



NORTH WEST NOORDWES

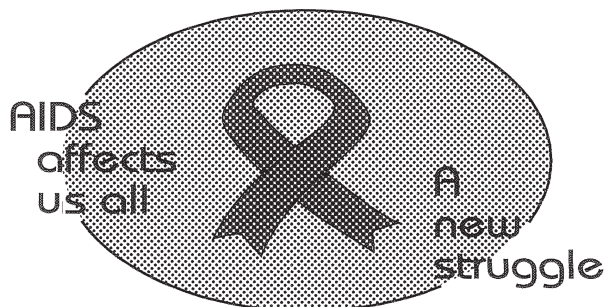
PROVINCIAL GAZETTE PROVINSIALE KOERANT

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MAHIKENG
13 July 2021
13 Julie 2021

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DEPARTMENT OF HEALTH

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GENERAL NOTICES • ALGEMENE KENNISGEWINGS**GENERAL NOTICE 57 OF 2021**

NOTICE TO ADJACENT OWNERS AND AFFECTED PARTIES, RELATING TO A LAND DEVELOPMENT APPLICATION IN TERMS OF SECTION 41(2)(d) AND (e) OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (SPLUMA), 2013 (ACT 16 OF 2013), READ WITH SECTIONS 62(1), 63(2), 94(1)(a), 95(1) AND 96 OF THE CITY OF MATLOSANA SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2016, READ WITH SECTION 56(1)(b)(i) OF THE TOWN PLANNING AND TOWNSHIP ORDINANCE (TRANSVAAL), 1986 (ORDINANCE 15 OF 1986), FOR APPLICATION FOR THE CHANGE OF LAND USE RIGHTS (KNOWN AS A REZONING) OF ERF 18613 AGAPANTHUS STREET, KANANA EXTENSION 13 TOWNSHIP REGISTRATION DIVISION IP, NORTH WEST PROVINCE (AMENDMENT SCHEME 1385 AND ANNEXURE 1279)

I, Kenalemang Hector Pietersen, ID 000000000000, being the authorized agent of the owners of Erf 18613 Agapanthus street, Kanana Extension 13 Township Registration Division IP, North West Province, (the Property) hereby give notice in terms of Section 41(2)(d) and (e) of the Spatial Planning and Land Use Management Act (SPLUMA), 2013 (Act 16 of 2013), read with Sections 62(1), 63(2), 94(1)(a), 95(1) and 96 of the City of Matlosana Spatial Planning and Land Use Management By-law, 2016 read with Section 56(1)(b)(i) of the Town Planning and Township Ordinance (Transvaal), 1986 (Ordinance 15 of 1986), that I have applied to the City of Matlosana Local Municipality for the amendment of the Klerksdorp Land Use Management Scheme, 2005 for a change of land use rights (also known as rezoning) of the Property. The intention is to rezone the property from "Residential 1" to "Special" for the purposes of liquor enterprise in order to acquire a liquor license for offsite consumption. Any objection or comments including the grounds pertaining thereto and contact detail, shall be lodged within a period of 30 days from the date of first publication of the notice in the Provincial Gazette, Citizen Klerksdorp record newspapers in writing during normal office hours to the City of Matlosana local Municipality: Office of the Municipal Manager, Records, Basement, Municipal Building, Bram Fischer Street, Klerksdorp or to PO Box 99, Klerksdorp, 2570. Any person who cannot write may during office hours attend at the address mentioned above where the officials of the Spatial Planning and Land Use Management section (Town Planning) 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, Citizen and Klerksdorp Newspaper. The closing date for any objections: 23 August 2021. Address of the applicant: Mr K.H Pietersen, House 3389 Ext.4, Kanana (Orkney) 2619, Telephone number: 067 197 9548, hectorsonp@gmail.com Dates on which notice will be published: 13 July 2021 and 20 July 2021.

13-20

ALGEMENE KENNISGEWING 57 VAN 2021

KENNISGEWING AANGEHEENDE EIENAARS EN GETREFFENDE PARTYE, MET BETREKKING TOT 'N TOEPASSING OP GRONDONTWIKKELING INGEVOLGE ARTIKEL 41 (2) (d) EN (e) VAN DIE WET OP BESTUUR VAN RUIMTEBEPLANNING EN GRONDGEBRUIK (SPLUMA), 2013 (WET 16 VAN 2013), LEES MET AFDELING 62 (1), 63 (2), 94 (1) (a), 95 (1) EN 96 VAN DIE STAD MATLOSANA REGLIKE BEPLANNING EN VERORDENING OM GRONDGEBRUIK, 2016, LEES MET AFDELING 56 (1) (b) (i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE (TRANSVAAL), 1986 (ORDONNANSIE 15 VAN 1986), VIR AANSOEK OM DIE VERANDERING VAN GRONDGEBRUIKSREGTE (BEKEND AS HERSONERING) VAN ERF18613 AGAPANTHUS STRAAT, KANANA UITBREIDING 13 DORPSREGISTRASIE IP, PROVINSIE NOORDWES (WYSIGINGSKEMA 1385 EN BYLAE 1279)

Ek, Kenalemang Hector Pietersen, ID 000000000000, synde die gemagtigde agent van die eienaars van Erf 18613 Agapanthus straat, Kanana Uitbreiding 13 Dorpsregistrasie Afdeling IP, Noordwes Provinsie, (die Eiendom) gee hiermee kennis ingevolge Artikel 41 (2) (d) en (e) van die Wet op Ruimtelike Beplanning en Grondgebruikbestuur (SPLUMA), 2013 (Wet 16 van 2013), gelees met Afdelings 62 (1), 63 (2), 94 (1) (a), 95 (1) en 96 van die Stad Verordening op Ruimtelike Beplanning en Grondgebruikbestuur, 2016 gelees met Artikel 56 (1) (b) (i) van die Ordonnansie op Stadsbeplanning en Dorpe (Transvaal), 1986 (Ordonnansie 15 van 1986), dat Ek het 'n aansoek by die Stad Matlosana Plaaslike Munisipaliteit gedoen om die Klerksdorp Grondgebruikbestuurskema, 2005, te wysig vir die verandering van grondgebruiksregte (ook bekend as hersonering) van die eiendom. Die bedoeling is om die eiendom te hersoneer van "Residensieel 1" na "Spesiaal" vir drankdoeleindes ten einde 'n dranklisensie vir verbruik buite die land te bekom. Enige beswaar of kommentaar, insluitend die redes daarvoor en kontakbesonderhede, moet binne 'n tydperk van 30 dae vanaf die datum van eerste publikasie van die kennisgewing in die koerante in die Provinsiale Koerant, Klerksdorp record en Citizen gedurende gewone kantoorure by die Stad van Kaapstad ingedien word. Plaaslike munisipaliteit van Matlosana: kantoor van die munisipale bestuurder, rekords, kelder, munisipale gebou, Bram Fischerstraat, Klerksdorp of by Posbus 99, Klerksdorp, 2570. Enige persoon wat nie kan skryf nie, kan gedurende kantoorure by die adres hierbo vermeld waar die amptenare van die afdeling Ruimtelike Beplanning en Grondgebruikbestuur (Stadsbeplanning) sal daardie persoon help om die persoon se besware of kommentaar oor te skryf. Volledige besonderhede van die Aansoek en planne (indien enige) kan gedurende gewone kantoorure by bogenoemde kantore besigtig en besigtig word, vir 'n tydperk van 30 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Staatskoerant, Klerksdorp Rekord en Citizen Koerant. Die sluitingsdatum vir enige besware: 23 Augustus 2021. Adres van die aansoeker: Mnr K.H Pietersen, Huis 3389 Ext.4, Kanana (Orkney), 2619, Telefoonnummer: 067 197 9548, hectorsonp@gmail.com Datums waarop kennisgewing gepubliseer sal word: 13 Julie 2021 en 20 Julie 2021.

13-20

GENERAL NOTICE 58 OF 2021**MADIBENG LOCAL MUNICIPALITY
DECLARATION AS AN APPROVED TOWNSHIP (MELODIE EXTENSION 76)**

IN TERMS OF THE PROVISIONS OF SECTION 103 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), READ TOGETHER WITH SECTION 35 OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (16 OF 2013) THE LOCAL MUNICIPALITY OF MADIBENG HEREBY DECLARES MELODIE EXTENSION 76 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 JABULANI RAYMOND AND TSHEGOFATSO CAROL TSHABALALA IN TERMS OF THE PROVISIONS OF PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 107 OF THE FARM HARMONIE 486 JQ, NORTH-WEST PROVINCE, HAS BEEN GRANTED

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP**1.1 CANCELLATION OF EXISTING CONDITIONS OF TITLE**

The applicant shall at his own expense cause the restrictive conditions and servitude (if any) to be cancelled or the township area to be freed therefrom.

1.2 MINERAL RIGHTS

All rights to minerals shall be reserved by the applicant.

1.3 PROVISION AND INSTALLATION OF SERVICES

The applicant shall make the necessary arrangements with the local authority for the provision and installation of water, electricity, sanitation and refuse removal as well as roads and stormwater drainage in and for the township, for which purpose a mutually acceptable services agreement between the local authority and the applicant shall be concluded.

1.4 GENERAL

- (a) The applicant shall satisfy the Local Municipality of Madibeng that -
- (i) the relevant amendment scheme (in terms of section 125 of Ordinance 15 of 1986) is in order and may be published simultaneously with the declaration of the township an approved township;
 - (ii) a services agreement has been entered into between the local authority and the developer regarding the provision of services and shall include the amounts payable as per bulk services contributions for water, sewerage, electricity, roads, stormwater and parks.
 - (iii) Access and streets are to the satisfaction of the local authority;
 - (iv) a favourable geo-technical report has been submitted; and
 - (v) the holding on which the township is being established has been excluded as an agricultural holding.

- (b) The applicant shall comply with the provisions of sections 72, 75 and 101 of Ordinance 15 of 1986.

2. CONDITIONS OF ESTABLISHMENT

2.1 NAME

The name of the township shall be **Melodie Extension 76**.

2.2 DESIGN

The township shall consist of erven and streets as indicated on the General Plan (SG 350/2020)

2.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of the rights to minerals, but excluding the servitudes indicated on Subdivision Diagrams S. G.10809/2006.

2.4 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.

3. CONDITIONS OF TITLE

3.1 CONDITIONS IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986).

3.1.1 ALL ERVEN

- (a) The erf shall be subject to a servitude, 2m wide, for municipal services (water, sewer, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the local authority, 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) Madibeng Local 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 Local Municipality of Madibeng shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Local Municipality of Madibeng shall make good any damage caused during the laying, maintenance or removal of such services and other works.

4. 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.

4.1 GENERAL CONDITIONS APPLICABLE TO ALL ERVEN

If required, a soil report, drawn up by a qualified person acceptable to the local authority, indicating the soil conditions of the erf and recommendations as to suitable founding methods

and depths shall be submitted to the local authority simultaneously with the submission of building plans prior to the commencement of any building operations on the erf.

4.2 ERVEN 1741 AND 1742: BUSINESS 1

The erf shall be used solely for the purposes of a Business 1as indicated in the Hartbeespoort Town Planning Scheme 1993, subject to the following conditions:

- (a) The height of buildings shall not exceed 2 storeys.
- (b) Coverage: 60%
- (c) Floor Area Ratio: 1.5
- (d) Density: 80 units/ ha (if residential use)
- (e) Parking 6 parking spaces per 100sqm gross leasable shop floor area
For dwelling units Table G No.2 as per Town Planning Scheme
- (f) The development is subject to the submission of a site development plan (g) Building lines shall be indicated on the site development plan 5m from street boundary and restricted to 3m from side and rear.

N SEANEGO

ACTING MUNICIPAL MANAGER: MADIBENG LOCAL MUNICIPALITY

Municipal Offices, Van Velden Street, Brits

P.O Box 106

BRITS

0250

(Notice number 21/2021)

(Reference number 13/1/6/1/6/77)

LOCAL AUTHORITY NOTICE LOCAL MUNICIPALITY OF MADIBENG HAARTBESPOORT TOWN PLANNING SCHEME, 1993 AMENDMENT SCHEME 549

The Local Municipality of Madibeng hereby, in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), declares that it has approved an amendment scheme, being an amendment of Haartbeespoort Town Planning Scheme, 1993, comprising the same land as included in the Township Melodie Extension 76.

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

The amendment is known as the Haartbeespoort Town Planning Scheme Amendment Scheme 549 and shall come into operation on the date of publication of this notice.

N SEANEGO

ACTING MUNICIPAL MANAGER: MADIBENG LOCAL MUNICIPALITY

Municipal Offices, Van Velden Street, Brits

P.O Box 106

BRITS

0250

(Notice number 21/2021) (Reference number 13/1/6/1/6/77)

GENERAL NOTICE 59 OF 2021**CITY OF MATLOSANA****NOTICE OF APPLICATION FOR REZONING OF PORTION 885 OF THE FARM ELANDSHEUVEL No.402-IP, IN TERMS OF SECTION 94(1) OF THE CITY OF MATLOSANA SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2016. READ TOGETHER WITH SPLUMA, 2013 (ACT 16 OF 2013) (AMENDMENT SCHEME 1099)**

I, Joze Maleta, being the authorized agent of the owner, Sozicube Pty Ltd, Registration No.2010/024735/07, of Ptn.885 of the Farm Elandsheuvel No.402-IP, situated East of the Township Flamwood X47, West of the Township Flamwood X44, South of Malepa Street and North of the Township Flamwood X8, North West Province, hereby give notice in terms of Sections 41(1)(a), (2)(d) and 42(1) of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), read together with Sections 62(1), 94(1)(a), 95(1) and 96 of the City of Matlosana Spatial Planning and Land Use Management By-law, 2016 (SPLUMA By-law), read with Sections 56(1) of the Town Planning and Township Ordinance, (Transvaal), 1986 (Ordinance 15 of 1986), that I have applied to the City of Matlosana Local Municipality for the amendment of the Klerksdorp Land Use Management Scheme, 2005 for a change of land use rights (also known as rezoning) of Ptn.885 of the Farm Elandsheuvel No.402-IP.

(A) The intension is to rezone Ptn.885 from **"Agricultural"** to **"Residential 2"** for 34 Dwelling Units, as defined in Amended Scheme 1099 and Schedule H; **(B)** The following adjacent properties: Ptn. 386 (Flamwood X44), 884, 886, 887, 891 & 892, as well as others in the vicinity of the Property could possibly be affected hereby.

Any objection or comments including the grounds pertaining thereto and contact detail according to Section 99, shall be lodged within a period of 30 days from the date of first publication of this notice in writing during normal office hours to the City of Matlosana Local Municipality: office of the Municipal Manager, Records, Basement, Municipal Building, Bram Fischer Street, Klerksdorp or to PO Box 99, Klerksdorp, 2570. Any person who cannot write may during office hours attend at the address mentioned above where the official of the town planning section, Mr. Danny Selemoseng, Telephone number 018 487 8365, 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.

Closing date for any objections: 11 August 2021.

Address of the applicant: Mr. Joze Maleta, P.O. Box 1372, Klerksdorp, 2570, Telephone number: 018 462 1991, info@jmland.co.za. Dates of publication of notices: 13 and 20 July 2021.

