



NORTH WEST NOORDWES

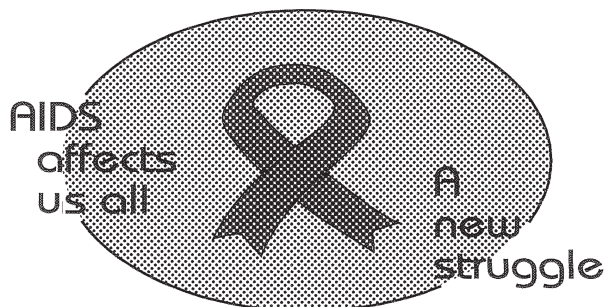
PROVINCIAL GAZETTE PROVINSIALE KOERANT

Vol: 266

MAHIKENG
11 April 2023
11 April 2023

No: 8478

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GENERAL NOTICES • ALGEMENE KENNISGEWINGS**GENERAL NOTICE 237 OF 2023****NOTICE IN TERMS OF CLAUSE 86(2) OF THE MADIBENG LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2016 FOR A CHANGE OF LAND USE RIGHTS, AS PER HARTBEESPOORT TOWN PLANNING SCHEME, 1993 – AMENDMENT SCHEME NO. 141**

We, Lombard Du Preez Professionele Landmeters (Pty) Ltd (Reg Nr: 1996/001771/07), being the authorized agent of the owner of **PORTION 114 HARTBEESTPOORT No.482-JQ, North West Province** hereby give notice in terms of Clause 86(2) of Madibeng Land Use Management By-law, 2016 that we have applied to the Madibeng Local Municipality for a change of land use rights also known as rezoning of a portion of the property described above, situated approximately 1,9km West of the intersection of Tielman Street (Road P249/1) with Beethoven Road (Road R511), Hartbeespoort, from "Undetermined" to "Special" for Home Décor and Fabric Shops, Butchery with Place of Refreshments, with a maximum coverage of 35% (of the affected 0,84ha), maximum Floor Area Ratio of 0,35 (of the affected 0,84ha) and a maximum height of 2 storeys. Any objection or comments, with the grounds therefore and contact details, shall be lodged within a period of 30 days from **11 April 2023** the first date on which the notice appeared, with or made in writing to the Municipality at: **Room 223, second floor, Madibeng Municipal Office, 52 Van Velden Street, Brits**. Full particulars and plans of the application will lie for inspection during normal office hours at the above offices, for a period of 30 days from the date of first publication of the advertisement in the Provincial Gazette or Local Newspaper. Closing date for any objections: **11 May 2023**. Address of agent: **LOMBARD DU PREEZ Professionele Landmeters (Edms) Bpk, P. O. Box 798, Brits, 0250 (76 Van Velden Street) Tel. (012) 252 5959**. Dates on which notice will be published: 11 April 2023 and 18 April 2023.

11-18

ALGEMENE KENNISGEWING 237 VAN 2023**KENNIS INGEVOLGE KLOUSULE 86(2) VAN DIE MADIBENG PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUURS VERORDENING, 2016 VIR 'N VERANDERING VAN DIE GRONDGEBRUIKSREGTE SOOS PER HARTBEESPOORT DORPSBEPLANNINGSKEMA, 1993 – WYSIGINGSKEMA NO. 141**

