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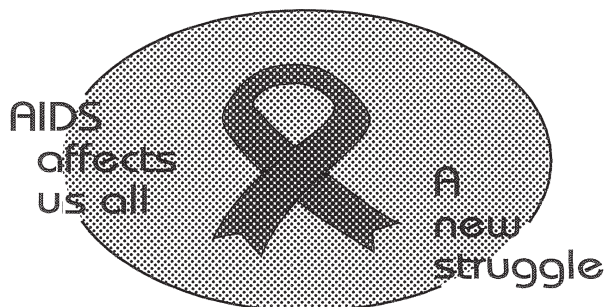
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21 February 2023
21 Februarie 2023

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GENERAL NOTICES • ALGEMENE KENNISGEWINGS**GENERAL NOTICE 228 OF 2023**

**RUSTENBURG LOCAL MUNICIPALITY
NOTICE FOR APPLICATION FOR ESTABLISHMENT OF TOWNSHIP, REMOVAL OF DEED OF
TRANSFER CONDITIONS, AND SUBDIVISION IN TERMS OF THE RUSTENBURG LOCAL
MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018 AND SECTION
22(2) AND ANY OTHER RELEVANT PROVISION OF THE SPATIAL PLANNING AND LAND USE
MANAGEMENT ACT 2013 (ACT 16 OF 2013)**

**REMAINDER OF PORTION 149 OF THE FARM ROOIKOPPIES 297 – JQ (TO BE KNOWN AS
ROOIKOPPIES EXTENSION 16)**

I, **Noluthando Mbuthu** being the **applicant/authorised agent of Remainder of Portion 149 of the Farm Rooikoppies 297 – JQ** hereby give notice in terms of sections 17(7)(c), 17(2)(a) and 17(15)(c) of the Rustenburg Local Municipality Spatial Planning and Land Use Management By-Law, 2018, for the application/s to the Rustenburg Local Municipality, in terms of the following:

- Section 17(7)(a) of the Rustenburg Local Municipality Spatial Planning and Land Use Management By-Law, 2018 for the Establishment of a Township on a **Portion of the Remainder of Portion 149 of the Farm Rooikoppies 297 – JQ (to be known as Rooikoppies Extension 16)** as indicated in the **Annexure** hereto.
- Section 17(2)(a) of the Rustenburg Local Municipality Spatial Planning and Land Use Management By-Law, 2018 for the removal of restrictive conditions contained in the Deed of Transfer with number: **T40815/2002**, as follows:
 - a) Endorsement on page 1 and Conditions A, B, C, D, E, F, H, I, K of the Deed of Transfer T40815/2002.
- Section 17(15)(c) of the Rustenburg Local Municipality Spatial Planning and Land Use Management By-Law, 2018 for the subdivision of the cadastral boundaries of the **Remainder of Portion 149 of the Farm Rooikoppies 297 – JQ**.

Particulars of the application are open to inspection during normal office hours at the office of the Municipality at: **Missionary Mpheni House, Planning and Human Settlements Directorate: Development Planning, c/o Beyers Naude and Nelson Mandela Drive, PO BOX 16, Rustenburg, 0300** for a period of 28 days from **21 February 2023**.

Objections to or representations together with contact details in respect of the application must be lodged in writing and in duplicate with the Municipality at the above office, within a period of 28 days from **21 February 2023**.

Closing date for any objections: **21 March 2023**.

Address of **authorised agent: Physical: Work Central, Bel Air Shopping Centre, Bellairs Drive, Northriding, Johannesburg, 2169. Postal: Unit 8, Villa Toscana, 69 Umdoni Road, Amanzimtoti, Durban, 4126.**

Telephone No: **+27 066 238 5278**.

Dates on which notices will be published: **21 February 2023 and 28 February 2023**

ANNEXURE:

Name of township: **Rooikoppies Extension 16**.

Full name of applicant: **Mhlanga Development Services (Pty) Ltd**.

Number of erven proposed zoning, and development control measures: **Total: 1833 Erven**.