13-20

ALGEMENE KENNISGEWING 59 VAN 2021**STAD VAN MATLOSANA PLAASLIKE MUNISIPALITEIT****KENNISGEWING VAN AANSOEK OM HERSONERING VAN GEDEELTE 885 VAN DIE PLAAS ELANDSHEUVEL No.402-IP, INGEVOLGE ARTIKEL 94(1) VAN DIE STAD MATLOSANA RUIMTELIKE BEPLANNING EN GRONDGEBRUIK, 2016. SAAM GELEES MET SPLUMA, 2013 (WET 16 VAN 2013) (WYSIGINGSKEMA 1099)**

Ek Joze Maleta, synde die gemagtigde agent van die eienaar, Sozicube Pty Ltd, Registrasie No.2010/024735/07, van Ged.885 van die Plaas Elandsheuvel No.402-IP, geleë Oos van die Dorp Flamwood X47, Wes van die dorp Flamwood X44, Suid van Malepa Straat en Noord van die Dorp Flamwood Uitbr.8, Noord-Wes Provinsie, gee hiermee ingevolge Artikel 41(1)(a),(2)(d) en 42(1) van die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, 2013 (Wet 16 van 2013), saamgelees met Artikels 62(1), 94(1)(a), 95(1) en 96 van die Stad van Matlosana Plaaslike Munisipaliteit se Ruimtelike Beplanning en Grondgebruikbestuurverordening, 2016 (SPLUMA By-wette), asook Artikels 56(1) van die Ordonansie op Dorpsbeplanning en Dorpe, (Transvaal), 1986 (Ordonansie 15 van 1986), kennis dat ek aansoek gedoen het by die Stad van Matlosana Plaaslike Munisipaliteit vir die wysiging van die Klerksdorp Grondgebruikbestuurskema, 2005 vir 'n verandering van grondgebruiksregte (ook bekend as hersonering) van Ged.885 van die Plaas Elandsheuvel No.402-IP.

(A) Die voorneme is om Ged.885 te hersoneer vanaf **"Landbou"** na **"Residensieel 2"** vir 34 wooneenhede, soos omskryf in die Wysigingskema 1099 en Skedule H; **(B)** Die volgende aangrensende eiendomme naamlik Ged. 386 (Flamwood X44), 884, 886, 887, 891 & 892, asook eiendomme in die onmiddellike omgewing van die Eiendom kan moontlik hierdeur geraak word.

Enige besware of kommentaar, met gronde daarvoor asook kontakbesonderhede volgens Artikel 99, moet skriftelik ingedien word binne n tydperk van 30 dae vanaf die datum van eerste publikasie van die kennisgewing na die Stad van Matlosana Plaaslike Munisipaliteit: Kantoor van die Munisipale Bestuurder, Bram Fischerstraat, Burgersentrum, Rekords afdeling, Keldervloer, Klerksdorp, 2570 of Posbus 99, Klerksdorp, 2570. Enige persoon wat nie kan skryf nie, kan tydens kantoorure bogenoemde adres besoek waartydens die beampte, Mnr. Danny Selemoseng, Telefoon nommer 018 487 8365 van die stadsbeplanningsafdeling daardie persoon behulpsaam sal wees ten einde hul besware of kommentare te transkribeer. Besonderhede van die Aansoek en planne (indien enige) is beskikbaar vir inspeksie en insae gedurende gewone kantoorure by die bovermelde kantore, vir n tydperk van 30 dae van die datum van eerste publikasie van die kennisgewing. Sluitingsdatum vir enige besware: 11 Augustus 2021.

Adres van die applikant: Mnr. Joze Maleta, Posbus 1372, Klerksdorp, 2570, Telefoon nommer: (018) 462 1991, info@jmland.co.za. Datums waarop kennisgewings gepubliseer word: 13 and 20 Julie 2021.

13-20

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS**PROVINCIAL NOTICE 91 OF 2021****NOTICE FOR THE ESTABLISHMENT OF TOWNSHIP APPLICATION IN TERMS OF SECTION 99 OF THE PROVISION OF TSWAING LOCAL MUNICIPALITY LAND USE MANAGEMENT BY-LAW, 2017 READ TOGETHER WITH SPATIAL PLANNING LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013)**

I, Thamary Jani of TJDynamic Development Practices, being the authorized agent of the owner of portion 9 of the remaining extent of the farm Korannafontein 350 IO, hereby give notice in terms of section 99 of the provision of Tswaing Local Municipality Land Use Management By-law, 2017 that I have applied to the Tswaing Local Municipality for the establishment of township on the Portion 9 of the Remaining Portion of the Farm Korannafontein 350 IO.

Any objection(s) and/or comments(s), including the grounds for such objections(s) and/or comment(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 comments(s), shall be lodged with, or made in writing to: Land Use/Housing Manager, Tswaing Local Municipality, 395 De Jagar Street, Delareyville, by not later than **03 August 2021**.

Particulars of the application will lie for inspection from 08:00 to 15:30 at the office of the Manager: Economic Development and Planning, Municipality Offices, 395 De Jagar Street, Delareyville, for a period of 28 days from the first date of publication of the notice.

Address of applicant (physical as well as postal address): TJDynamic Development Practices, 32 Dippenaar Road, Noordheuwel Ext4, Mogale City, 1739. Tel No. 011-954 0345. Fax: 086-276-3008. Cell: 0780547403. Email: admin@tjdynamic.co.za

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KETSISO MABAPI LE GO BEWA GA KOPO YA GO SIMOLOLA TOROPO E NTSHTWA GO LATELA KAROLO YA 99 YA MOLAWANA WA TAOLO YA TIRISO YA MMU YA TSAMAISO YA LEFATSHE LA TSWAING, 2017 E BALWA MMOGO LE MOLAO WA TEKANYETSO YA TAOLO YA TIRISO YA MAFATSHE, 2013 (MOLAO WA 16 WA NGWAGA WA 2013)

Nna, Thamary Jani wa TJDynamic Development Practices, ke le moemedi yo o dumeletsweng ke mong wa karolo ya 9 ya karolo e setseng ya polasi ya Korannafontein 350 IO, ka jalo ke fana ka ketsiso go latela karolo ya 99 ya Masepala wa Legae wa Tswaing Management Use Management By- Law, 2017 yo o ke dirileng kopo ka ona mo Masepala wa Legae wa Tswaing ntlheng ya go thewa ga lekeishene mo Karolong ya 9 ya Karolo e e Setseng ya Polasi ya Korannafontein 350 IO.

Dingongorego le / kgotsa ditlaletso, go tsenyeletswa mabaka a dingogorego le / kgotsa dithaloso le / kgotsa maikutlo le dintlha ka botlalo, ntle le moo masepala a senang a tsamaisana le motho kgotsa mokgatlo o fanang ka dingongorego le / kgotsa maikutlo, o tla tsenya, kgotsa go kwalela kantoro ya Tiriso ya Mmu le Matlo mo Masepaleng wa legae wa Tswaing, 395 mo Mmileng wa De Jager, Delareyville, pele ga letlha la 03 Phatwe 2021.

Dintlha tsotlhe tsa tshekatsheko di tla tsengwa magareng ga ura ya bo 08:00 go fithelela ka 15:30 mo kantorong ya Motsamaisi wa Mafatshe le Matlo mo Masepaleng wa Tswaing, 395 De Jager, Delareyville, malatsi a le masome a mabedi le bo robedi go tloga ka letsatsi la Phasalatso.

Aterese ya mokopi (mmogo le aterese ya poso): TJDynamic Development Practices, 32 Dippenaar Road, Noordheuwel Ext4, Mogale City, 1739. Mogala 011-954 0345. Fekese: 086-276-3008. Wa Lethaka: 0780547403. Imeile: admin@tjdynamic.co.za

PROVINCIAL NOTICE 93 OF 2021**NOTICE IN TERMS OF SECTION 17(1) OF THE RUSTENBURG LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018 FOR A CHANGE OF LAND USE RIGHTS, KNOWN AS A REZONING - RUSTENBURG AMENDMENT SCHEME 2141**

I, Esther Mpho Mmamadi (ID No: 800207 0345 085) of the firm Phure Trading and Consulting CC (Reg. No. 2005/140430/23) being the agent of the owners of Remaining Extent Erf 713, Rustenburg Township hereby gives notice in terms of Section 17(1)(d) of the Rustenburg Local Municipality Spatial Planning and Land Use Management By-Law, 2018 that I have applied to the Rustenburg Local Municipality for a change of land use rights also known as Rezoning with the following proposals: A) The Rezoning of the property described above, situated at 32 Kock Street, Rustenburg Township from "Residential 1" to "Residential 2" including Residential Buildings. B) All properties situated adjacent to Remaining Extent Erf 713, Rustenburg Township, could be affected by the Rezoning application. C) The Rezoning entails that the existing house and Residential Buildings on the property be converted to "Residential 2" for the purpose of a Residential Buildings with a maximum height of two (2) storeys, maximum coverage of 50% and a maximum Floor Area Ratio (F.A.R) of 0.4. 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 6 July 2021. Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager at the above address or at P.O Box 16, Rustenburg, 0300, within a period of 28 days from 6 July 2021. **Address of applicant: Phure Consulting, 32 Nelson Mandela Drive, Frans Vos Building, Office No.9, 1st Floor, Rustenburg, Tel: 014 592 9408, Fax: 086 549 4647.**

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PROVINSIALE KENNISGEWING 93 VAN 2021**KENNISGEWING INGEVOLGE ARTIKEL 17(1) VAN DIE RUSTENBURG PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR VERORDENING, 2018 VIR 'N VERANDERING VAN GRONDGEBRUIKSREGTE, BEKEND AS 'N HERSONERING - RUSTENBURG WYSIGINGSKEMA 2141**

Ek, Esther Mpho Mmamadi (ID Nr. 800207 0345 085) van die firma Phure Trading and Consulting CC (Reg. Nr. 2005/140430/23) synde die aansoeker van die eienaars van Resterende Gedeelte van Erf 713, Rustenburg Dorpsgebied gee hiermee ingevolge Artikel 17(1)(d) van die Rustenburg Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruiksbestuur Verordening, 2018, kennis dat Ek by die Rustenburg Plaaslike Munisipaliteit aansoek gedoen het om die wysiging van grondgebruiksregte, ook bekend as Hersonerings, met die volgende voorstelle: A) Die Hersonerings van die eiendom hierbo beskryf, geleë te Kockstraat 32, Rustenburg Dorpsgebied, vanaf "Residensieel 1" na "Residensieel 2" insluitend Residensiële Geboue. B) Alle eiedomme geleë aanliggend tot Resterende Gedeelte van Erf 713, Rustenburg Dorpsgebied in die omliggende omgewing, kan deur die Hersonerings aansoek geraak word. C) Die Hersonerings behels dat die bestaande huis en Residensiële Geboue op die eiendom omgeskakel word na "Residensieel 2" vir die doel van 'n Residensiële Geboue met 'n maksimum hoogte van twee (2) verdiepings, maksimum dekking van 50% en 'n maksimum Vloer Oppervlakte Verhouding (V.O.V) van 0.4. Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van Direkteur Beplanning en Ontwikkeling, Kamer 319, Missionary Mpheni House, h/v Beyers Naude- en Nelson Mandelarylaan, Rustenburg vir 'n tydperk van 28 dae vanaf 6 Julie 2021. Besware teen of vertoe ten opsigte van die aansoek moet sodanige beswaar of voorlegging op skrif aan die Munisipale Bestuurder by bovermelde adres of by Posbus 16, Rustenburg, 0300, binne 'n tydperk van 28 dae vanaf 6 Julie 2021. **Address van aansoeker: Phure Consulting, Nelson Mandelarylaan 32, Frans Vos gebou, Kantoor No.9, 1ste Vloer, Rustenburg, Tel: 014 592 9408, Faks: 086 549 4647.**

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PROVINCIAL NOTICE 94 OF 2021

NOTICE IN TERMS OF SECTION 17(1) OF THE RUSTENBURG LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018 FOR A CHANGE OF LAND USE RIGHTS KNOWN AS A REZONING. RUSTENBURG AMENDMENT SCHEME 2170

Jan-Nolte Ekkerd of The firm NE Town Planning CC, being the authorised agent of the owner of **Remainder of Portion 1 and Portion 2 of Erf 1157, Rustenburg, Registration Division J.Q., North West Province** hereby give notice in terms of Section 17(1)(d) of the Rustenburg Local Municipality Spatial Planning and Land Use Management By-Law, 2018 that we have applied to the Rustenburg Local Municipality for a change of land use rights also known as rezoning of the Remainder of Portion 1 and Portion 2 of Erf 1157, Rustenburg from "Business 1" to "Business 1" as defined in Annexure 2456 to the Scheme. The properties are situated at 167 and 167a Bethlehem Drive Rustenburg respectively. This application contains the following proposals: A) that the properties will be consolidated and that the proposed consolidated property will be used for all land uses in terms of the "Business 1" zoning. B) The adjacent properties as well as others in the area, could possibly be affected by the rezoning. C) The rezoning from their current zoning to "Business 1" entails that the development parameters will be amended and new buildings will be built and used for business purposes as well as the existing buildings. Annexure 2456 contains the following development parameters: max Height: 2 Storeys, Max Coverage: 80% and Max F.A.R: 0.60. Any objection or comments, with the grounds therefore and contact details, shall be lodged within a period of 28 days from the first date on which the notice appeared, 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 above-mentioned offices, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, Beeld and Citizen and/or Site Notice. Closing date for any objections : **3 August 2021.** Address of applicant: NE Town Planning CC, **155 Kock Street, Suite 204, De Dak, Rustenburg 0299 or P.O. Box 21139, Protea Park, 0305;** Telephone No: 014 592 2777. Dates on which notice will be published: **6 and 13 July 2021**

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PROVINSIALE KENNISGEWING 94 VAN 2021

KENNISGEWING INGEVOLGE ARTIKEL 17 (1) VAN DIE RUSTENBURG PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUURS VERORDENING, 2018 VIR 'N VERANDERING VAN DIE GRONDGEBRUIKSREGTE BEKEND AS 'N HERSONERING. RUSTENBURG WYSIGINGSKEMA 2170.

Jan-Nolte Ekkerd van die firma NE Town Planning BK, synde die gemagtigde agent van die eienaar van **Die Restant van Gedeelte 1 en Gedeelte 2 van Erf 1157, Rustenburg, Registrasie Afdeling J.Q., Noord-Wes Provinsie**, gee hiermee ingevolge, Artikel 17(1)(d) van die Rustenburg Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Verordening, 2018 kennis dat ons by Rustenburg Plaaslike Munisipaliteit aansoek gedoen het vir die verandering van die grondgebruikregte, ook bekend as die hersonering van Die Restant van Gedeelte 1 en Gedeelte 2 van Erf 1157, Rustenburg vanaf "Besigheid 1" na "Besigheid 1", onderworpe aan sekere voorwaardes soos omskryf in Bylae 2456 tot die Skema. Die eiendomme is geleë te Bethlehem Rylaan 167 en 167a Rustenburg onderskeidelik. Hierdie aansoek behels A) dat die eiendomme gekonsolideer gaan word en die voorgestelde gekonsolideerde eiendom gebruik mag word vir alle gebruike in terme van die "Besigheid 1" sonering. B) Al die aangrensende eiendomme asook ander in die omgewing kan moontlik deur die hersonering geraak word. C) Die hersonering vanaf hulle huidige sonerings na "Besigheid 1" behels dat die ontwikkelings paramters gewysig sal word en nuwe geboue gebou sal word en gebruik sal word vir besigheidsdoeleindes, sowel as die bestaande geboue. Bylae 2456 bevat die volgende ontwikkelingsparameters: Maks Hoogte: 2 Verdiepings, Maks dekking: 80% en Maks VOV: 0.60. Enige besware of kommentaar, met gronde daarvoor asook kontakbesonderhede, kan gebring word binne 'n tydperk van 28 dae vanaf die eerste datum waarop die kennisgewing verskyn het na die **Munisipaliteit: Kamer 319, Missionary Mpheni House, h.v. Nelson Mandela en Beyers Naude Rylane, Rustenburg, of na Posbus 16, Rustenburg 0300.** Besonderhede en planne (indien enige) is beskikbaar vir inspeksie gedurende gewone kantoorure by die bovermelde kantore, vir 'n tydperk van 28 dae van die datum van eerste publikasie van die kennisgewing in die Provinsiale Gazette, Beeld en Citizen en/of terrein kennisgewing. Sluitingsdatum vir enige besware: **3 Augustus 2021.** Adres van applikant: **155 Kockstraat, Suite 204, De Dak, Rustenburg 0299 of NE Stadsbeplanners BK, Posbus 5717, RUSTENBURG, 0300; Telefoon nr: 014 592 2777.** Datums waarop kennisgewings gepubliseer word: **6 en 13 Julie 2021.**

6-13

PROVINCIAL NOTICE 95 OF 2021

NOTICE IN TERMS OF SECTION 98(1)(a) AND (c) OF THE KGETLENGRIVIER LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2016 FOR THE SIMULTANEOUS APPLICATION TO ESTABLISH THE TOWNSHIP AND REMOVAL OF RESTRICTIVE CONDITIONS AND SUBDIVISION

I, Rene Vermeijs (ID: 610713 0001 08 1), of the firm Malepa Planning & Projects (Pty) Ltd, hereby gives notice in terms of Section 59(1), Section 98(1)(a) and (c) and Section 67(2) and Section 71 of the Kgetlengrivier Local Municipality Spatial Planning and Land Use Management By-Law 2016, read together with SPLUMA 2013 (ACT 16 OF 2013), that the simultaneous application to establish the township and removal of restrictive conditions and subdivision referred to in the annexure hereto, has been received by it.