Ons, Lombard Du Preez Professionele Landmeters (Edms) Bpk (Reg Nr: 1996/001771/07), synde die gemagtigde agent van die eienaar van **GEDEELTE 114 HARTBEESTPOORT No.482-JQ, Noord-Wes Provinsie**, gee hiermee ingevolge Klousule, 86(2) van die Madibeng Grondgebruiksbestuur Verordening, 2016, kennis dat ons by die Madibeng 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 ongeveer 1,9km Wes van die interseksie van Tielmanstraat (Pad 249/1) met Beethovens Pad (Pad R511), Hartbeespoort, van "Onbepaald" na "Spesiaal" vir 'n Huisdekor en Materiaalwinkel, Slaghuis met Verversingsplek, met 'n maksimum dekking van 35% (van die geaffekteerde 0,84ha), maksimum Vloeroppervlakteverhouding van 0,35 (van die geaffekteerde 0,84ha) en 'n maksimum hoogte van 2 verdiepings. Enige besware of kommentaar, met gronde daarvoor, asook kontakbesonderhede, kan gebring word binne 'n tydperk van 30 dae vanaf **11 April 2023**, die eerste datum waarop die kennisgewing verskyn het na die **Munisipaliteit: Kamer 223, tweede vloer, Madibeng Munisipale kantoor, 52 Van Velden Straat, Brits**. Besonderhede en planne van die aansoek lê ter insae gedurende gewone kantoorure by bogenoemde kantoor, vir 'n tydperk van 30 dae vanaf die eerste verskyning van kennisgewing in die Provinsiale Gazette of plaaslike koerant. Sluitingsdatum vir enige besware: **11 Mei 2023**. Adres van agent: **LOMBARD DU PREEZ Professionele Landmeters (Edms) Bpk, Posbus 798, Brits, 0250 (76 Van Veldenstraat 30). Tel. (012) 252 5959**. Datums waarop kennisgewings gepubliseer word: 11 April 2023 en 18 April 2023.

11-18

GENERAL NOTICE 238 OF 2023**MADIBENG LOCAL MUNICIPALITY
BRITS AMENDMENT SCHEME 1/717**

Notice is hereby given in terms of the provisions of Section 57(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) that the Madibeng Local Municipality has approved the Amendment of the Brits Town Planning Scheme, by the rezoning of Erven 300 and 301 Brits, from "Special Residential" to "Special for Offices, Business Premises, Shops, Professional Rooms, Residential Buildings, Dwelling House, Flats and Dwelling units" (with a maximum Coverage of 60%, maximum Floor Area Ratio of 1,6 and a maximum Height of 4 storeys).

The Map 3 documents and the scheme Clauses of the Amendment Scheme are filed at the offices of the local Municipality of Madibeng, and are open for inspection at normal office hours. This Amendment is known as Brits Amendment Scheme 1/717 and shall come in operation on the date of publication of this notice.

MR. J.K. MASHIGO, Acting Municipal Manager

Municipal Offices, Van Velden Street Brits, P O Box 106 Brits, 0250. (Ref No. 13/1/7/3/1/42)

Notice no. **07/2023**

Date of publication: 11 April 2023

GENERAL NOTICE 239 OF 2023**NOTICE OF AN APPROVAL OF AN AMENDMENT SCHEME OF MADIBENG LOCAL
MUNICIPALITY****MADIBENG LOCAL MUNICIPALITY
PERI URBAN AREAS AMENDMENT SCHEME, 1975, No. 2249**

It is hereby notified that Madibeng has approved the application for the amendment of the Peri Urban Areas Land Use Scheme, 1975, being the rezoning of a Part of Portion 530 of the farm Roodekopjes No.417-JQ from "Agricultural" to "Special" for Granite Processing Plant with related Uses.

The Town Planning Scheme and the Scheme Clauses and Annexures of this Amendment Scheme are filed with the Municipality and are open to inspection during normal office hours.

This amendment is known as Peri Urban Areas Amendment Scheme No.2249 and shall come into operation on the date of publication of this notice.

(Reference number 13/1/5/2/1/2/106)

Acting Municipal Manager: JAMES KEATLEGILE MASHIGO

(Date of publication: **11 April 2023**)

(Notice No. **06/2023**)