1 Erf Zoned: "Existing Public Road" (Density, FAR, Coverage, Height = As approved by the Municipality); **3 Erven Zoned: "Business 2"** (Density N/A, FAR: 1,0, Coverage: 65%, Height: 3 Storeys); **266 Erven Zoned: "Residential 4"** (Density: 92 Dwelling Units Per Hectare, FAR: 0,8, Coverage: 80%, Height: 2 Storeys); **1531 Erven Zoned: "Residential 3"** (Density: 51 Dwelling Units Per Hectare, FAR: 0,5, Coverage: 50%, Height: 2 Storeys); **3 Erven Zoned: "Conservation"** (Density: N/A, FAR: N/A, Coverage: N/A, Height: N/A); **1 Erf Zoned: "Private Open Space"** (Density: N/A, FAR:0,4, Coverage: 40%, Height: 2 Storeys); **1 Erf Zoned: "Educational"** (Density: N/A, FAR: 0,6, Coverage: 70%, Height: 2 Storeys); **1 Erf Zoned: "Educational"** (Density: N/A, FAR: 0,6, Coverage: 70%, Height: 2 Storeys); **1 Erf Zoned: "Institutional"** (Density: N/A, FAR: 0,6, Coverage: 70%, Height: 2 Storeys); **25 Erven Zoned: "Public Open Space"** (Density: N/A, FAR: N/A, Coverage: N/A, Height: 2 Storeys);

Standard development control measures as set out per zoning in the Rustenburg Land Use Scheme, 2021 will apply unless specified differently above.

Description of land on which township is to be established: **A Portion of the Remainder of Portion 149 of the Farm Rooikoppies 297 – JQ**

Locality of proposed township: The proposed township area is located directly adjacent and to the **East of Marikana Road**, as well as to the **East of Marikana Police Station**; and it is also approximately **2,0km** north of Tharisa Mine.

The proposed township is situated: **25° 42' 35.17" S, 27 ° 29' 33.05" E**

ALGEMENE KENNISGEWING 228 VAN 2023

**RUSTENBURG PLAASLIKE MUNISIPALITEIT
KENNISGEWING VAN AANSOEK STIGTING VAN DORP, OPHEFFING VAN AKTE VAN
OORDRAGVOORWAARDES, EN ONDERVERDELING IN TERME VAN DIE RUSTENBURG PLAASLIKE
MUNISIPALITEIT VERORDENING OP RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR, 2018 EN
ARTIKEL 22(2) EN ENIGE ANDER RELEVANTE BEPALING VAN DIE WET OP RUIMTELIKE BEPLANNING EN
BESTUUR VAN GRONDGEBRUIK 2013 (WET 16 VAN 2013)**

**RESTANT VAN GEDEELTE 149 VAN DIE PLAAS ROOIKOPPIES 297 – JQ (WAT BEKEND WORD AS
ROOIKOPPIES UITBREIDING 16)**

Ek, **Noluthando Mbuthu** synde die Aansoeker van **Restant van Gedeelte 149 van die Plaas Rooikoppies 297 – JQ** gee hiermee kennis ingevolge artikels 17(7)(a), 17(2)(a) en 17(15)(c) van die Rustenburg Plaaslike Munisipaliteit Verordening op Ruimtelike Beplanning en Grondgebruikbestuur, 2018, vir die aansoek/s aan die Rustenburg Plaaslike Munisipaliteit, ingevolge die volgende:

- Artikel 17(7)(a) van die Rustenburg Plaaslike Munisipaliteit Verordening op Ruimtelike Beplanning en Grondgebruikbestuur, 2018 vir die stigting van 'n dorp op 'n **Gedeelte van die Restant van Gedeelte 149 van die Plaas Rooikoppies 297 – JQ (word bekend as Rooikoppies Uitbreiding 16)** soos aangedui in die Bylae hierby.
- Artikel 17(2)(a) van die Rustenburg Plaaslike Munisipaliteit Verordening op Ruimtelike Beplanning en Grondgebruikbestuur, 2018 vir die opheffing van beperkende voorwaardes vervat in die Transportakte met nommer: **T40815/2002**, soos volg:
 - a) Endossement op bladsy 1 en Voorwaardes A, B, C, D, E, F, H, I, K van die Transportakte **T40815/2002**.
- Artikel 17(15)(c) van die Rustenburg Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Verordening, 2018 vir die onderverdeling van die kadastrale grense van die **Restant van Gedeelte 149 van die Plaas Rooikoppies 297 – JQ**.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipaliteit by: **Mission Mpheni House, Planning and Human Settlements Directorate: Development Planning, c/o Beyers Naude and Nelson Mandela Drive, PO BOX 16, Rustenburg, 0300** vir 'n tydperk van **21 Februarie 2023**. Besware teen of vertoe tesame met kontakbesonderhede ten opsigte van die aansoek skriftelik en in duplikaat by die Munisipaliteit by bogenoemde kantoor ingedien word binne 'n tydperk van 28 dae vanaf **21 Februarie 2023**.

Sluitingsdatum vir enige besware: **21 Maart 2023**

Adres van **gemagtigde agent: Physical: Work Central, Bel Air Shopping Centre, Bellairs Drive, Northriding, Johannesburg, 2169. Postal: Unit 8, Villa Toscana, 69 Umdoni Road, Amanzimtoti, Durban, 4126.**

Telefoonnommer: **+27 066 238 5278**

Datums waarop kennisgewing gepubliseer sal word: **21 Februarie 2023 en 28 Februarie 2023.**

BYLAE:

Naam van dorp: **Rooikoppies Uitbreiding 16.**

Volle naam van aansoeker: **Mhlanga Development Services (Pty) Ltd.**

Aantal erwe, voorgestelde sonering en ontwikkelingsbeheermaatreëls: **Total: 1833 Erwe.**

1 Erwe Gesoneer: "Existing Public Road" (Density, FAR, Coverage, Height = As approved by the Municipality); **3 Erwe Gesoneer: "Business 2"** (Density N/A, FAR: 1,0, Coverage: 65%, Height: 3 Storeys); **266 Erwe Gesoneer: "Residential 4"** (Density: 92 Dwelling Units Per Hectare, FAR: 0,8, Coverage: 80%, Height: 2 Storeys); **1531 Erwe Gesoneer: "Residential 3"** (Density: 51 Dwelling Units Per Hectare, FAR: 0,5, Coverage: 50%, Height: 2 Storeys); **3 Erwe Gesoneer: "Conservation"** (Density: N/A, FAR: N/A, Coverage: N/A, Height: N/A); **1 Erwe Gesoneer: "Private Open Space"** (Density: N/A, FAR: 0,4, Coverage: 40%, Height: 2 Storeys); **1 Erwe Gesoneer: "Educational"** (Density: N/A, FAR: 0,6, Coverage: 70%, Height: 2 Storeys); **1 Erwe Gesoneer: "Educational"** (Density: N/A, FAR: 0,6, Coverage: 70%, Height: 2 Storeys); **1 Erwe Gesoneer: "Institutional"** (Density: N/A, FAR: 0,6, Coverage: 70%, Height: 2 Storeys); **25 Erwe Gesoneer: "Public Open Space"** (Density: N/A, FAR: N/A, Coverage: N/A, Height: 2 Storeys).

Standaard ontwikkelingsbeheermaatreëls soos uiteengesit per sonering in die Rustenburg Grondgebruikskema, 2021 sal van toepassing wees tensy anders hierbo gespesifiseer.

Beskrywing van grond waarop dorp gestig gaan word: **'N Gedeelte van die Restant van Gedeelte 149 van die Plaas Rookoppies 297 – JQ.**

Ligging van voorgestelde dorp: Die voorgestelde dorpsgebied is direk aangrensend en oos van **Marikanaweg geleë**, sowel as oos van **Marikana Polisiestatie**; en dit is ook ongeveer **2,0 km** noord van Tharisa-myn.

Die voorgestelde dorp is geleë: **25° 42' 35.17" S, 27° 29' 33.05" E**

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