Particulars of the application are open for inspection during normal office hours at the office of the Municipal Manager, Kgetlengrivier Local Municipality, cnr of Smuts and De Wet Street, Koster for a period of 30 days from 06 July 2021.

Objections to or representations in respect of the application must be lodged with or made in writing to the Municipality at the office of the Municipal Manager, Kgetlengrivier Local Municipality, cnr of Smuts and De Wet Street, Koster, or to PO Box 66, Koster 0348, within a period of 30 days from 06 July 2021.

Closing date for any objections and / or representations: 05 August 2021

ANNEXURE

Name of the Township:	Reagile Extension 9
Full name of applicant:	Malepa Planning & Projects (Pty) Ltd
Number of Erven in proposed Township:	Residential 1 – 133
	Residential 3 - 1659
	Municipal - 2
	Transportation - 2
	Business 2 - 16
	Institution 1 - 18
	Public open spaces - 18
	Streets

Description of property on which township is to be established: Situated/Located on proposed Portion 45 (a Portion of Portion 22) of the Farm Leeuwfontein No.456-JP - Reference No: N326/02/2020

Address of the authorized agent: Malepa Planning & Projects (PTY) Ltd., 12 Fanny Avenue, Flamwood, Klerksdorp, 2571, PO Box 451, Klerksdorp, 2570. Tel No: (018) 462 4465, e-mail: info@malepa.com

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PROVINSIALE KENNISGEWING 95 VAN 2021**KENNISGEWING INGEVOLGE ARTIKEL 98(1)(a) EN (c) VAN DIE KGETLENGRIVIER PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUURSVERORDEEL, 2016 VIR DIE GELYKTYDIGE AANSOEK OM DIE DORP EN OPHEFFING VAN BEPERKENDE VOORWAARDES EN ONDERVERDELING TE VESTIG**

Ek, Rene Vermeijs (ID: 610713 0001 08 1) van die firma Malepa Planning & Projects (Edms) Bpk, gee hiermee kennis ingevolge Artikel 59(1), Artikel 98(1)(a) en (c), Artikel 67(2) en Artikel 71 van die Kgetlengrivier Plaaslike Munisipaliteit Grondgebruikbestuurverordening 2016, saamgelees met SPLUMA 2013 (Wet 16 van 2013), dat die gelyktydige aansoek om die dorp te vestig en die opheffing van beperkende voorwaardes en onderverdeling waarna daar in die bylae hierby verwys word, daardeur ontvang is.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Kgetlengrivier Plaaslike Munisipaliteit, h / v Smuts- en De Wetstraat, Koster, vir 'n tydperk van 30 dae vanaf 06 Julie 2021.

Besware teen, of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 30 dae vanaf 06 Julie 2021 skriftelik en in tweevoud by die Munisipaliteit by die kantoor van die Munisipale Bestuurder, Kgetlengrivier Plaaslike Munisipaliteit, h / v Smuts- en De Wetstraat, Koster, of na Posbus 66, Koster 0348, ingedien of gerig word.

Sluitingsdatum vir enige besware en / of verhoë: 05 Augustus 2021

BYLAE

Naam van Dorp:	Reagile Uitbreiding 9
Volle naam van aansoeker:	Malepa Planning & Projects (Edms) Bpk
Aantal erwe in die voorgestelde dorpsgebied	Residensieël 1 – 133
	Residensieël 3 - 1659
	Munisipaal - 2
	Vervoer Stelsel - 2
	Besigheid 2 -16
	Institusioneel - 18
	Publike oop ruimte - 18
	Strate

Beskrywing van grond waarop dorp gestig staan te word: Voorgestelde Gedeelte 45 ('n gedeelte van Gedeelte 22) van die Plaas Leeuwfontein No.456-JP
Verwysingsnommer: N326/02/2020

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 96 OF 2021

NOTICE IN TERMS OF SECTION 17(1) OF THE RUSTENBURG LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018 FOR A CHANGE OF LAND USE RIGHTS KNOWN AS A REZONING. RUSTENBURG AMENDMENT SCHEME 2171

The firm NE Town Planning CC (Reg Nr: 2008/2492644/23), being the authorised agent of the owner of **Erf 2540 Waterkloof Hill Extension 5, Registration Division J.Q., North West Province** hereby give notice in terms of Section 17(1)(d) of the Rustenburg Local Municipality Spatial Planning and Land Use Management By-Law, 2018 that we have applied to the Rustenburg Local Municipality for a change of land use rights also known as rezoning of a part of the property described above, situated at Spain Drive, Waterkloof Hill Extension 5 from "Special" for private open space purposes to "Existing Public Road". This application contains the following proposals: A) that the property will be subdivided and the section to be rezoned ($\pm 1326\text{m}^2$) will be used for the construction of a road intersection. B) The adjacent properties, as well as properties in the area, could thereby be affected. C) The rezoning from "Special" to "Existing Public Roads" entails that the said section will be used for public road purposes with no development parameters as per LUMS. Any objection or comments, with the grounds therefore and contact details shall be lodged within a period of 28 days from the first date on which the notice appeared, 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 above-mentioned offices, for a period of 28 days from the date of first publication of the advertisement in the Provincial Gazette, Beeld and Citizen and/or Site Notice. Closing date for any objections: **3 August 2021** Address of applicant NE Town Planning CC, **155 Kock Street, Suite 204, De Dak, Rustenburg 0299 or P.O. Box 5717, RUSTENBURG, 0300**; Telephone No: 014 592 2777. Dates on which notice will be published: **6 and 13 July 2021**

6-13

PROVINSIALE KENNISGEWING 96 VAN 2021

KENNISGEWING INGEVOLGE ARTIKEL 17(1) VAN DIE RUSTENBURG PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUURS VERORDENING, 2018 VIR 'N VERANDERING VAN DIE GRONDGEBRUIKSREGTE BEKEND AS 'N HERSONERING. RUSTENBURG WYSIGINGSKEMA 2171.

Die firma NE Town Planning BK (Reg Nr: 2008/2492644/23), synde die gemagtigde agent van die eienaar van **Erf 2540, Waterkloof Hill Uitbreiding 5, Registrasie Afdeling J.Q., Noord-Wes Provinsie**, gee hiermee ingevolge, Artikel 17(1)(d) van die Rustenburg Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Verordening, 2018 kennis dat ons by Rustenburg Plaaslike Munisipaliteit aansoek gedoen het vir die verandering van die grondgebruikregte, ook bekend as die hersonering van 'n gedeelte van die eiendom hierbo beskryf, geleë te Spainrylaan Waterkloof Hill Uitbreiding 5, vanaf "Spesiaal" vir privaat oop ruimte doeleindes na "Bestaande Openbare Paaie" Hierdie aansoek behels A) dat die eiendom onderverdeel sal word en 'n gedeelte (ongeveer 1326m^2) gebruik sal word vir pad konstruksies doeleindes B) die aangrensende eiendomme asook eiendomme in die omgewing kan moontlik hierdeur geraak word. C) Die hersonering vanaf "Spesiaal" vir privaat oop ruimte doeleindes na "Bestaande Openbare Paaie" behels dat die gedeelte wat gehersoneer word vir openbare pad doeleindes gebruik sal word met geen ontwikkelingsparameters soos per bestaande Grondgebruikbestuursskema. Enige besware of kommentaar, met gronde daarvoor asook kontakbesonderhede, kan gebring word binne 'n tydperk van 28 dae vanaf die eerste datum waarop die kennisgewing verskyn het na die **Munisipaliteit: Kamer 319, Missionary Mpheni House**, h.v. Nelson Mandela en Beyers Naude Rylane, Rustenburg, of na Posbus 16, Rustenburg 0300. Besonderhede en planne (indien enige) is beskikbaar vir inspeksie gedurende gewone kantoorure by die bovermelde kantore, vir 'n tydperk van 28 dae van die datum van eerste publikasie van die kennisgewing in die Provinsiale Gazette, Beeld en Citizen en/of terrein kennisgewing. Sluitingsdatum vir enige besware: **3 Augustus 2021**. Adres van applikant: **155 Kockstraat, Suite 204, De Dak, Rustenburg 0299 of NE Stadsbeplanners BK, Posbus 5717, RUSTENBURG, 0300**; Telefoon nr: 014 592 2777. Datums waarop kennisgewings gepubliseer word: **6 en 13 Julie 2021**

6-13

PROVINCIAL NOTICE 98 OF 2021**LOCAL GOVERNMENT: MUNICIPAL PROPERTY RATES ACT NO.6 OF 2004****REVISED SPECIMEN MUNICIPAL PROPERTY RATES BY-LAW (ISSUED ON 16 FEBRUARY 2021)****REPLACES THE SPECIMEN ISSUED ON 10 APRIL 2014**

Notice No: 05

Date:27 May 2021

Ramotshere Moiloa Local Municipality, hereby, in terms of section 6 of the Local Government: Municipal Property Rates Act, 2004, has by way of **resolution number-02/05/2021** adopted the Municipality's Property Rates By-law set out hereunder.

RAMOTSHERE MOILOA LOCAL MUNICIPALITY**MUNICIPAL PROPERTY RATES BY-LAW****PREAMBLE**

WHEREAS section 229(1) of the Constitution requires a municipality to impose rates on property and surcharges on fees for the services provided by or on behalf of the municipality;

AND WHEREAS section 13 of the Municipal Systems Act read with section 162 of the Constitution requires a municipality to promulgate municipal by-laws by publishing them in the gazette of the relevant province;

AND WHEREAS section 6 of the Local Government: Municipal Property Rates Act, 2004 requires a municipality to adopt by-laws to give effect to the implementation of its property rates policy; the by-laws may differentiate between the different categories of properties and different categories of owners of properties liable for the payment of rates;

NOW THEREFORE IT IS ENACTED by the Council of Ramotshere Moiloa Local Municipality as follows:

1. DEFINITIONS

In this By-law, any word or expression to which a meaning has been assigned in the Local Government: Municipal Property Rates Act, 2004 (Act No.6 of 2004), shall bear the same meaning unless the context indicates otherwise-

'Municipality' means Ramotshere Moiloa Local Municipality;

'Municipal Property Rates Act' means the Local Government: Municipal Property Rates Act, 2004 (Act No 6 of 2004);

'Rates Policy' means the Ramotshere Moiloa Local Municipality's property rates policy adopted by the Council **resolution number-02/05/2021**, in terms of section 3(1) of the Local Government: Municipal Property Rates Act, 2004.

2. OBJECTS

The object of this By-law is to give effect to the implementation of the municipality's Rates Policy as contemplated in section 6 of the Municipal Property Rates Act.

3. THE RATES POLICY

The municipality prepared and adopted a Rates Policy as contemplated in terms of the provisions of section 3(1) of the Municipal Property Rates Act. The Rates Policy outlines the municipality's rating practices; therefore, it is not necessary for this By-law to restate and repeat same.

The Rates Policy is hereby incorporated by reference in this By-law. All amendment to the Rates Policy as the Council may approve from time to time, shall be deemed to be likewise incorporated.

The Municipality does not levy rates other than in terms of its Rates Policy and the annually promulgated resolution levying rates which reflects the cent amount in the Rand rate for each category of rateable property.

The Rates Policy is available at Ramotshere Moiloa Local Municipality's offices and the website (www.ramotshere.gov.org).

4. CATEGORIES OF RATEABLE PROPERTIES

The Rates Policy provides for categories of rateable properties determined in terms of section 8 of the Act.

5. CATEGORIES OF PROPERTIES AND CATEGORIES OF OWNERS OF PROPERTIES

The Rates Policy provides for categories of properties and categories of owners of properties for the purpose of granting relief measures (exemptions, reductions and rebates) in terms of section 15 of the Act.

6. ENFORCEMENT OF THE RATES POLICY

The Municipality's Rates Policy is enforced through the municipality's Credit Control and Debt Collection Policy and any further enforcement mechanisms stipulated in the Act and the Municipality's Rates Policy.

7. SHORT TITLE AND COMMENCEMENT

This By-law is called Ramotshere Moiloa Local Municipality's Municipal Property Rates By-law, and takes effect on the date on which it is published in the *Provincial Gazette*.

LOCAL GOVERNMENT: MUNICIPAL PROPERTY RATES ACT NO.6 OF 2004**REVISED SPECIMEN RESOLUTION ON LEVYING PROPERTY RATES (ISSUED ON 16 FEBRUARY 2021)****REPLACES THE SPECIMEN ISSUED ON 10 APRIL 2014**

Notice No: 05

Date: 27 May 2021

MUNICIPAL NOTICE NO: 05 of 2021**RAMOTSHERE MOILOA LOCAL MUNICIPALITY****RESOLUTION LEVYING PROPERTY RATES FOR THE FINANCIAL YEAR 1 JULY 2021 TO 30 JUNE 2022**

Notice is hereby given in terms of section 14(1) and (2) of the Local Government: Municipal Property Rates Act, 2004; that at its meeting of **27th May 2021**, the Council resolved by way of council resolution number 02/05/2021 to levy the rates on property reflected in the schedule below with effect from **1 July 2021**

Category of property	Rate ratio	Cent amount in the Rand rate determined for the relevant property category
Residential property	1:1	0.01696
Business and commercial property	1:2	0.03392
Industrial property	1:2	0.03392
Agricultural property	1:0.25	0.00424
Mining property	1:2	0.03392
Public service infrastructure	1:0.25	0.00424
Public benefit organization property		-

EXEMPTIONS, REDUCTIONS AND REBATES

Residential Properties: For all residential properties, the municipality will not levy a rate on the first **R15 000.00** of the property's market value. The **R15 000.00** is inclusive of the R15 000 statutory impermissible rate as per section 17(1)(h) of the Municipal Property Rates Act.

Rebates in respect of a category of owners of property are as follows:

Indigent owners: **100%**

Child headed households: **100%**

Owners who are dependent on Pension or Social Grants for their livelihood:

- Owner with income less than R5 000.00 per month(excluding indigents)-**50%**
- Owner with income between R5001 and R10 000-**40%**

Full settlement of rates before 30 September each year-**ALL-10%**

Property owned by public benefit organizations and used for specific benefit activities-**100%**

Special category-**10%**

Full details of the Council resolution and rebates, reductions and exemptions specific to each category of owners of properties or owners of a specific category of properties as determined through criteria in the municipality's rates policy are available for inspection on the municipality's offices, website(www.ramotshere.gov.za) and public libraries within the municipality's jurisdiction.