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

PROVINCIAL NOTICE 489 OF 2023

NOTICE TO ADJACENT OWNERS AND AFFECTED PARTIES RELATING TO A LAND DEVELOPMENT APPLICATION TO MATLOSANA LOCAL MUNICIPALITY, FOR THE CHANGE OF LAND USE RIGHTS (ALSO REZONING), IN RESPECT OF ERF 678, FLAMWOOD X 2 TOWNSHIP, REGISTRATION DIVISION I.P, NORTH-WEST PROVINCE, SITUATED AT 59 PLATAN AVENUE (AMENDMENT SCHEME 1489), I, Alexander Edward van Breda, ID 620501 5073 08 2, being the authorized Agent of the Owner of Erf 678, Flamwood x 2 Township, Registration Division I.P, North-West Province ("the Property"), hereby give notice in terms of Sections 41(1)(a) and 41(2)(d) of the Spatial Planning and Land Use Management Act ("SPLUMA"), 2013, Act 16 of 2013, and Sections 62(1), 94(1)(a), 95(1), 96 and 97(1)(a) of the City of Matlosana Spatial Planning and Land Use Management By-law, 2016 ("SPLUMA By-law"), and Sections 56(1)(b)(i) and (ii) of the Transvaal Town Planning and Township Ordinance, 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 ("the LUMS"), for a change of land use rights ("also rezoning") of the Property. The intention of the application is the rezoning of the Property from "Business 2" to "Residential 1" and contains the following proposal: (A)The zoning of the Property to "Residential 1" for dwelling house purposes; (B)No restrictive title conditions are present in Title Deed T35447/2022; (C)The following adjacent properties: Erven 677, 679, 694-697, and re/762, Flamwood x 2 Township; as well as others in the vicinity of the Property could possibly be affected hereby; (D)The following development parameters will apply: maximum coverage of 50% and two story height restriction. Any objection or comments including the grounds pertaining thereto and contact detail, must be lodged within a period of 30 days from the date of first publication of the notices in the Provincial Gazette, Beeld and Citizen Newspapers in writing during normal office hours to the Matlosana Local Municipality: Municipal offices, Records Section, Basement Floor, Klerksdorp, c/o Bram Fischer Street and OR Tambo Street, Klerksdorp Civic Centre or at the office of the Municipal Manager, PO Box 99, Klerksdorp, 2570. Any person who cannot write may during office hours attend at the address mentioned above where a named staff member of the Matlosana Local Municipality (Mr. Danny Selemoseng: 018 487 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 notices in the Provincial Gazette, Beeld and Citizen Newspapers. Closing date for any objections: 09 May 2023. Address of Applicant: A.E. van Breda, PO Box 3183, Freemanville, Klerksdorp, 2573, telephone:072 249 5400, vanbreda@lantic.net. Publication dates of notices: 04 and 11 April 2023.

