sal ter insae lê gedurende gewone werksure by die kantoor van die Munisipale Bestuurder Kamer 319 Missionary Mpheni House, Hv van Nelson Mandela- en Beyers Naudestraat Rustenburg vir twee opeenvolgende weke tot of vir 'n tydperk van **28 dae** vanaf **04 Oktober 2022**. Besware teen of vertoe ten opsigte van die aansoek moet skriftelik by die Munisipale Bestuurder by bogenoemde adres of by P.O. BOX 16 Rustenburg 0300 binne **28 dae** na die gespesifiseerde proses van openbare deelname. Die kennisgewing sal op die Onderwerpse eiendom geplaas word vir 'n tydperk van **28 dae** vanaf die datum van die eerste publikasie op die Provinsiale Koerant, Beeld en Burgerkoerante. Eerste Publikasiedatum: **04 Oktober 2022**. Sluitingsdatum vir Besware: **01 November 2022**. Pos. Adres: 30717 Slocha Seksie, Mabeskraal, Noordwes. Leydsstraat 262, Rustenburg, 0299. Kontaknommer 0797159557/ 0834530541

4-10

PROVINCIAL NOTICE 378 OF 2022**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 AMEDEMMENT SCHEME 3117**

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 owners of Erf 1542, Rustenburg Extension 3 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 62 Zand Street from "Residential 1" to "Educational". B) All properties situated adjacent to the Erf 1542, Rustenburg Extension 3 Township North West Province, could be affected by the Rezoning application. C) The Rezoning entails that all the Structures to be built on the property, be converted to "Educational" with a maximum height of two (2) storeys, maximum coverage of 75% and a maximum Floor Area Ratio (F.A.R) of 0.7. 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 04 October 2022. 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 04 October 2022. **Address of applicant: Phure Consulting, 32 Nelson Mandela Drive, Frans Vos Building, Office No.9, 1st Floor, Rustenburg, Tel: 014 592 9408.**

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PROVINSIALE KENNISGEWING 378 VAN 2022**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 AMEDEMMENT SKEMA 3117**

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 eienaars van Erf 1542, Rustenburg Uitbreiding 3 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 Hersonerig met die volgende voorstelle: A) Die Hersonerig van die eiendom hierbo beskryf, geleë te Zandstraat 62 vanaf "Residensieël 1" na "Opvoedkundige". B) Alle eiendomme aangrensend van Erf 1542, Rustenburg Uitbreiding 3 Dorpsgebied, Noordwes Provinsie, kan deur die Hersonerig aansoek geraak word. C) Die Hersonerig behels dat al die strukture wat op die eiendom gebou moet word, omgeskakel word na "Opvoedkundige" met 'n maksimum hoogte van twee (2) verdiepings, maksimum dekking van 75% en 'n maksimum vloeroppervlakteverhouding (V.O.V) van 0.7. Besonderhede van die aansoek lê 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 28 dae vanaf 04 Oktober 2022. Besware teen of vertoe ten opsigte van die aansoek moet aan die Munisipale Bestuurder binne 'n tydperk van 28 dae vanaf 04 Oktober 2022. **Adres van aplikant: Phure Consulting, 32 Nelson Mandelarylaan, Frans Vos Gebou, Kantoor Nr. 9, 1ste Vloer, Rustenburg, Tel: (014) 592-9408**

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