NAME: ME.MANGOPE

DESIGNATION: ACTING MUNICIPAL MANAGER

CNR PRESIDENT & COETZEE STREETS, P.O.BOX 92, ZEERUST, 2865

(018) 642 1081

ANNEXURE C

MBD 4

DECLARATION OF INTEREST

1. No bid will be accepted from persons in the service of the state¹.
2. Any person, having a kinship with persons in the service of the state, including a blood relationship, may make an offer or offers in terms of this invitation to bid. In view of possible allegations of favouritism, should the resulting bid, or part thereof, be awarded to persons connected with or related to persons in service of the state, it is required that the bidder or their authorised representative declare their position in relation to the evaluating/adjudicating authority.
- 3 In order to give effect to the above, the following questionnaire must be completed and submitted with the bid.**

3.1 Full Name of bidder or his or her representative:.....

3.2 Identity Number:

3.3 Position occupied in the Company (director, trustee, hareholder²):.....

3.4 Company Registration Number:

3.5 Tax Reference Number:.....

3.6 VAT Registration Number:

3.7 The names of all directors / trustees / shareholders members, their individual identity numbers and state employee numbers must be indicated in paragraph 4 below.

3.8 Are you presently in the service of the state? **YES / NO**

3.8.1 If yes, furnish particulars.

.....

¹MSCM Regulations: "in the service of the state" means to be –

- (a) a member of –
 - (i) any municipal council;
 - (ii) any provincial legislature; or
 - (iii) the national Assembly or the national Council of provinces;
- (b) a member of the board of directors of any municipal entity;
- (c) an official of any municipality or municipal entity;
- (d) an employee of any national or provincial department, national or provincial public entity or constitutional institution within the meaning of the Public Finance Management Act, 1999 (Act No.1 of 1999);
- (e) a member of the accounting authority of any national or provincial public entity; or
- (f) an employee of Parliament or a provincial legislature.

² Shareholder" means a person who owns shares in the company and is actively involved in the management of the company or business and exercises control over the company.

3.9 Have you been in the service of the state for the past twelve months? **YES / NO**

3.9.1 If yes, furnish particulars.....

.....

3.10 Do you have any relationship (family, friend, other) with persons in the service of the state and who may be involved with the evaluation and or adjudication of this bid? **YES / NO**

3.10.1 If yes, furnish particulars.

.....
.....

3.11 Are you, aware of any relationship (family, friend, other) between any other bidder and any persons in the service of the state who may be involved with the evaluation and or adjudication of this bid? **YES / NO**

3.11.1 If yes, furnish particulars

.....
.....

3.12 Are any of the company's directors, trustees, managers, principle shareholders or stakeholders in service of the state? **YES / NO**

3.12.1 If yes, furnish particulars.

.....
.....

3.13 Are any spouse, child or parent of the company's directors trustees, managers, principle shareholders or stakeholders in service of the state? **YES / NO**

3.13.1 If yes, furnish particulars.

.....
.....

3.14 Do you or any of the directors, trustees, managers, principle shareholders, or stakeholders of this company have any interest in any other related companies or business whether or not they are bidding for this contract. **YES / NO**

3.14.1 If yes, furnish particulars:

.....
.....

4. Full details of directors / trustees / members / shareholders.

Full Name	Identity Number	State Employee Number

.....
Signature

.....
Date

.....
Capacity

.....
Name of Bidder

PROVINCIAL NOTICE 99 OF 2021

NOTICE IN TERMS OF SECTION 98 OF THE MAMUSA LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2016 FOR THE SIMULTANEOUS APPLICATION TO ESTABLISH THE TOWNSHIP, REMOVAL OF RESTRICTIVE CONDITION, SUBDIVISION AND CONSOLIDATION

I, Rene Vermeijs (ID: 610713 0001 08 1), of the firm Malepa Planning & Projects (Pty) Ltd, hereby gives notice in terms of Section 59(1), Section 67(2), Section 71 and Section 77 of the Mamusa Local Municipality Spatial Planning and Land Use Management By-Law 2017, read together with SPLUMA 2013 (ACT 16 OF 2013), that the simultaneous application for subdivision, consolidation, removal of restrictive conditions and township establishment referred to in the annexure hereto, has been received by it.

Particulars of the application will lie for inspection during normal office hours at the office of the Municipal Manager of the Mamusa Local Municipality, 28 Schweizer Street, Schweizer Reneke, for a period of 30 days from 13 July 2021.

Objections to 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 5, Schweizer Reneke, 2780, within a period of 30 days from 13 July 2021.

Any person who cannot write may during office hours visit the Mamusa Local Municipality, where a named staff member of the Mamusa Local Municipality (Mr. Bigboy Mothibi 053-963 1331) will assist those persons by transcribing their comments, objections or representations.

Closing date for any objections and / or representations: 11 August 2021

ANNEXURE

Name of the Township:	Ipelegeng Extension 11
Full name of applicant:	Malepa Planning & Projects (Pty) Ltd
Number of Erven in proposed Township:	Residential 1 – 1509 Municipal - 2 Business 1 - 6 Institution – 7 Industrial 2- 17 Public open spaces - 4 Streets

Intentions:

- Removal, Amendment or Suspension of a Restrictive Title Conditions on Crown Grant No. G164/1907 in respect of remainder of Portion 1 of the farm Schweizer Reneke Town & Townlands No. 62 – HO:- Condition 1, paragraph 2 on page 3
- Subdivision of:
 - Remainder of Portion 1 of the Farm Schweizer Reneke Town & Townlands No. 62-HO (proposed as subdivided Portion 149 (a portion of Portion 1) of the Farm Schweizer Reneke Town and Townlands 62-HO),
 - Remainder of Portion 15 of the Farm Schweizer Reneke Town & Townlands No. 62-HO (proposed as subdivided Portion 152 (a portion of Remainder Portion 15) of the Farm Schweizer Reneke Town and Townlands 62-HO),
 - Portion 35 of the Farm Schweizer Reneke Town & Townlands No. 62-HO (proposed as subdivided Portion 150 (a portion of Portion 35) of the Farm Schweizer Reneke Town and Townlands 62-HO).
- Consolidation of proposed Portion 149 (a portion of Portion 1) -, Portion 152 (a portion of Remainder Portion 15) – and Portion 150 (a portion of Portion 35) of the Farm Schweizer Reneke Town and Townlands 62-HO to register Ipelegeng Extension 11 on a new Portion of the Farm Schweizer Reneke Town and Townlands No 62-HO to be known as **Proposed Portion 154 of the Farm Schweizer Reneke Town and Townlands No 62-HO**

Description of property on which township is to be established: Situated/Located on Proposed Consolidated Portion 154 of the Farm Schweizer Reneke Town and Townlands 62-HO
Reference No: 23/20212

Address of the authorized agent: Malepa Planning & Projects (PTY) Ltd., 12 Fanny Avenue, Flamwood, Klerksdorp, 2571, PO Box 451, Klerksdorp, 2570. Tel No: (018) 462 4465, e-mail: info@malepa.com

13-20

PROVINSIALE KENNISGEWING 99 VAN 2021**KENNISGEWING INGEVOLGE ARTIKEL 98 VAN DIE MAMUSA PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUURSVERORDEEL, 2016 VIR DIE GELYKTYDIGE AANSOEK OM DIE DORP TE VESTIG, OPHEFFING VAN BEPERKENDE TOESTAND, ONDERVERDELING EN KONSOLIDASIE**

Ek, Rene Vermeijs (ID: 610713 0001 08 1) van die firma Malepa Planning & Projects (Edms) Bpk, gee hiermee kennis ingevolge Artikel 59(1), Artikel 67(2), Artikel 71 en Artikel 77 van die Mamusa Plaaslike Munisipaliteit Grondgebruikbestuurverordening 2017, saamgelees met SPLUMA 2013 (Wet 16 van 2013), dat die gelyktydige aansoek om die dorp te vestig vir die opheffing van beperkende voorwaardes, onderverdeling, konsolidasie en om 'n dorp te vestig, waarna daar in die bylae hierby verwys word, daardeur ontvang is.

Besonderhede van die aansoek lê gedurende normale kantoorure by die kantoor van die Munisipale Bestuurder van die Mamusa Plaaslike Munisipaliteit, Schweizerstraat 28, Schweizer Reneke, vir 'n tydperk van 30 dae vanaf 13 Julie 2021.

Besware teen of vertoe ten opsigte van die aansoek, tesame met die redes daarvoor, moet binne 'n tydperk van 30 dae vanaf 13 Julie 2021 skriftelik of mondelings indien die beswaarmaker nie kan skryf nie, aan die gemagtigde agent en die Munisipale Bestuurder by bovergeer adres of by Posbus 5, Schweizer Reneke, 2780, ingedien of gerig word.

Sluitingsdatum vir enige besware en / of vertoe: 11 Augustus 2021

BYLAE

Naam van Dorp:	Ipelegeng Uitbreiding 11
Volle naam van aansoeker:	Malepa Planning & Projects (Edms) Bpk
Aantal erwe in die voorgestelde dorpsgebied	Residensieel 1 – 1509 Munisipaal - 2 Besigheid 1 -6 Institusioneel – 7 Industriële 2-17 Publike oop ruimte - 4 Strate

Bedoelings:

- Verwydering, Wysiging of Opskorting van 'n Beperkende Titelloosheid op Kroontoelaag G164/1907 ten opsigte van Restant van Gedeelte 1 van die Plaas Schweizer Reneke Town & Townlands No. 62-HO:- Voorwaarde 1, paragraaf 2 op bladsy 3
- Onderverdeling van:
 - Restant van Gedeelte 1 van die Plaas Schweizer Reneke Town & Townlands No. 62-HO (voorgestel as onderverdeelde Gedeelte 149 ('n gedeelte van Gedeelte 1) van die Plaas Schweizer Reneke Town and Townlands 62-HO),
 - Restant van Gedeelte 15 van die Plaas Schweizer Reneke Town & Townlands No. 62-HO (voorgestel as onderverdeelde Gedeelte 152 ('n gedeelte van Resterende Gedeelte 15) van die Plaas Schweizer Reneke Town and Townlands 62-HO),
 - Gedeelte 35 van die Plaas Schweizer Reneke Town & Townlands No. 62-HO (voorgestel as onderverdeelde Gedeelte 150 ('n gedeelte van Gedeelte 35) van die Plaas Schweizer Reneke Town and Townlands 62-HO).
- Konsolidasie van voorgestelde Gedeelte 149 ('n gedeelte van Gedeelte 1) -, Gedeelte 152 ('n gedeelte van Resterende Gedeelte 15) – en Gedeelte 150 ('n gedeelte van Gedeelte 35) van die Plaas Schweizer Reneke Town and Townlands 62-HO om Ipelegeng Uitbreiding 11 te registreer op 'n nuwe Gedeelte van die Plaas Schweizer Reneke Town en Townlands No 62-HO om bekend te staan as Voorgestelde gekonsolideerde Gedeelte 154 van die Plaas Schweizer Reneke Town en Townlands No 62-HO

Beskrywing van eiendom waarop dorp gestig staan te word: Geleë/Geleë op Voorgestelde Gedeelte 154 van die Plaas Schweizer Reneke Town en Townlands 62-HO
Verwysingsnommer: 23/20212

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 100 OF 2021

NOTICE IN TERMS OF SECTION 98 OF THE MAMUSA LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2016 FOR THE SIMULTANEOUS APPLICATION TO ESTABLISH THE TOWNSHIP, REMOVAL OF RESTRICTIVE CONDITION, SUBDIVISION AND CONSOLIDATION

I, Rene Vermeijs (ID: 610713 0001 08 1), of the firm Malepa Planning & Projects (Pty) Ltd, hereby gives notice in terms of Section 59(1), Section 67(2), Section 71 and Section 77 of the Mamusa Local Municipality Spatial Planning and Land Use Management By-Law 2017, read together with SPLUMA 2013 (ACT 16 OF 2013), that the simultaneous application for subdivision, consolidation, removal of restrictive conditions and township establishment referred to in the annexure hereto, has been received by it.

Particulars of the application will lie for inspection during normal office hours at the office of the Municipal Manager of the Mamusa Local Municipality, 28 Schweizer Street, Schweizer Reneke, for a period of 30 days from 13 July 2021.

Objections to 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 5, Schweizer Reneke, 2780, within a period of 30 days from 13 July 2021.

Any person who cannot write may during office hours visit the Mamusa Local Municipality, where a named staff member of the Mamusa Local Municipality (Mr. Bigboy Mothibi 053-963 1331) will assist those persons by transcribing their comments, objections or representations.

Closing date for any objections and / or representations: 11 August 2021

ANNEXURE

Name of the Township:	Ipelegeng Extension 10
Full name of applicant:	Malepa Planning & Projects (Pty) Ltd
Number of Erven in proposed Township:	Residential 1 – 2237
	Municipal - 3
	Business 1 - 12
	Institution - 9
	Public open spaces - 5
	Streets

Intentions:

- Removal, Amendment or Suspension of a Restrictive Title Conditions on Crown Grant No. G164/1907 in respect of remainder of Portion 1 of the farm Schweizer Reneke Town & Townlands No. 62 – HO:- Condition 1, paragraph 2 on page 3
- Subdivision of:
 - Remainder of Portion 1 of the Farm Schweizer Reneke Town & Townlands No. 62-HO (proposed as subdivided Portion 148 (a portion of Portion 1) of the Farm Schweizer Reneke Town and Townlands 62-HO),
 - Remainder of Portion 15 of the Farm Schweizer Reneke Town & Townlands No. 62-HO (proposed as subdivided Portion 151 (a portion of Remainder Portion 15) of the Farm Schweizer Reneke Town and Townlands 62-HO),
 - Portion 35 of the Farm Schweizer Reneke Town & Townlands No. 62-HO (proposed as subdivided Remainder Portion 35 of the Farm Schweizer Reneke Town and Townlands 62-HO).
- Consolidation of proposed Portion 148 (a portion of Portion 1) -, Portion 151 (a portion of Remainder Portion 15) – and Remainder Portion 35 of the Farm Schweizer Reneke Town and Townlands 62-HO to register Ipelegeng Extension 10 on a new Portion of the Farm Schweizer Reneke Town and Townlands No 62-HO to be known as **Proposed Portion 153 of the Farm Schweizer Reneke Town and Townlands No 62-HO**

Description of property on which township is to be established: Situated/Located on Proposed Consolidated Portion 153 of the Farm Schweizer Reneke Town and Townlands 62-HO
Reference No: 23/20212

Address of the authorized agent: Malepa Planning & Projects (PTY) Ltd., 12 Fanny Avenue, Flamwood, Klerksdorp, 2571, PO Box 451, Klerksdorp, 2570. Tel No: (018) 462 4465, e-mail: info@malepa.com

13-20

PROVINSIALE KENNISGEWING 100 VAN 2021**KENNISGEWING INGEVOLGE ARTIKEL 98 VAN DIE MAMUSA PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUURSVERORDEEL, 2016 VIR DIE GELYKTYDIGE AANSOEK OM DIE DORP TE VESTIG, OPHEFFING VAN BEPERKENDE TOESTAND, ONDERVERDELING EN KONSOLIDASIE**

Ek, Rene Vermeijs (ID: 610713 0001 08 1) van die firma Malepa Planning & Projects (Edms) Bpk, gee hiermee kennis ingevolge Artikel 59(1), Artikel 67(2), Artikel 71 en Artikel 77 van die Mamusa Plaaslike Munisipaliteit Grondgebruikbestuurverordening 2017, saamgelees met SPLUMA 2013 (Wet 16 van 2013), dat die gelyktydige aansoek om die dorp te vestig vir die opheffing van beperkende voorwaardes, onderverdeling, konsolidasie en om 'n dorp te vestig, waarna daar in die bylae hierby verwys word, daardeur ontvang is.

Besonderhede van die aansoek lê gedurende normale kantoorure by die kantoor van die Munisipale Bestuurder van die Mamusa Plaaslike Munisipaliteit, Schweizerstraat 28, Schweizer Reneke, vir 'n tydperk van 30 dae vanaf 13 Julie 2021.

Besware teen of vertoe ten opsigte van die aansoek, tesame met die redes daarvoor, moet binne 'n tydperk van 30 dae vanaf 13 Julie 2021 skriftelik of mondelings indien die beswaarmaker nie kan skryf nie, aan die gemagtigde agent en die Munisipale Bestuurder by bovergeer adres of by Posbus 5, Schweizer Reneke, 2780, ingedien of gerig word.