04-11

PROVINSIALE KENNISGEWING 489 VAN 2023

KENNISGEWING: AANLIGGENDE EIENAARS EN GEAFFEKTEERDE PARTYE RAKENDE 'N GRONDONTWIKKELINGS AANSOEK NA MATLOSANA PLAASLIKE MUNISIPALITEIT, VIR DIE VERANDERING VAN GRONDGEBRUIKSREGTE (OOK HERSONERING), T.O.V. ERF 678, FLAMWOOD X 2 DORP, REGISTRASIE AFDELING I.P, PROVINSIE NOORD-WES, GELEE TE PLATANLAAN 59 (WYSIGINGSKEMA 1489). Ek, Alexander Edward van Breda, ID 620501 5073 08 2, synde die gemagtigde Agent van die Eienaar van Erf 678, Flamwood x 2 Dorp, Registrasie Afdeling I.P, Noord-Wes Provinsie ("die Eiendom"), gee hiermee ingevolge Artikels 41(1)(a) en 41(2)(d) van die Wet op Ruimtelike Beplanning en Grondgebruikbestuur ("SPLUMA"), 2013 (Wet 16 van 2013), en Artikels 62(1), 94(1)(a), 95(1), 96 en 97(1)(a) van die Stad van Matlosana Plaaslike Munisipaliteit se Ruimtelike Beplanning en Grondgebruikbestuur verordening, 2016 ("SPLUMA By-wet"), en Artikels 56(1)(b)(i) en (ii) van die Transvaal Ordonansie op Dorpsbeplanning en Dorpe, 1986 (Ordonansie 15 van 1986), kennis dat ek by die Matlosana Plaaslike Munisipaliteit aansoek gedoen het vir die verandering van grondgebruiksregte ("ook hersonering") van die Eiendom. Die voorneme en intensie van die aansoek behels die hersonering van die Eiendom vanaf "Besigheid 2" na "Residensieel 1": (A)Sonerig van die Eiendom na "Residensieel 1" vir woonhuisdoeleindes; (B)Geen beperkende titelvoorwaardes kom in Titelakte T35447/2022, voor nie; (C)Die volgende aangrensende eiendomme: Erve 677, 679, 694-697, en re/762, Flamwood x 2 Dorp; asook eiendomme in die onmiddellike omgewing van die eiendom kan moontlik hierdeur geraak word; (D)Die volgende ontwikkelingsparameters sal geld: maksimum dekking van 50% en twee vloer hoogtebeperking. Enige besware teen of kommentaar, met gronde daarvoor asook kontakbesonderhede, moet skriftelik ingedien word binne n tydperk van 30 dae vanaf die datum van eerste publikasie van die kennisgewings in die Provinsiale Gazette, Beeld en Citizen Nuusblaai na die Matlosana Munisipaliteit: Die kantoor van die Munisipale Bestuurder, Rekordsafdeling, Kelderverdieping kantore, h/v Bram Fischerstraat en OR Tambostraat, en/of Posbus 99, Klerksdorp, 2570. Enige persoon wat nie kan skryf nie, mag tydens kantoorure bogenoemde adres besoek waartydens 'n aangewese amptenaar van die Matlosana Plaaslike Munisipaliteit (Mnr Danny Selemoseng: 018 487 8365) daardie persoon behulpsaam sal wees ten einde hul besware, kommentare of vertoe te transkribeer. Besonderhede van die Aansoek en planne (indien enige) is beskikbaar vir inspeksie en insae gedurende gewone kantoorure by die bovermelde kantore, vir n tydperk van 30 dae van die datum van eerste publikasie van die kennisgewings in die Provinsiale Gazette, Beeld en Citizen Nuusblaai. Sluitingsdatum vir besware: 09 Mei 2023. Adres van Applikant: A.E. van Breda, Posbus 3183, Freemanville, Klerksdorp, 2573, Telefoon:072 249 5400, vanbreda@lantic.net. Publikasiedatums van kennisgewings: 04 en 11 April 2023.

04-11

PROVINCIAL NOTICE 490 OF 2023**RATLOU LOCAL MUNICIPALITY****DECLARATION OF SETLAGOLE AS AN APPROVED TOWNSHIP**

Declaration of Setlagole as an approved Township In terms of the relevant provisions of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the Ratlou Local Municipality, hereby declares Setlagole situated on Farm Setlagole 644 IO (Known as Farm Setlagole 680-IO), North West Province, to be an approved township, subject to the conditions set out in the Schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE REZONING TO SUBDIVISIONAL OF AN AREA APPLICATION MADE BY DITSAMAI INVESTMENTS AND PROJECTS ON BEHALF OF RATLOU MUNICIPALITY (HEREINAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS CHAPTER II, III AND V OF THE LAND USE PLANNING ORDINANCE, 1985 (ORDINANCE 15 OF 1985), FOR PERMISSION TO ESTABLISH A LAND DEVELOPMENT AREA ON FARM SETLAGOLE 644 IO (KNOWN AS FARM SETLAGOLE 680-IO) HAS BEEN GRANTED BY THE RATLOU LOCAL MUNICIPALITY.

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the development area shall be **Setlagole**

1.2 LAYOUT/DESIGN

The township shall consist of erven and roads indicated on Layout Plan: "**Setlagole**" and the Surveyor General Diagram No. 3426/2016 as approved by the Surveyor General.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

(i) All erven in the township area shall be made subject to existing conditions and servitudes, if any.

1.4 ACCESS

5.4.1 Access to the township area shall be accordance to the requirements of the Municipality and or any other relevant Authority.

5.4.2 Ingress from the Provincial Road (R507) to the township and egress from the Township shall be restrict to the intersections as per the approved General Plans

5.4.3 The township owner shall at its own expense submit geometric design layout (scale 1:500 of the ingress and egress points referred to in the clause above to the North West Department of Transport for approval. The township owner shall after approval of the layout and specifications, construct the said ingress and egress points at its own expense to the satisfaction of the North West Department of Transport.

1.5 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township applicant as the Municipality shall arrange for the drainage of the township area to fit in, with that of Road R507 and for stormwater running off or being diverted from such roads to be received and disposed of to the satisfaction of the relevant roads authorities, and municipality.

1.6 REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING POST OFFICE/ TELOKM PLANT/LINES

If, by any reason of the establishment of the Township, it should become necessary to remove, reposition, modify or replace any existing Post Office/Telkom plans/lines, the cost thereof shall be borne by the Township Applicant.

1.7 REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING POST ESKOM POWERLINES

If, by any reason of the establishment of the Township, it should become necessary to remove, reposition, modify or replace any existing power lines of Eskom, the cost thereof shall be borne by the Township Applicant.

1.8 PROVISIONS OF ENGINEERING SERVICES AND EFFECTIVE DATE FOR PAYMENT OF MUNICIPAL RATES AND TAXES

- (i) The township area shall be provided with the required engineering services by the Municipality.
- (ii) Upon the issuing of the relevant certificate in terms of the provisions of Spluma Act by the Municipal Designated Officer, municipal rates and taxes and all other applicable services charges will become payable to the Municipality in respect of the erven for which such certificate has been issued.

1.9 RESTRICTION ON THE DISPOSAL OF ERVEN

The township applicant shall not, offer for sale or alienate Erven 21, 83, 969 and 1105, which shall be designated for Public Open Space purposes; Erven 970, 1102 to 1104, 1192, and 1125, which shall be designated for Education and Institutional purposes; 960, 978, 1180, 1202, 1203 and 1244 shall be designated for Social Services purposes; 1185, 1186, 1187, 1181 and 1193 shall be designated for Municipal purposes, within a period of twenty four months (24) after the erven become registrable to any person or body other than the State unless the Department of Education, Department of Social Development, the Municipality, has indicated in writing that the Department/Municipality does not wish to acquire the erven.

1.10 ENDOWMENT ERVEN

Erven 21, 83, 969, 1105, 1189 and 1190, including public roads shall be transferred free of charge to the Municipality as Public Open Space/Sports Facility and Public Roads. The cost incurred with such transfer shall be to the account of the township owner.

1.11 PARK ENDOWMENT

No endowment is payable to the Municipality for parks and public open spaces.

1.12 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER NEXT TO THE PROVINCIAL ROAD (R507)

The township owner shall at its own expense, erect a fence or other physical barrier to the satisfaction of the North West Department of Transport/Municipality and the township owner shall maintain such physical barrier in good order and repair until such time that each registered owner of the affected property, shall be responsible for maintenance and repair of such fence or physical barrier.

1.13 DEMOLIATION OF BUILDINGS AND STRUCTURES

The Township owner shall at his own expense cause to be demolished all the existing buildings and structures situated within the building line reserves and side spaces or over common boundaries, or in a street reserve or servitude area, or dilapidated structure and structures for which building plans have not been approved.

1.14 SOIL CONDITIONS/GEOLOGICAL CONDITIONS

Proposals for precautionary measures to overcome detrimental soil/geological conditions to the satisfaction of the Municipality and National Home Builders Registration Council (NHBRC) shall be contained in all building plans submitted for approval and buildings shall be erected in accordance with such precautionary measures to the satisfaction of the Municipality and NHBRC

The applicant shall at its own expense, make arrangement with the Municipality on order to ensure that the recommendations as laid down in the geological report, are complied with and when required engineering certificate for the foundations of the structures and engineering services are submitted.

1.15 PROVISIONS FOR REFUSE REMOVAL WITHIN THE TOWNSHIP

Provision must be made for either kerb-side refuse removal, or proper refuse holding areas with access from the street must be provided, in a manner that does not detrimentally affect the movement of traffic along the street.