Sluitingsdatum vir enige besware en / of vertoe: 11 Augustus 2021

BYLAE

Naam van Dorp:	Ipelegeng Uitbreiding 10
Volle naam van aansoeker:	Malepa Planning & Projects (Edms) Bpk
Aantal erwe in die voorgestelde dorpsgebied	Residensieël 1 – 2237
	Munisipaal - 3
	Besigheid 1 -12
	Institusioneel - 9
	Publike oop ruimte - 5
	Strate

Bedoelings:

- Verwydering, Wysiging of Opskorting van 'n Beperkende Titelvoorwaardes op Kroontoelaag G164/1907 ten opsigte van Restant van Gedeelte 1 van die Plaas Schweizer Reneke Town & Townlands No. 62-HO:- Voorwaarde 1, paragraaf 2 op bladsy 3
- Onderverdeling van:
 - Restant van Gedeelte 1 van die Plaas Schweizer Reneke Town & Townlands No. 62-HO (voorgestel as onderverdeelde Gedeelte 148 ('n gedeelte van Gedeelte 1) van die Plaas Schweizer Reneke Town and Townlands 62-HO),
 - Restant van Gedeelte 15 van die Plaas Schweizer Reneke Town & Townlands No. 62-HO (voorgestel as onderverdeelde Gedeelte 151 ('n gedeelte van Resterende Gedeelte 15) van die Plaas Schweizer Reneke Town and Townlands 62-HO),
 - Gedeelte 35 van die Plaas Schweizer Reneke Town & Townlands No. 62-HO (voorgestel as onderverdeelde Resterende Gedeelte 35 van die Plaas Schweizer Reneke Town and Townlands 62-HO).
- Konsolidasie van voorgestelde Gedeelte 148 ('n gedeelte van Gedeelte 1) -, Gedeelte 151 ('n gedeelte van Resterende Gedeelte 15) – en Resterende Gedeelte 35 van die Plaas Schweizer Reneke Town and Townlands 62-HO om Ipelegeng Uitbreiding 10 te registreer op 'n nuwe Gedeelte van die Plaas Schweizer Reneke Town en Townlands No 62-HO om bekend te staan as Voorgestelde gekonsolideerde Gedeelte 153 van die Plaas Schweizer Reneke Town en Townlands No 62-HO

Beskrywing van eiendom waarop dorp gestig staan te word: Geleë/Geleë op Voorgestelde Gedeelte 153 van die Plaas Schweizer Reneke Town en Townlands 62-HO
Verwysingsnommer: 23/20212

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.

13-20

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 70 OF 2021**

NOTICE TO ADJACENT OWNERS AND AFFECTED PARTIES, RELATING TO A LAND DEVELOPMENT APPLICATION IN TERMS OF SECTION 41(2)(d) AND (e) OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (SPLUMA), 2013 (ACT 16 OF 2013), READ WITH SECTIONS 62(1), 63(2), 94(1)(a), 95(1) AND 96 OF THE CITY OF MATLOSANA SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2016, READ WITH SECTION 56(1)(b)(i) OF THE TOWN PLANNING AND TOWNSHIP ORDINANCE (TRANSVAAL), 1986(ORDINANCE 15 OF 1986), FOR APPLICATION FOR THE CHANGE OF LAND USE RIGHTS (KNOWN AS A REZONING) OF ERF18613, KANANA EXTENSION 13 TOWNSHIP REGISTRATION DIVISION IP, NORTH WEST PROVINCE (AMENDMENT SCHEME 1000 AND ANNEXURE 1000)

I, Kenalemang Pietersen, being the authorized agent of the owners of Erf 18613, Kanana Extension 13 Township Registration Division IP, North West Province, (the Property) hereby give notice in terms of Section 41(2)(d) and (e) of the Spatial Planning and Land Use Management Act (SPLUMA), 2013 (Act 16 of 2013), read with Sections 62(1), 63(2), 94(1)(a), 95(1) and 96 of the City of Matlosana Spatial Planning and Land Use Management By-law, 2016 read with Section 56(1)(b)(i) of the Town Planning and Township Ordinance (Transvaal), 1986 (Ordinance 15 of 1986), that I have applied to the City of Matlosana Local Municipality for the amendment of the Klerksdorp Land Use Management Scheme, 2005 for a change of land use rights (also known as rezoning) of the Property. The intention is to rezone the property from "Residential 1" to "Special" for the purposes of liquor enterprise in order to acquire a liquor license for offsite consumption. Any objection or comments including the grounds pertaining thereto and contact detail, shall be lodged within a period of 30 days from the date of first publication of the notice in the Provincial Gazette, newspapers in writing during normal office hours to the City of Matlosana local Municipality: Office of the Municipal Manager, Records, Basement, Municipal Building, Bram Fischer Street, Klerksdorp or to PO Box 99, Klerksdorp, 2570. Any person who cannot write may during office hours attend at the address mentioned above where the officials of the Spatial Planning and Land Use Management section (Town Planning) 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, Klerksdorp Rekord and Citizen Newspaper. The closing date for any objections: 28 July 2021. Address of the applicant: Mr K.H Pietersen, House 3389 Ext.4, Kanana (Orkney) 2619, Telephone number: 0671979548, hectorsonp@gmail.com Dates on which notice will be published: 29 June 2021 and 06 July 2021.

6-13

PLAASLIKE OWERHEID KENNISGEWING 70 VAN 2021

KENNISGEWING AANGEHEENDE EIENAARS EN GETREFFENDE PARTYE, MET BETREKKING TOT 'N TOEPASSING OP GRONDONTWIKKELING INGEVOLGE ARTIKEL 41 (2) (d) EN (e) VAN DIE WET OP BESTUUR VAN RUIMTEBEPLANNING EN GRONDGEBRUIK (SPLUMA), 2013 (WET 16 VAN 2013), LEES MET AFDELING 62 (1), 63 (2), 94 (1) (a), 95 (1) EN 96 VAN DIE STAD MATLOSANA REGLIKE BEPLANNING EN VERORDENING OM GRONDGEBRUIK, 2016, LEES MET AFDELING 56 (1) (b) (i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE (TRANSVAAL), 1986 (ORDONNANSIE 15 VAN 1986), VIR AANSOEK OM DIE VERANDERING VAN GRONDGEBRUIKSREGTE (BEKEND AS HERSONERING) VAN ERF18613, KANANA UITBREIDING 13 DORPSREGISTRASIE IP, PROVINSIE NOORDWES (WYSIGINGSKEMA 1000 EN BYLAE 1000)

Ek, Kenalemang Pietersen, synde die gemagtigde agent van die eienaars van Erf 18613, Kanana Uitbreiding 13 Dorpsregistrasie Afdeling IP, Noordwes Provinsie, (die Eiendom) gee hiermee kennis ingevolge Artikel 41 (2) (d) en (e) van die Wet op Ruimtelike Beplanning en Grondgebruikbestuur (SPLUMA), 2013 (Wet 16 van 2013), gelees met Afdelings 62 (1), 63 (2), 94 (1) (a), 95 (1) en 96 van die Stad Verordening op Ruimtelike Beplanning en Grondgebruikbestuur, 2016 gelees met Artikel 56 (1) (b) (i) van die Ordonnansie op Stadsbeplanning en Dorpe (Transvaal), 1986 (Ordonnansie 15 van 1986), dat Ek het 'n aansoek by die Stad Matlosana Plaaslike Munisipaliteit gedoen om die Klerksdorp Grondgebruikbestuurskema, 2005, te wysig vir die verandering van grondgebruiksregte (ook bekend as hersonering) van die eiendom. Die bedoeling is om die eiendom te hersoneer van "Residensieel 1" na "Spesiaal" vir drankdoeleindes ten einde 'n dranklisensie vir verbruik buite die land te bekom. Enige beswaar of kommentaar, insluitend die redes daarvoor en kontakbesonderhede, moet binne 'n tydperk van 30 dae vanaf die datum van eerste publikasie van die kennisgewing in die koerante in die Provinsiale Koerant, en ook in die Klerksdorp Rekord en Citizen gedurende gewone kantoorure by die Stad van Kaapstad ingedien word. Plaaslike munisipaliteit van Matlosana: kantoor van die munisipale bestuurder, rekords, kelder, munisipale gebou, Bram Fischerstraat, Klerksdorp of by Posbus 99, Klerksdorp, 2570. Enige persoon wat nie kan skryf nie, kan gedurende kantoorure by die adres hierbo vermeld waar die amptenare van die afdeling Ruimtelike Beplanning en Grondgebruikbestuur (Stadsbeplanning) sal daardie persoon help om die persoon se besware of kommentaar oor te skryf. Volledige besonderhede van die Aansoek en planne (indien enige) kan gedurende gewone kantoorure by bogenoemde kantore besigtig en besigtig word, vir n tydperk van 30 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Staatskoerant, Klerksdorp Rekord en Citizen koerant. Die sluitingsdatum vir enige besware: 28 Julie 2021. Adres van die aansoeker: Mnr K.H Pietersen, Huis 3389 Ext.4, Kanana (Orkney), 2619, [Tel:0671979548](tel:0671979548), hectorsonp@gmail.com Datums waarop kennisgewing gepubliseer sal word: 29 Junie 2021 en 06 Julie 2021.

6-13

LOCAL AUTHORITY NOTICE 71 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 11.

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 1294 and shall come into operation on the date of publication of this notice.

**Civic Centre
KLERKSDORP**
Notice No. 28/2021

**T.S.R. NKHUMISE
MUNICIPAL MANAGER**
13/1/7/316

PLAASLIKE OWERHEID KENNISGEWING 71 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 11 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 1294 en tree in werking op datum van publikasie van hierdie kennisgewing.

**Burgersentrum
KLERKSDORP**
Kennisgewingnommer: 28/2021

**T.S.R. NKHUMISE
MUNISIPALE BESTUURDER**
13/1/7/316

LOCAL AUTHORITY NOTICE 72 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 11 (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 656 (A PORTION OF PORTION 607) 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 11.

(2) LAYOUT / DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 86/2020.

(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 Wasabi 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) 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 area because of the location thereof:

(a) "II. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 9137,9997 Hectares, of which the property held hereby forms a portion, is subject to the following:

A. By Notarial Deed No. K689/1940S the right has been granted to ESKOM to convey electricity over the Remaining Extent of the property hereby conveyed, together with ancillary rights, and subject to the conditions, as will more fully appear on reference to the said Notarial Deed, which servitude is indicated by the line ab on diagram SG No. 457/2018, which represents the centre line of the overhead electrical power line with underground electric cables, 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 Kansellasië 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 kansellasië 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 Notarial Deed No. K690/1940S the right has been granted to ESKOM to convey Electricity over the Remaining Extent of the property hereby conveyed, together with ancillary rights, and subject to conditions, which servitude is indicated by the line A B C D E on Diagram S.G. No. A 613/37, as will more fully appear on Reference to the said Notarial Deed and Diagram annexed to Crown Grant G201/1906".
- (b) "III. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8554,3509 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. By Notarial Deed No K556/1960S dated 29 November 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 property (of which the property held hereunder forms a portion of) together with ancillary rights and indicated on Diagram S.G. No. A 685/1958, as will more fully appear from reference to the said Notarial Deed, a copy of which is annexed to Crown Grant No. 201/1906".
- (c) "IV. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8462,6081 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. 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, whereof the centre lines of the servitude are indicated by the lines A B C D E F G H J K, L M N P Q R S T U V, W X Y, Z A` B` and C` D` E` on Diagram SG No. 4587/1959, 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 Kansellasië 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".
- (d) "V. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8280,4769 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. 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 S.G. No. A 3175/64, 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".
- (e) "VI. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8105,4464 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. Kragtens Notariële Akte 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 daaby 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".
- (f) "VIII. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 7927,3258 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. Kragtens Notariële Akte K1343/1981S 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 Kansellasie 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 LG A4768/1987, en kragtens Notariele Akte van Kansellasie van Serwituut K1604/1992 S gekanselleer is ten opsigte van Gedeelte 398 (gedeelte van gedeelte 1) van die plaas Townlands of Klerksdorp 424, IP".
- (g) "IX. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 6453,4722 Hectares, of which 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, gPhjk en mS op Kaart LG nommer 3216/1998."
- (2) excluding the following right which shall not be passed on to the erven in the township:
- (a) "X. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 6218,2244 Hectares, of which the property held hereby forms a portion, is subject to the following:
 - A. Die hieringemelde eiendom is geregtig op '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, Registrasie Afdeling I.P., groot 2 000 vierkante meter – T137175/2000".
- (3) including the following conditions / servitudes which shall be transferred to all the erven in the township area:
- (a) "I. The former Farm Townlands of Klerksdorp 424, I.P., in extent 9234,4107 Hectares, of which the property held hereby forms a portion, 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 South African Republic and B.H. Swart and J.J. Roos in their capacity as the representatives of the original owners of the land comprising the 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 hereby transferred or to be binding on the Government in respect of the said land as from the 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”.
- (b) "VII. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8069,3927 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. Kragtens Notariële Akte K407/1980S 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”.
- (c) "VIII. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 7927,3258 Hectares, of which 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.”

4. CONDITIONS OF TITLE

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

(a) ALL ERVEN WITH THE EXCEPTION OF ERVEN 4109 AND 4712 (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 3568 TO 3610, 3632 TO 3655, 3661 TO 3681, 3770 TO 3817, 3840 TO 3919, 3936 TO 3947, 4109 TO 4136, 4204 TO 4300 AND 4309 TO 4318.

The NHBRC classification for foundations is considered as HCR.

- (iii) ERVEN 3612 TO 3631, 3682 TO 3769, 3820 TO 3839, 3925 TO 3930, 3849 TO 3968, 3971 TO 3998, 4001 TO 4014, 4016 TO 4108, 4139 TO 4179, 4184 TO 4187, 4190 TO 4196, 4200 TO 4203, 4304, 4305, 4321 TO 4345, 4349 TO 4362 AND 4364 TO 4711.

The NHBRC classification for foundations is considered as C1R.

- (iv) ERVEN 3564 TO 3567, 3611, 3656 TO 3660, 3818, 3819, 3920 TO 3924, 3931 TO 3935, 3948, 3969, 3970, 3999, 4000, 4015, 4137, 4138, 4301 TO 4303, 4306 TO 4308, 4319, 4320, 4346 TO 4348 AND 4363.

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

- (v) ERVEN 4180 TO 4183, 4188, 4189 AND 4197 TO 4199.

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

- (vi) ERF 4712 (PARK).

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

**Civic Centre
KLERKSDORP**
Notice No. 27/2021
13/1/7/316

**T.S.R. NKHUMISE
MUNICIPAL MANAGER**

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 11 (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 656 ('N GEDEELTE VAN GEDEELTE 607) 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 GEREGISTREERDE EIENAAR VAN DIE GROND, GOEDGEKEUR IS.

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp sal wees Matlosana Estates Uitbreiding 11.

(2) UITLEG / ONTWERP

Die dorp sal bestaan uit erwe en strate soos aangedui op Algemene Plan LG No. 86/2020.

(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 Wasabi Boulevard met sodanige pad.

(b) Die dorpsstigter 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 dorpsstigter 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 dorpsstigter 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- / Telkomuitrusting te verwyder, te verplaas, te modifiseer of te vervang moet die koste daarvan deur die dorpsstigter gedra word.

(6) OMGEWINGSBESTUUR

Die dorpsstigter 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 REGISTREERBAAR WORD

INSTALLASIE EN VOORSIENING VAN DIENSTE

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

3. BESKIKKING OOR BESTAANDE TITELVOORWAARDES

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

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

- (a) "II. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 9137,9997 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. By Notarial Deed No. K689/1940S the right has been granted to Eskom to convey electricity over the Remaining Extent of the property hereby conveyed, together with ancillary rights, and subject to the conditions, as will more fully appear on reference to the said Notarial Deed, which servitude is indicated by the line ab on diagram SG No. 457/2018, which represents the centre line of the overhead electrical power line with underground electric cables, 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 Servituut 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 servituut aangedui deur die figuur AB op kaart L.G. No. A9512/74 daarby aangeheg, gekanselleer word.
- (d) Kragtens Kansellasie van Akte van Servituut K36/1985 S is Notariële Akte van Servituut 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 Notarial Deed No. K690/1940S the right has been granted to Eskom to convey Electricity over the Remaining Extent of the property hereby conveyed, together with ancillary rights, and subject to conditions, which servitude is indicated by the line A B C D E on Diagram S.G. No. A 613/37, as will more fully appear on Reference to the said Notarial Deed and Diagram annexed to Crown Grant G201/1906".
- (b) "III. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8554,3509 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. By Notarial Deed No K556/1960S dated 29 November 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 property (of which the property held hereunder forms a portion of) together with ancillary rights and indicated on Diagram S.G. No. A 685/1958, as will more fully appear from reference to the said Notarial Deed, a copy of which is annexed to Crown Grant No. 201/1906".
- (c) "IV. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8462,6081 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. 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, whereof the centre lines of the servitude are indicated by the lines A B C D E F G H J K, L M N P Q R S T U V, W X Y, Z A` B` and C` D` E` on Diagram SG No. 4587/1959, 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 Kansellasië 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”.
- (d) “V. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8280,4769 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. 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 S.G. No. A 3175/64, as will more fully appear from the said Notarial Deed, which servitude was amended as follows:
- (a) Kragtens Kansellasië 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”.
- (e) “VI. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8105,4464 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. Kragtens Notariële Akte 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 transmissie lyn 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 daaby aangeheg, welke serwituut soos volg gewysig is:
- (a) Kragtens Kansellasië 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”.
- (f) “VIII. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 7927,3258 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. Kragtens Notariële Akte K1343/1981S 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 LG 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”.
- (g) “IX. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 6453,4722 Hectares, of which 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, gPhjk en mS op Kaart LG nommer 3216/1998.”
- (2) uitgesluit die volgende reg wat nie aan die erwe in die dorp oorgedra moet word nie:

- (a) "X. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 6218,2244 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. Die hieringemelde eiendom is geregtig op '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, Registrasie Afdeling I.P., groot 2 000 vierkante meter – T137175/2000".
- (3) ingesluit die volgende voorwaardes / serwitute wat aan al die erwe in die dorp oorgedra moet word:
- (a) "I. The former Farm Townlands of Klerksdorp 424, I.P., in extent 9234,4107 Hectares, of which the property held hereby forms a portion, 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 South African Republic and B.H. Swart and J.J. Roos in their capacity as the representatives of the original owners of the land comprising the 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 hereby transferred or to be binding on the Government in respect of the said land as from the 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".
- (b) "VII. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8069,3927 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. Kragtens Notariële Akte K407/1980S 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 Kansellasie 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 Kansellasie van Serwituut K1604/1992 S gekanselleer is ten opsigte van Gedeelte 398 (gedeelte van gedeelte 1) van die plaas Townlands of Klerksdorp 424, IP".
- (c) "VIII. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 7927,3258 Hectares, of which 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 Kansellasie 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 Kansellasie van Serwituut K1604/1992 S gekanselleer is ten opsigte van Gedeelte 398 (gedeelte van gedeelte 1) van die plaas Townlands of Klerksdorp 424, IP."

4. TITELVOORWAARDES

- (1) TITELVOORWAARDES OP GELË Kragtens DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986)
- (a) ALLE ERWE MET DIE UITSONDERING VAN ERWE 4109 EN 4712 (PARK)
- (i) Die erf is onderworpe aan 'n serwituut, 2 meter wyd langs enige twee grense ten gunste van die plaaslike owerheid vir riool- en ander munisipale doeleindes en, in die geval van 'n pypsteelerf, 'n addisionele serwituut van 2 meter wyd, vir munisipale doeleindes, oor die toegangsdeel van die erf, indien en wanneer deur die plaaslike owerheid benodig: Met dien verstande dat die plaaslike owerheid hierdie vereiste serwitute mag verslap of vrystelling daarvan verleen.
- (ii) Geen gebou of ander struktuur mag opgerig word binne die bogenoemde serwituutgebied nie en geen grootwortelbome mag in die gebied van sodanige serwituut of binne 1 meter daarvan geplant word nie.
- (iii) Die plaaslike owerheid is daarop geregtig om tydelik op die grond aangrensend aan die voorgenoemde serwituutgebied, sodanige materiaal te stort as wat uitgegrawe mag word in die loop van die konstruksie, onderhoud of verwydering van sodanige hoofrioolleidings of ander werk as wat hy na sy oordeel nodig ag en is voorts geregtig op redelike toegang tot genoemde grond vir bogenoemde doel, onderworpe daaraan dat enige skade aangerig tydens die proses van konstruksie, instandhouding of verwydering van sodanige hoofrioolleidings en ander werk, goed te maak deur die plaaslike owerheid.

(b) ERWE ONDERWORPE AAN SPESIALE VOORWAARDES

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

(i) 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 3568 TOT 3610, 3632 TOT 3655, 3661 TOT 3681, 3770 TOT 3817, 3840 TOT 3919, 3936 TOT 3947, 4109 TOT 4136, 4204 TOT 4300 EN 4309 TOT 4318.

Die NHBRC klassifikasie vir fondasies word bestempel as HCR.

(iii) ERWE 3612 TOT 3631, 3682 TOT 3769, 3820 TOT 3839, 3925 TOT 3930, 3849 TOT 3968, 3971 TOT 3998, 4001 TOT 4014, 4016 TOT 4108, 4139 TOT 4179, 4184 TOT 4187, 4190 TOT 4196, 4200 TOT 4203, 4304, 4305, 4321 TOT 4345, 4349 TOT 4362 EN 4364 TOT 4711.

Die NHBRC klassifikasie vir fondasies word bestempel as C1R.

(iv) ERWE 3564 TOT 3567, 3611, 3656 TOT 3660, 3818, 3819, 3920 TOT 3924, 3931 TOT 3935, 3948, 3969, 3970, 3999, 4000, 4015, 4137, 4138, 4301 TOT 4303, 4306 TOT 4308, 4319, 4320, 4346 TOT 4348 EN 4363.

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

(v) ERWE 4180 TOT 4183, 4188, 4189 EN 4197 TOT 4199.

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

(vi) ERF 4712 (PARK).

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

**Burgersentrum
KLERKSDORP**
Kennisgewingnommer: 27/2021
13/1/7/316

**T.S.R. NKHUMISE
MUNISIPALE BESTUURDER**

LOCAL AUTHORITY NOTICE 73 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 2.

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 1290 and shall come into operation on the date of publication of this notice.

**Civic Centre
KLERKSDORP**
Notice No. 26/2021

**T.S.R. NKHUMISE
MUNICIPAL MANAGER**
13/17/275

PLAASLIKE OWERHEID KENNISGEWING 73 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 2 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 1290 en tree in werking op datum van publikasie van hierdie kennisgewing.

**Burgersentrum
KLERKSDORP**
Kennisgewingnommer: 26/2021

**T.S.R. NKHUMISE
MUNISIPALE BESTUURDER**
13/17/275

LOCAL AUTHORITY NOTICE 74 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 2 (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 652 (A PORTION OF PORTION 609) AND PORTION 653 (A PORTION OF PORTION 607) 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 2.

(2) LAYOUT / DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 128/2020.

(3) ACCESS

(a) Ingress from Road N12 and egress to Road N12 from the township shall be restricted to the junction / intersection of Lark Avenue 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 N12 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) 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

(1) In respect of Portion 653 (a portion of Portion 607) of the farm Townlands of Klerksdorp 424, Registration Division I.P., North West Province as held by Deed of Transfer T17695/2016:

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

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

(i) "II. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 9137,9997 Hectares, of which the property held hereby forms a portion, is subject to the following:

A. By Notarial Deed No. K689/1940S the right has been granted to ESKOM to convey electricity over the Remaining Extent of the property hereby conveyed, together with ancillary rights, and subject to the conditions, as will more fully appear on reference to the said Notarial Deed, which servitude is indicated by the line ab on diagram SG No. 457/2018, which represents the centre line of the overhead electrical power line with underground electric cables, 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 Kansellasië 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 kansellasië 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 Notarial Deed No. K690/1940S the right has been granted to ESKOM to convey Electricity over the Remaining Extent of the property hereby conveyed, together with ancillary rights, and subject to conditions, which servitude is indicated by the line A B C D E on Diagram S.G. No. A 613/37, as will more fully appear on Reference to the said Notarial Deed and Diagram annexed to Crown Grant G201/1906".
- (ii) "III. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8554,3509 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. By Notarial Deed No K556/1960S dated 29 November 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 property (of which the property held hereunder forms a portion of) together with ancillary rights and indicated on Diagram S.G. No. A 685/1958, as will more fully appear from reference to the said Notarial Deed, a copy of which is annexed to Crown Grant No. 201/1906".
- (iii) "IV. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8462,6081 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. 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, whereof the centre lines of the servitude are indicated by the lines A B C D E F G H J K, L M N P Q R S T U V, W X Y, Z A` B` and C` D` E` on Diagram SG No. 4587/1959, 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 Kansellasië 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".
- (iv) "V. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8280,4769 Hectares, of which the property held hereby forms a portion, is subject to the following:

- A. 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 S.G. No. A 3175/64, as will more fully appear from the said Notarial Deed, which servitude was amended as follows:
- (a) Kragtens Kansellasië 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".
- (v) "VI. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8105,4464 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. Kragtens Notariële Akte 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 daaby aangeheg, welke serwituut soos volg gewysig is:
 - (a) Kragtens Kansellasië 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".
- (vi) "VIII. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 7927,3258 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. Kragtens Notariële Akte K1343/1981S 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 LG 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".
- (vii) "IX. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 6453,4722 Hectares, of which 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, gPhjk en mS op Kaart LG nommer 3216/1998."
- (b) excluding the following right which shall not be passed on to the erven in the township:
- (i) "X. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 6218,2244 Hectares, of which the property held hereby forms a portion, is subject to the following:
 - A. Die hieringemelde eiendom is geregtig op '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, Registrasie Afdeling I.P., groot 2 000 vierkante meter – T137175/2000".
- (c) including the following conditions / servitudes which shall be transferred to all the erven in the township area:
- (i) "I. The former Farm Townlands of Klerksdorp 424, I.P., in extent 9234,4107 Hectares, of which the property held hereby forms a portion, 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 South African Republic and B.H. Swart and J.J. Roos in their capacity as the representatives of the original owners of the land comprising the 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 hereby transferred or to be binding on the Government in respect of the said land as from the 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”.
- (ii) “VII. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8069,3927 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. Kragtens Notariële Akte K407/1980S 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”.
- (iii) “VIII. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 7927,3258 Hectares, of which 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.”
- (2) In respect of Portion 652 (a portion of Portion 609) of the farm Townlands of Klerksdorp 424, Registration Division I.P., North West Province as held by Deed of Transfer T17695/2016:
- All erven shall be made subject to existing conditions and servitudes, if any,
- (a) excluding the following conditions / servitudes which do not affect the township area because of the location thereof:
- (i) “II. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 9137,9997 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. By Notarial Deed No. K689/1940S the right has been granted to ESKOM to convey electricity over the Remaining Extent of the property hereby conveyed, together with ancillary rights, and subject to the conditions, as will more fully appear on reference to the said Notarial Deed and Diagram, gross thereof is annexed to Crown Grant No. 201/1906 dated 3rd May 1906, 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 Kansellasië 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 kansellasië 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 Notarial Deed No. K690/1940S the right has been granted to ESKOM to convey Electricity over the Remaining Extent of the property hereby conveyed, together with ancillary rights, and subject to conditions, which servitude is indicated by the line A B C D E on Diagram S.G. No. A 613/37, as will more fully appear on Reference to the said Notarial Deed and Diagram annexed to Crown Grant G201/1906".
- (ii) "III. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8554,3509 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. By Notarial Deed No K556/1960S dated 29 November 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 property (of which the property held hereunder forms a portion of) together with ancillary rights and indicated on Diagram S.G. No. A 685/1958, as will more fully appear from reference to the said Notarial Deed, a copy of which is annexed to Crown Grant No. 201/1906".
- (iii) "IV. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8462,6081 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. 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, whereof the centre lines of the servitude are indicated by the lines A B C D E F G H J K, L M N P Q R S T U V, W X Y, Z A` B` and C` D` E` on Diagram SG No. 4587/1959 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 Kansellasië 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".
- (iv) "V. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8280,4769 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. 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 S.G. No. A 3175/64, as will more fully appear from the said Notarial Deed, which servitude was amended as follows:
- (a) Kragtens Kansellasië 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".
- (v) "VI. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8105,4464 Hectares, of which the property held hereby forms a portion, is subject to the following:

- A. Kragtens Notariële Akte 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 daaby aangeheg, welke serwituut soos volg gewysig is:
- (a) Kragtens Kansellasië 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".
- (vi) "VIII. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 7927,3258 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. Kragtens Notariële Akte K1343/1981S 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 LG 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".
- (vii) "IX. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 6453,4722 Hectares, of which 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, gPhjk en mS op Kaart LG nommer 3216/1998".
- (b) excluding the following right which shall not be passed on to the erven in the township:
- (i) "X. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 6218,2244 Hectares, of which the property held hereby forms a portion, is subject to the following:
 - A. Die hieringemelde eiendom is geregtig op '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, Registrasie Afdeling I.P., groot 2 000 vierkante meter".
- (c) including the following conditions / servitudes which shall be transferred to all the erven in the township area:
- (i) "I. The former Farm Townlands of Klerksdorp 424, I.P., in extent 9234,4107 Hectares, of which the property held hereby forms a portion, 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 South African Republic and B.H. Swart and J.J. Roos in their capacity as the representatives of the original owners of the land comprising the 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 hereby transferred or to be binding on the Government in respect of the said land as from the 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".
 - (ii) "VII. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8069,3927 Hectares, of which the property held hereby forms a portion, is subject to the following:
 - A. Kragtens Notariële Akte K407/1980S 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 Kansellasie 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 Notariele Akte van Kansellasie van Serwituut K1604/1992 S gekanselleer is ten opsigte van Gedeelte 398 (gedeelte van gedeelte 1) van die plaas Townlands of Klerksdorp 424, IP".

- (iii) "VIII. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 7927,3258 Hectares, of which 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 Kansellasie 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 Notariele Akte van Kansellasie van Serwituut K1604/1992 S gekanselleer is ten opsigte van Gedeelte 398 (gedeelte van gedeelte 1) van die plaas Townlands of Klerksdorp 424, IP".

4. CONDITIONS OF TITLE

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

(a) ALL ERVEN

- (i) The erf is subject to:

(aa) a servitude, 3 metres wide along the street boundary;

(bb) a servitude, 2 metres wide along the rear (mid block) boundary; and

(cc) servitude along the side boundary with an aggregate width of 3 metres and a minimum width of 1 metre,

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

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

(b) ERVEN SUBJECT TO SPECIAL CONDITIONS

In addition to the relevant conditions set out above, the 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 5 TO 8

The NHBRC classification for foundations is considered as C1H1.

- (iii) ERVEN 2 AND 10

The NHBRC classification for foundations is considered as HCR.

- (iv) ERVEN 1 AND 9

The NHBRC classification for foundations is considered as partially C1H1 and partially HCR.

- (v) ERF 4

The NHBRC classification for foundations is considered as partially C1H1 and partially H3.

- (vi) ERF 3

The NHBRC classification for foundations is considered as partially C1H1, partially H3 and partially P.