All street/roadway along which refuse removal by the Municipality is required, must be designed in a manner that will allow easy manoeuvring of refuse removal vehicles, to the satisfaction of the Municipality and any overhanging cables or structure over such street/roadway must be at least 7metres high above the road surface level, to allow for refuse removal vehicles to pass underneath.

1.16 PROVISIONS OF ENGINEERING DRAWING

The applicant shall submit to the Municipality completed engineering drawings for approval by the Municipality, prior to commencement with installation/construction of engineering services infrastructure.

1.17 PROVISIONS OF AS-BUILT DRAWINGS AND CERTIFICATES BY ENGINEER

Upon completion of installation/construction of engineering services infrastructure by the applicant, the applicant shall supply the Municipality with As-Built drawings and certificates by a professional engineer, in which it is certified that such engineering services infrastructure have been completed and that the engineer accept liability of such infrastructure

2. CONDITIONS OF TITLE

2.1 All erven

The erven mentioned hereunder shall be subject to the conditions as indicated:

- (i) The erf is subject to a servitude, 2m wide, in favour of the Municipality, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes, 2m wide across the access portion of the erf, if and when required by the Municipality: Provided that the Municipality may dispense with any such servitude. This includes the reservation of rights to minerals and real rights.
- (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 of within 2 meters thereof.
- (iii) The Municipality shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude area such material as may be excavated by them during the course of the construction, maintenance or removal of such sewage 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 sewage mains and other works being made good by the Municipality.
- (iv) 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 must show measures to be taken, in accordance with recommendations contained in the Geotechnical report for the township, to limit possible damage to buildings and structures as a result of detrimental foundation measures are unnecessary or that the same purpose can be achieved by other more effective means.
- (v) Where, in the opinion of the Municipality, it is impracticable for stormwater to be drained from higher-lying erven direct to a public street, the owner of the lower-lying erf shall be obliged to accept and/or permit the passage over the erf of such storm water, provided that the owners of any higher-lying erven, the storm water from which is discharged over the lower-lying erf, shall be liable to pay proportionate share of the cost of any pipeline or drain which the owner of such lower-lying erf may find necessary to lay or construct for the purposes of conduction the water so discharged over the erf.
- (vi) ERVEN 1104 to 1142 shall not gain direct access from the Provincial Road R507.
- (vii) All erven located along the Provincial Road R507 shall reserve a 32m building line away from the Provincial Road R507

2.2 Conditions to be Incorporated within Ratlou Land Use Management Scheme

(i) Erven: 21, 83, 969 and 1105

Erven 21, 83, 969 and 1105 are zoned as "Public Open Spaces" for recreational purposes. The Erven shall be subject to the standard restrictions as well as other

such provisions that apply to Use Zone "Public Open Spaces", in terms of Ratlou Land Use Management Scheme.

(ii) **Erven: 1189 and 1190**

These erven are zoned "Special" for Sport Facilities. The Erven shall be subject to the standard restrictions as well as other such provisions that apply to Use Zone "Special", in terms of Ratlou Land Use Management Scheme.

(iii) **Erven: 960, 1202, AND 1244**

These erven are zoned "Special" for Creche Facilities. The Erven shall be subject to the standard restrictions as well as other such provisions that apply to Use Zone "Special", in terms of Ratlou Land Use Management Scheme.

(iv) **Erf: 1187**

This erf is zoned "Special" for a Library and there is an existing library on Erf 1187. The Erven shall be subject to the standard restrictions as well as other such provisions that apply to Use Zone "Special", in terms of Ratlou Land Use Management Scheme.

(v) **Erf: 978**

This erf is zoned "Special" for a Community Hall. The Erven shall be subject to the standard restrictions as well as other such provisions that apply to Use Zone "Special", in terms of Ratlou Land Use Management Scheme.