(vii) ERF 1

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

(2) CONDITIONS IMPOSED BY THE SOUTH AFRICAN NATIONAL ROADS AGENCY LIMITED BY VIRTUE OF SECTION 49(5)(a)(i) OF THE SOUTH AFRICAN NATIONAL ROADS AGENCY LIMITED AND NATIONAL ROADS ACT, 1998 (ACT 7 OF 1998)

(a) ERVEN 1 TO 10

- (i) "With the exception of existing structures, no new structures or any other thing whatsoever shall be erected, laid or established within a distance of 20 metres measured from the N12 road reserve boundary, without the written approval of the South African National Roads Agency Limited".
- (ii) "In the event of the land being consolidated with any other land, the title to the consolidated land shall be subject to the above-mentioned condition".
- (iii) "No new accesses (entrances) to the above-mentioned properties are allowed without the approval of the South African National Roads Agency Limited".

**Civic Centre
KLERKSDORP**
Notice No. 25/2021
13/1/7/275

**T.S.R. NKHUMISE
MUNICIPAL MANAGER**

**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 2 (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 652 ('N GEDEELTE VAN GEDEELTE 609) EN GEDEELTE 653 ('N GEDEELTE VAN GEDEELTE 607) 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 GEREGISTREERDE EIENAAR VAN DIE GROND, GOEDGEKEUR IS.

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp sal wees Matlosana Estates Uitbreiding 2.

(2) UITLEG / ONTWERP

Die dorp sal bestaan uit erwe en strate soos aangedui op Algemene Plan LG No. 128/2020.

(3) TOEGANG

- (a) Ingang van Pad N12 tot die dorp en uitgang tot Pad N12 uit die dorp word beperk tot die aansluiting / kruising van Lark Avenue 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 N12 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- / Telkomuitrusting te verwyder, te verplaas, te modifiseer of te vervang moet die koste daarvan deur die dorpstigter gedra word.

(6) OMGEWINGSBESTUUR

Die dorpsdigter moet toesien dat alle voorwaardes opgelê deur die Departement van Landbou, Bewaring en Omgewing ingevolge die Omgewingsmagtiging 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 dorpsdigter moet geskikte, bekostigbare en opgradeerbare interne en eksterne ingenieursdienste in of vir die dorp installeer en voorsien.

3. BESKIKKING OOR BESTAANDE TITELVOORWAARDES

(1) Ten opsigte van Gedeelte 653 ('n gedeelte van Gedeelte 607) van die plaas Townlands of Klerksdorp 424, Registrasie Afdeling I.P., Provinsie Noordwes soos gehou kragtens Akte van Transport T17695/2016:

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

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

(i) "II. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 9137,9997 Hectares, of which the property held hereby forms a portion, is subject to the following:

A. By Notarial Deed No. K689/1940S the right has been granted to ESKOM to convey electricity over the Remaining Extent of the property hereby conveyed, together with ancillary rights, and subject to the conditions, as will more fully appear on reference to the said Notarial Deed, which servitude is indicated by the line ab on diagram SG No. 457/2018, which represents the centre line of the overhead electrical power line with underground electric cables, 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 Servituut 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 servituut aangedui deur die figuur AB op kaart L.G. No. A9512/74 daarby aangeheg, gekanselleer word.

(d) Kragtens Kansellasie van Akte van Servituut K36/1985 S is Notariële Akte van Servituut 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 Notarial Deed No. K690/1940S the right has been granted to ESKOM to convey Electricity over the Remaining Extent of the property hereby conveyed, together with ancillary rights, and subject to conditions, which servitude is indicated by the line A B C D E on Diagram S.G. No. A 613/37, as will more fully appear on Reference to the said Notarial Deed and Diagram annexed to Crown Grant G201/1906".

(ii) "III. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8554,3509 Hectares, of which the property held hereby forms a portion, is subject to the following:

A. By Notarial Deed No K556/1960S dated 29 November 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 property (of which the property held hereunder forms a portion of) together with ancillary rights and indicated on Diagram S.G. No. A 685/1958, as will more fully appear from reference to the said Notarial Deed, a copy of which is annexed to Crown Grant No. 201/1906".

- (iii) "IV. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8462,6081 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. 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, whereof the centre lines of the servitude are indicated by the lines A B C D E F G H J K, L M N P Q R S T U V, W X Y, Z A` B` and C` D` E` on Diagram SG No. 4587/1959, 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 Kansellasië 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".
- (iv) "V. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8280,4769 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. 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 S.G. No. A 3175/64, as will more fully appear from the said Notarial Deed, which servitude was amended as follows:
- (a) Kragtens Kansellasië 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".
- (v) "VI. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8105,4464 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. Kragtens Notariële Akte 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 daaby aangeheg, welke serwituut soos volg gewysig is:
- (a) Kragtens Kansellasië 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".
- (vi) "VIII. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 7927,3258 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. Kragtens Notariële Akte K1343/1981S 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 LG 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”.
- (vii) “IX. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 6453,4722 Hectares, of which 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, gPhjk en mS op Kaart LG nommer 3216/1998.”
- (b) uitgesluit die volgende reg wat nie aan die erwe in die dorp oorgedra moet word nie:
- (i) “X. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 6218,2244 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. Die hieringemelde eiendom is geregtig op ‘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, Registrasie Afdeling I.P., groot 2 000 vierkante meter – T137175/2000”.
- (c) ingesluit die volgende voorwaardes / serwitute wat aan al die erwe in die dorp oorgedra moet word:
- (i) “I. The former Farm Townlands of Klerksdorp 424, I.P., in extent 9234,4107 Hectares, of which the property held hereby forms a portion, 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 South African Republic and B.H. Swart and J.J. Roos in their capacity as the representatives of the original owners of the land comprising the 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 hereby transferred or to be binding on the Government in respect of the said land as from the 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”.
- (ii) “VII. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8069,3927 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. Kragtens Notariële Akte K407/1980S 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”.
- (iii) “VIII. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 7927,3258 Hectares, of which 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.”
- (2) Ten opsigte van Gedeelte 652 (‘n gedeelte van Gedeelte 609) van die plaas Townlands of Klerksdorp 424, Registrasie Afdeling I.P., Provinsie Noordwes soos gehou kragtens T17695/2016:
- Alle erwe sal onderworpe gestel word aan bestaande voorwaardes en serwitute, indien daar is,
- (a) uitgesluit die volgende voorwaardes / serwitute wat nie die dorp raak nie weens die ligging daarvan:

- (i) "II. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 9137,9997 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. By Notarial Deed No. K689/1940S the right has been granted to ESKOM to convey electricity over the Remaining Extent of the property hereby conveyed, together with ancillary rights, and subject to the conditions, as will more fully appear on reference to the said Notarial Deed and Diagram, gross thereof is annexed to Crown Grant No. 201/1906 dated 3rd May 1906, 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 Kansellasië 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 kansellasië 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 Notarial Deed No. K690/1940S the right has been granted to ESKOM to convey Electricity over the Remaining Extent of the property hereby conveyed, together with ancillary rights, and subject to conditions, which servitude is indicated by the line A B C D E on Diagram S.G. No. A 613/37, as will more fully appear on Reference to the said Notarial Deed and Diagram annexed to Crown Grant G201/1906".
- (ii) "III. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8554,3509 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. By Notarial Deed No K556/1960S dated 29 November 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 property (of which the property held hereunder forms a portion of) together with ancillary rights and indicated on Diagram S.G. No. A 685/1958, as will more fully appear from reference to the said Notarial Deed, a copy of which is annexed to Crown Grant No. 201/1906".
- (iii) "IV. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8462,6081 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. 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, whereof the centre lines of the servitude are indicated by the lines A B C D E F G H J K, L M N P Q R S T U V, W X Y, Z A` B` and C` D` E` on Diagram SG No. 4587/1959 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".
- (iv) "V. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8280,4769 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. 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 S.G. No. A 3175/64, 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".
- (v) "VI. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8105,4464 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. Kragtens Notariële Akte 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 daaby 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".
- (vi) "VIII. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 7927,3258 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. Kragtens Notariële Akte K1343/1981S 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 Kansellasie 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 LG A4768/1987, en kragtens Notariele Akte van Kansellasie van Serwituut K1604/1992 S gekanselleer is ten opsigte van Gedeelte 398 (gedeelte van gedeelte 1) van die plaas Townlands of Klerksdorp 424, IP".
- (vii) "IX. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 6453,4722 Hectares, of which 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, gPhjk en mS op Kaart LG nommer 3216/1998".
- (b) uitgesluit die volgende reg wat nie aan die erwe in die dorp oorgedra moet word nie:
- (i) "X. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 6218,2244 Hectares, of which the property held hereby forms a portion, is subject to the following:

- A. Die hieringemelde eiendom is geregtig op '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, Registrasie Afdeling I.P., groot 2 000 vierkante meter".
- (c) ingesluit die volgende voorwaardes / serwitute wat aan al die erwe in die dorp oorgedra moet word:
- (i) "I. The former Farm Townlands of Klerksdorp 424, I.P., in extent 9234,4107 Hectares, of which the property held hereby forms a portion, 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 South African Republic and B.H. Swart and J.J. Roos in their capacity as the representatives of the original owners of the land comprising the 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 hereby transferred or to be binding on the Government in respect of the said land as from the 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".
- (ii) "VII. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8069,3927 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. Kragtens Notariële Akte K407/1980S 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 Kansellasie 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 Kansellasie van Serwituut K1604/1992 S gekanselleer is ten opsigte van Gedeelte 398 (gedeelte van gedeelte 1) van die plaas Townlands of Klerksdorp 424, IP".
- (iii) "VIII. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 7927,3258 Hectares, of which 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 Kansellasie 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 Kansellasie van Serwituut K1604/1992 S gekanselleer is ten opsigte van Gedeelte 398 (gedeelte van gedeelte 1) van die plaas Townlands of Klerksdorp 424, IP".

4. TITELVOORWAARDES

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

(a) ALLE ERWE

- (i) Die erf is onderworpe aan:
- (aa) 'n serwituut 3 meter wyd langs die straatgrens;
- (bb) 'n serwituut, 2 meter wyd langs die agterste (midblok) grens; en
- (cc) serwitute langs die sygrense met 'n gesamentlike wydte van 3 meter en 'n minimum wydte van 1 meter,
- ten gunste van die plaaslike owerheid vir riool- en ander munisipale doeleindes en, in die geval van 'n pypsteelerf, 'n addisionele serwituut van 1 meter wyd, vir munisipale doeleindes, oor die toegangsdeel van die erf, indien en wanneer deur die plaaslike owerheid benodig: Met dien verstande dat die plaaslike owerheid hierdie vereiste serwitute mag verslap of vrystelling daarvan verleen.
- (ii) Geen gebou of ander struktuur mag opgerig word binne die bogenoemde serwituutgebied nie en geen grootwortelbome mag in die gebied van sodanige serwituut of binne 1 meter daarvan geplant word nie.
- (iii) Die plaaslike owerheid is daarop geregtig om tydelik op die grond aangrensend aan die voorgenoemde serwituutgebied, sodanige materiaal te stort as wat uitgegrawe mag word in die loop van die konstruksie, onderhoud of verwydering van sodanige hoofrioolleidings of ander werk as wat hy na sy oordeel nodig ag en is voorts geregtig op redelike toegang tot genoemde grond

vir bogenoemde doel, onderworpe daaraan dat enige skade aangerig tydens die proses van konstruksie, instandhouding of verwydering van sodanige hoofrioolleidings en ander werk, goed te maak deur die plaaslike owerheid.

(b) ERWE ONDERWORPE AAN SPESIALE VOORWAARDES

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

(i) 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 5 TOT 8

Die NHBRC klassifikasie vir fondasies word bestempel as C1H1.

(iii) ERWE 2 EN 10

Die NHBRC klassifikasie vir fondasies word bestempel as HCR.

(iv) ERWE 1 EN 9

Die NHBRC klassifikasie vir fondasies word bestempel as gedeeltelik C1H1 en gedeeltelik HCR.

(v) ERF 4

Die NHBRC klassifikasie vir fondasies word bestempel as gedeeltelik C1H1 en gedeeltelik H3.

(vi) ERF 3

Die NHBRC klassifikasie vir fondasies word bestempel as gedeeltelik C1H1, gedeeltelik H3 en gedeeltelik P.

(vii) ERF 1

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

(2) VOORWAARDES OP GELÊ DEUR DIE SUID-AFRIKAANSE NASIONALE PADAGENSKAP BEPERK KRAGTENS ARTIKEL 49(5)(a)(i) VAN DIE WET OP DIE SUID-AFRIKAANSE NASIONALE PADAGENSKAP BEPERK EN NASIONALE PAAIE, 1998 (WET 7 VAN 1998)

(a) ERWE 1 TOT 10

(i) "Met die uitsondering van bestaande strukture, mag geen nuwe strukture of enigiets anders opgerig, aangelê of daargestel word binne 'n afstand van 20 meter gemeet van die N12 padreserwegrens, sonder die skriftelike goedkeuring van die Suid-Afrikaanse Nasionale Padagentskap Beperk".

(ii) "In die geval waar die grond gekonsolideer word met enige ander grond, sal die titel van die gekonsolideerde grond onderworpe wees aan die bogenoemde voorwaarde".

(iii) "Geen nuwe toegange (ingange) tot die bogenoemde eiendom word toegelaat sonder die goedkeuring van die Suid-Afrikaanse Nasionale Padagentskap Beperk nie".

**Burgersentrum
KLERKSDORP**

Kennisgewingnommer: 25/2021
13/17/275

**T.S.R. NKHUMISE
MUNISIPALE BESTUURDER**

LOCAL AUTHORITY NOTICE 75 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 1.

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 1289 and shall come into operation on the date of publication of this notice.

**Civic Centre
KLERKSDORP**
Notice No. 24/2021

**T.S.R. NKHUMISE
MUNICIPAL MANAGER**
13/1/7/274

PLAASLIKE OWERHEID KENNISGEWING 75 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 1 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 1289 en tree in werking op datum van publikasie van hierdie kennisgewing.

**Burgersentrum
KLERKSDORP**
Kennisgewingnommer: 24/2021

**T.S.R. NKHUMISE
MUNISIPALE BESTUURDER**
13/1/7/274

LOCAL AUTHORITY NOTICE 76 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 1 (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 THE REMAINING EXTENT OF PORTION 609 (A PORTION OF PORTION 1) 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 1.

(2) LAYOUT / DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 127/2020.

(3) ACCESS

No ingress from Road N12 to the township and no egress to Road N12 from the township shall be allowed.

(4) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township applicant shall arrange for the drainage of the township to fit in with that of Road N12 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) 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 area because of the location thereof:

(a) "II. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 9137,9997 Hectares, of which the property held hereby forms a portion, is subject to the following:

A. By Notarial Deed No. K689/1940S the right has been granted to ESKOM to convey electricity over the Remaining Extent of the property hereby conveyed, together with ancillary rights, and subject to the conditions, as will more fully appear on reference to the said Notarial Deed and Diagram, gross thereof is annexed to Crown Grant No. 201/1906 dated 3rd May 1906, 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 kousule 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 Kansellasië 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 kansellasië 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 Notarial Deed No. K690/1940S the right has been granted to ESKOM to convey Electricity over the Remaining Extent of the property hereby conveyed, together with ancillary rights, and subject to conditions, which servitude is indicated by the line A B C D E on Diagram S.G. No. A 613/37, as will more fully appear on Reference to the said Notarial Deed and Diagram annexed to Crown Grant G201/1906".
- (b) "III. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8554,3509 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. By Notarial Deed No K556/1960S dated 29 November 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 property (of which the property held hereunder forms a portion of) together with ancillary rights and indicated on Diagram S.G. No. A 685/1958, as will more fully appear from reference to the said Notarial Deed, a copy of which is annexed to Crown Grant No. 201/1906".
- (c) "IV. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8462,6081 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. 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, whereof the centre lines of the servitude are indicated by the lines A B C D E F G H J K, L M N P Q R S T U V, W X Y, Z A` B` and C` D` E` on Diagram SG No. 4587/1959 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 Kansellasië 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".
- (d) "V. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8280,4769 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. 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 S.G. No. A 3175/64, as will more fully appear from the said Notarial Deed, which servitude was amended as follows:
- (a) Kragtens Kansellasië 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".

- (e) "VI. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8105,4464 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. Kragtens Notariële Akte 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 transmissie lyn 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 daaby 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".
- (f) "VIII. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 7927,3258 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. Kragtens Notariële Akte K1343/1981S 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 Kansellasie 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 LG A4768/1987, en kragtens Notariële Akte van Kansellasie van Serwituut K1604/1992 S gekanselleer is ten opsigte van Gedeelte 398 (gedeelte van gedeelte 1) van die plaas Townlands of Klerksdorp 424, IP".
- (g) "IX. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 6453,4722 Hectares, of which 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, gPhjk en mS op Kaart LG nommer 3216/1998".
- (2) excluding the following right which shall not be passed on to the erven in the township:
- (a) "X. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 6218,2244 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. Die hieringemelde eiendom is geregtig op '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, Registrasie Afdeling I.P., groot 2 000 vierkante meter".
- (3) including the following conditions / servitudes which shall be transferred to all the erven in the township area:
- (a) "I. The former Farm Townlands of Klerksdorp 424, I.P., in extent 9234,4107 Hectares, of which the property held hereby forms a portion, 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 South African Republic and B.H. Swart and J.J. Roos in their capacity as the representatives of the original owners of the land comprising the 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 hereby transferred or to be binding on the Government in respect of the said land as from the 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".

- (b) "VII. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8069,3927 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. Kragtens Notariële Akte K407/1980S 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 Kansellasie 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 Kansellasie van Serwituut K1604/1992 S gekanselleer is ten opsigte van Gedeelte 398 (gedeelte van gedeelte 1) van die plaas Townlands of Klerksdorp 424, IP".
- (c) "VIII. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 7927,3258 Hectares, of which 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 Kansellasie 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 Kansellasie van Serwituut K1604/1992 S gekanselleer is ten opsigte van Gedeelte 398 (gedeelte van gedeelte 1) van die plaas Townlands of Klerksdorp 424, IP".

4. CONDITIONS OF TITLE

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

(a) ALL ERVEN WITH THE EXCEPTION OF ERVEN 1094 (PARK) TO 1099 (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 248 TO 251, 262 TO 268, 270 TO 296, 299 TO 427, 431 TO 442, 471 TO 483, 489 TO 491, 895 TO 903, 935 TO 947, 951 TO 961, 988 TO 993, 1002 AND 1003

The NHBRC classification for foundations is considered as C1H1.

(iii) ERVEN 454 TO 470, 492, 496, 501, 502, 504 TO 541, 545 TO 707, 710 TO 712, 714 TO 801, 816, 817, 830 TO 833, 905 TO 917, 921 TO 933, 965 TO 984, 995 TO 999 AND 1004 TO 1093

The NHBRC classification for foundations is considered as HCR.

(iv) ERVEN 807 TO 815, 821 TO 828, 835 TO 861 AND 865 TO 894

The NHBRC classification for foundations is considered as C1R.

(v) ERVEN 252 TO 261

The NHBRC classification for foundations is considered as partially C1H1 and partially H3.

- (vi) ERVEN 269, 297 AND 484 TO 488
The NHBRC classification for foundations is considered as partially C1H1 and partially PR.
 - (vii) ERVEN 428 TO 430, 443 TO 453, 904, 934, 948 TO 950, 962 TO 964, 985 TO 987, 994, 1000 AND 1001
The NHBRC classification for foundations is considered as partially C1H1 and partially HCR.
 - (viii) ERVEN 493 TO 495, 497 TO 500, 503, 542 TO 544, 708, 709, 713, 918 TO 920, 1096 (PARK), 1098 (PARK) AND 1099 (PARK)
The NHBRC classification for foundations is considered as partially HCR and partially PR.
 - (ix) ERVEN 802 TO 806, 818 TO 820, 829, 834 AND 862 TO 864
The NHBRC classification for foundations is considered as partially C1R and partially HCR.
 - (x) ERVEN 247 AND 1094 (PARK)
The NHBRC classification for foundations is considered as partially C1H1, partially H3 and partially PD.
 - (xi) ERVEN 298, 1095 (PARK) AND 1097 (PARK)
The NHBRC classification for foundations is considered as partially C1H1, partially HCR and partially PR.
- (2) CONDITIONS IMPOSED BY THE SOUTH AFRICAN NATIONAL ROADS AGENCY LIMITED BY VIRTUE OF SECTION 49(5)(a)(i) OF THE SOUTH AFRICAN NATIONAL ROADS AGENCY LIMITED AND NATIONAL ROADS ACT, 1998 (ACT 7 OF 1998)
- (a) ERF 1094 (PARK)
 - (i) "With the exception of existing structures, no new structures or any other thing whatsoever shall be erected, laid or established within a distance of 20 metres measured from the N12 road reserve boundary, without the written approval of the South African National Roads Agency Limited".
 - (ii) "In the event of the land being consolidated with any other land, the title to the consolidated land shall be subject to the above-mentioned condition".
 - (iii) "No new accesses (entrances) to the above-mentioned properties are allowed without the approval of the South African National Roads Agency Limited".

**Civic Centre
KLERKSDORP**
Notice No. 23/2021
13/1/7/274

**T.S.R. NKHUMISE
MUNICIPAL MANAGER**

**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 1 (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 DIE RESTERENDE GEDEELTE VAN GEDEELTE 609 ('N GEDEELTE VAN GEDEELTE 1) 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 GEREGISTREERDE EIENAAR VAN DIE GROND, GOEDGEKEUR IS.

1. STIGTINGSVOORWAARDES

- (1) NAAM
Die naam van die dorp sal wees Matlosana Estates Uitbreiding 1.
- (2) UITLEG / ONTWERP
Die dorp sal bestaan uit erwe en strate soos aangedui op Algemene Plan LG No. 127/2020.
- (3) TOEGANG
Geen ingang vanaf Pad N12 tot die dorp en geen uitgang tot Pad N12 uit die dorp word toegelaat nie.
- (4) ONTVANGS EN VERSORGING VAN STORMWATER
Die dorpstigter moet die stormwaterdreinerings van die dorp so reël dat dit inpas by dié van Pad N12 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- / Telkomuitrusting te verwyder, te verplaas, te modifiseer of te vervang moet die koste daarvan deur die dorpsdigter gedra word.

(6) OMGEWINGSBESTUUR

Die dorpsdigter moet toesien dat alle voorwaardes opgelê deur die Departement van Landbou, Bewaring en Omgewing ingevolge die Omgewingsmagtiging uitgereik deur die voornoemde 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 dorpsdigter moet geskikte, bekostigbare en opgradeerbare interne en eksterne ingenieursdienste in of vir die dorp installeer en voorsien.

3. BESKIKKING OOR BESTAANDE TITELVOORWAARDES

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

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

(a) "II. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 9137,9997 Hectares, of which the property held hereby forms a portion, is subject to the following:

A. By Notarial Deed No. K689/1940S the right has been granted to ESKOM to convey electricity over the Remaining Extent of the property hereby conveyed, together with ancillary rights, and subject to the conditions, as will more fully appear on reference to the said Notarial Deed and Diagram, gross thereof is annexed to Crown Grant No. 201/1906 dated 3rd May 1906, 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 R.J 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 Kansellasië 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 kansellasië 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 Notarial Deed No. K690/1940S the right has been granted to ESKOM to convey Electricity over the Remaining Extent of the property hereby conveyed, together with ancillary rights, and subject to conditions, which servitude is indicated by the line A B C D E on Diagram S.G. No. A 613/37, as will more fully appear on Reference to the said Notarial Deed and Diagram annexed to Crown Grant G201/1906".

(b) "III. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8554,3509 Hectares, of which the property held hereby forms a portion, is subject to the following:

A. By Notarial Deed No K556/1960S dated 29 November 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 property (of which the property held hereunder forms a portion of) together with ancillary rights and indicated on Diagram S.G. No. A 685/1958, as will more fully appear from reference to the said Notarial Deed, a copy of which is annexed to Crown Grant No. 201/1906".

- (c) "IV. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8462,6081 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. 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, whereof the centre lines of the servitude are indicated by the lines A B C D E F G H J K, L M N P Q R S T U V, W X Y, Z A` B` and C` D` E` on Diagram SG No. 4587/1959 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 Kansellasië 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".
- (d) "V. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8280,4769 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. 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 S.G. No. A 3175/64, as will more fully appear from the said Notarial Deed, which servitude was amended as follows:
- (a) Kragtens Kansellasië 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".
- (e) "VI. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8105,4464 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. Kragtens Notariële Akte 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 daaby aangeheg, welke serwituut soos volg gewysig is:
- (a) Kragtens Kansellasië 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".
- (f) "VIII. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 7927,3258 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. Kragtens Notariële Akte K1343/1981S 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 LG A4768/1987, en kragtens Notariele 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”.

- (g) “IX. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 6453,4722 Hectares, of which 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, gPhjk en mS op Kaart LG nommer 3216/1998”.
- (2) uitgesluit die volgende reg wat nie aan die erwe in die dorp oorgedra moet word nie:
- (a) “X. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 6218,2244 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. Die hieringemelde eiendom is geregtig op ‘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, Registrasie Afdeling I.P., groot 2 000 vierkante meter”.
- (3) ingesluit die volgende voorwaardes / serwitute wat aan al die erwe in die dorp oorgedra moet word:
- (a) “I. The former Farm Townlands of Klerksdorp 424, I.P., in extent 9234,4107 Hectares, of which the property held hereby forms a portion, 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 South African Republic and B.H. Swart and J.J. Roos in their capacity as the representatives of the original owners of the land comprising the 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 hereby transferred or to be binding on the Government in respect of the said land as from the 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”.
- (b) “VII. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 8069,3927 Hectares, of which the property held hereby forms a portion, is subject to the following:
- A. Kragtens Notariële Akte K407/1980S 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 Kansellasie 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 Kansellasie van Serwituut K1604/1992 S gekanselleer is ten opsigte van Gedeelte 398 (gedeelte van gedeelte 1) van die plaas Townlands of Klerksdorp 424, IP”.
- (c) “VIII. The former Remaining Extent of Portion 1 of the farm Townlands of Klerksdorp 424, I.P., in extent 7927,3258 Hectares, of which 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 Kansellasie 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 Kansellasie van Serwituut K1604/1992 S gekanselleer is ten opsigte van Gedeelte 398 (gedeelte van gedeelte 1) van die plaas Townlands of Klerksdorp 424, IP”.
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 ERWE 1094 (PARK) TOT 1099 (PARK)
- (i) Die erf is onderworpe aan ‘n serwituut, 2 meter wyd langs enige twee grense ten gunste van die plaaslike owerheid vir riool- en ander munisipale doeleindes en, in die geval van ‘n pypsteelerf, ‘n addisionele serwituut van 2 meter wyd, vir munisipale doeleindes, oor die toegangsdeel van die

erf, indien en wanneer deur die plaaslike owerheid benodig: Met dien verstande dat die plaaslike owerheid hierdie vereiste serwitute mag verslap of vrystelling daarvan verleen.

- (ii) Geen gebou of ander struktuur mag opgerig word binne die bogenoemde serwituutgebied nie en geen grootwortelbome mag in die gebied van sodanige serwituut of binne 1 meter daarvan geplant word nie.
- (iii) Die plaaslike owerheid is daarop geregtig om tydelik op die grond aangrensend aan die voorgenoemde serwituutgebied, sodanige materiaal te stort as wat uitgegrawe mag word in die loop van die konstruksie, onderhoud of verwydering van sodanige hoofrioolleidings of ander werk as wat hy na sy oordeel nodig ag en is voorts geregtig op redelike toegang tot genoemde grond vir bogenoemde doel, onderworpe daaraan dat enige skade aangerig tydens die proses van konstruksie, instandhouding of verwydering van sodanige hoofrioolleidings en ander werk, goed te maak deur die plaaslike owerheid.

(b) ERWE ONDERWORPE AAN SPESIALE VOORWAARDES

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

(i) 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 248 TOT 251, 262 TOT 268, 270 TOT 296, 299 TOT 427, 431 TOT 442, 471 TOT 483, 489 TOT 491, 895 TOT 903, 935 TOT 947, 951 TOT 961, 988 TOT 993, 1002 EN 1003
Die NHBRC klassifikasie vir fondasies word bestempel as C1H1.
- (iii) ERWE 454 TOT 470, 492, 496, 501, 502, 504 TOT 541, 545 TOT 707, 710 TOT 712, 714 TOT 801, 816, 817, 830 TOT 833, 905 TOT 917, 921 TOT 933, 965 TOT 984, 995 TOT 999 EN 1004 TOT 1093
Die NHBRC klassifikasie vir fondasies word bestempel as HCR.
- (iv) ERWE 807 TOT 815, 821 TOT 828, 835 TOT 861 EN 865 TOT 894
Die NHBRC klassifikasie vir fondasies word bestempel as C1R.
- (v) ERWE 252 TOT 261
Die NHBRC klassifikasie vir fondasies word bestempel as gedeeltelik C1H1 en gedeeltelik H3.
- (vi) ERWE 269, 297 EN 484 TOT 488
Die NHBRC klassifikasie vir fondasies word bestempel as gedeeltelik C1H1 en gedeeltelik PR.
- (vii) ERWE 428 TOT 430, 443 TOT 453, 904, 934, 948 TOT 950, 962 TOT 964, 985 TOT 987, 994, 1000 EN 1001
Die NHBRC klassifikasie vir fondasies word bestempel as gedeeltelik C1H1 en gedeeltelik HCR.
- (viii) ERWE 493 TOT 495, 497 TOT 500, 503, 542 TOT 544, 708, 709, 713, 918 TOT 920, 1096 (PARK), 1098 (PARK) EN 1099 (PARK)
Die NHBRC klassifikasie vir fondasies word bestempel as gedeeltelik HCR en gedeeltelik PR.
- (ix) ERWE 802 TOT 806, 818 TOT 820, 829, 834 EN 862 TOT 864
Die NHBRC klassifikasie vir fondasies word bestempel as gedeeltelik C1R en gedeeltelik HCR.
- (x) ERWE 247 EN 1094 (PARK)
Die NHBRC klassifikasie vir fondasies word bestempel as gedeeltelik C1H1, gedeeltelik H3 en gedeeltelik PD.
- (xi) ERWE 298, 1095 (PARK) EN 1097 (PARK)
Die NHBRC klassifikasie vir fondasies word bestempel as gedeeltelik C1H1, gedeeltelik HCR en gedeeltelik PR.

(2) VOORWAARDES OP GELÊ DEUR DIE SUID-AFRIKAANSE NASIONALE PADAGENSKAP BEPERK KRAGTENS ARTIKEL 49(5)(a)(i) VAN DIE WET OP DIE SUID-AFRIKAANSE NASIONALE PADAGENSKAP BEPERK EN NASIONALE PAAIE, 1998 (WET 7 VAN 1998)

(a) ERF 1094 (PARK)

- (i) "Met die uitsondering van bestaande strukture, mag geen nuwe strukture of enigets anders opgerig, aangelê of daargestel word binne 'n afstand van 20 meter gemeet van die N12 padreserwegrens, sonder die skriftelike goedkeuring van die Suid-Afrikaanse Nasionale Padagentskap Beperk".

- (ii) "In die geval waar die grond gekonsolideer word met enige ander grond, sal die titel van die gekonsolideerde grond onderworpe wees aan die bogenoemde voorwaarde".
- (iii) "Geen nuwe toegange (ingange) tot die bogenoemde eiendomme word toegelaat sonder die goedkeuring van die Suid-Afrikaanse Nasionale Padagentskap Beperk nie".

**Burgersentrum
KLERKSDORP**
Kennisgewingnommer: 23/2021
13/1/7/274

**T.S.R. NKHUMISE
MUNISIPALE BESTUURDER**

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