(vi) **Erven: 292, 293, 328, 522, 523, 524, 911, 996, 979, 1087, 1088, 1173, 1174, 1175, 1176, 1177, 1184 AND 1188**

These erven are zoned "Business 1" for Business purposes. The Erven shall be subject to the standard restrictions as well as other such provisions that apply to Use Zone "Business", in terms of Ratlou Land Use Management Scheme.

(vii) **Erven: 1082, 1083, 1084, 1085, 1086, 1089, 1090, 1091, 1092, AND 1093**

These erven are zoned "Industrial" for light industrial purposes. The Erven shall be subject to the standard restrictions as well as other such provisions that apply to Use Zone "Industrial", in terms of Ratlou Land Use Management Scheme.

(viii) **Erven: 1181, 1185, 1186 AND 1193**

These erven are zoned "Municipal" the municipality will determine the land uses to be developed on the erf 1193 except erven 1185 and 1186 which has existing municipal offices. Erf 1181 has been reserved for Fire Station. The Erven shall be subject to the standard restrictions as well as other such provisions that apply to Use Zone "Municipal", in terms of Ratlou Land Use Management Scheme.

(ix) **Erven: 970, 1192, AND 1125**

The erven are zoned "Educational" and there is an existing primary School on Erf 1102. The Erven shall be subject to the standard restrictions as well as other such provisions that apply to Use Zone "Educational", in terms of Ratlou Land Use Management Scheme.

(x) **Erven: 1102, 1103, AND 1104**

These erven are zoned "Institutional" for institutional purposes. The Erven shall be subject to the standard restrictions as well as other such provisions that apply to Use Zone "Institutional", in terms of Ratlou Land Use Management Scheme.

(xi) **Erf: 1203**

This erf is zoned "Institutional" for a church purpose. The Erf shall be subject to the standard restrictions as well as other such provisions that apply to Use Zone "Institutional", in terms of Ratlou Land Use Management Scheme.

(xii) **Erf: 1183**

This erf is zoned "Government" for a SASSA Offices. There is an existing Sassa Offices. The Erf shall be subject to the standard restrictions as well as other such provisions that apply to Use Zone "Institutional", in terms of Ratlou Land Use Management Scheme.

(xiii) **Erf: 1178**

This erf is zoned "Residential 3" for hostel purposes. The Erf shall be subject to the standard restrictions as well as other such provisions that apply to Use Zone "Residential 3", in terms of Ratlou Land Use Management Scheme.

(xiv) **Erven 1 to 20; 22 to 82; 84 to 291; 294 to 327; 329 to 521; 522 to 591; 593 to 910; 912 to 959; 961 to 968; 971 to 977; 980 to 995; 997 to 1080; 1094 to 1101; 1106 to 1172; 1194 to 1201; 1204 to 1243 and 1246 to 1541**

The erven are zoned "Residential 1" and there are existing houses on erven 1 to 20; 22 to 82; 84 to 291; 294 to 327; 329 to 521; 522 to 591; 593 to 910; 912 to 959; 961 to 968; 971 to 977; 980 to 995; 997 to 1080; 1094 to 1101 and 1106 to 1172. The Erven shall be subject to the standard restrictions as well as other such provisions that apply to Use Zone "Residential 1", in terms of Ratlou Land Use Management Scheme.

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 325 OF 2023****THE PROVINCIAL GAZETTE, NEWSPAPERS AND SITE NOTICE FOR A REZONING APPLICATION IN TERMS OF THE MADIBENG SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW 2016**

I, **Kreason Naidoo of Tshani Consulting CC**, being the authorized agent of the owner of Remainder of **Erf 827 Schoemansville** situated at **33 Karel Street** in the Madibeng Local Municipality hereby give notice in terms of the Spatial Planning and Land Use Management By-Law, 2016 for:

- **Proposed Rezoning of Remainder of Erf 827 Schoemansville to allow the use of a Guesthouse**

A copy of the application and its accompanying documents will be open for inspection by interested members of the public between the office hours of 08h00 to 12h30 Mondays to Fridays (excluding public holidays) at the **Town Planning Department, Civic Centre, 53 Van Velden Street, Brits, 0250**, for a period of 14 days after the publication of the advertisement in the Provincial Gazette and Local Newspaper.

- Dates of Notice publication on Provincial Gazette: 04 April 2023 and 11 April 2023
- Dates of Notice publication on Local Newspaper: 06 April 2023 and 13 April 2023

Any person having an interest in the above application must lodge written comments within **14 days from the date of this notice**, to the Town Planning Acting Manager, K.M Bopela, at P.O. Box 106 Brits, 0250, or by e-mail to montybaloyi@madibeng.gov.za no later than **20 April 2023**.

A person who fails to lodge comments by the said date, in response to this notice, / or fails to provide contact details when submitting comments, will be disqualified from further participation in the process.

.....
Applicant: **Tshani Consulting CC**

Address of applicant: (Physical as well as postal address)

Physical address: **Office 1, Ground floor, Block 6, Kingfisher Office Park 2, 28 – 32 Siphosethu Road, Mt Edgecombe, 4302**

Postal address: P. O. Box 907, Umhlanga Rocks, 4320

Telephone No: 067 868 9241

Email address: info@tshani.co.za

04-11

PLAASLIKE OWERHEID KENNISGEWING 325 VAN 2023**DIE PROVINSIALE KOERANT, KOERANTE EN TERREIN KENNISGEWING VIR 'N AANSOEK OM HERSONERING IN TERME VAN DIE MADIBENG VERORDENING RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR 2016**

Ek, **Kreazon Naidoo van Tshani Consulting CC**, synde die gemagtigde agent van die eienaar van Restant van Erf 827 Schoemansville geleë te Karelstraat 33 in die Madibeng Plaaslike Munisipaliteit gee hiermee kennis ingevolge die Verordening op Ruimtelike Beplanning en Grondgebruikbestuur, 2016 vir:

- **Voorgestelde Hersonering van Restant van Erf 827 Schoemansville om die gebruik van 'n Gastehuis toe te laa**

'n Afskrif van die aansoek en gepaardgaande dokumente sal tussen die kantoorure van 08h00 tot 12h30 Maandae tot Vrydae (openbare vakansiedae uitgesluit) by die **Stadsbeplanningsafdeling, Burgersentrum, 53 Van Velden Straat, Brits, 0250**, vir 'n tydperk van 14 dae na die publikasie van die advertensie in die Provinsiale Koerant en Plaaslike Koerant.

- Datums van kennisgewing publikasie op Provinsiale Koerant: 04 April 2023 en 11 April 2023
- Datums van kennisgewing publikasie op plaaslike koerant: 06 April 2023 en 13 April 2023

Enige persoon wat 'n belang by bogenoemde aansoek het, moet binne 14 dae vanaf die datum van hierdie kennisgewing skriftelike kommentaar lewer, aan die Stadsbeplanning Waarnemende Bestuurder, K.M Bopela, by P.O. Boks 106 Brits, 0250, of per e-pos aan montybaloyi@madibeng.gov.za nie later nie as 20 April 2023.

'n Persoon wat versuim om kommentaar teen die genoemde datum in te dien in reaksie op hierdie kennisgewing, / of versuim om kontakbesonderhede te verskaf wanneer kommentaar ingedien word, sal gediskwalifiseer word van verdere deelname aan die proses.

.....
Aansoeker: **Tshani Consulting CC**

Adres van aansoeker: (Fisiese sowel as posadres)

Fisiese adres: **Office 1, Ground floor, Block 6, Kingfisher Office Park 2, 28 – 32 Siphosethu Road, Mt Edgecombe, 4302**

Posadres: P. O. Boks 907, Umhlanga Rocks, 4320

Telefoon nr: 067 868 9241

E-pos adres: info@tshani.co.za

04-11

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Also available at the **North-West Province**, Private Bag X2036, Mmabatho, 8681. Tel. (0140) 81-0121.

Closing times for **ORDINARY WEEKLY** **2023** **NORTHWEST PROVINCIAL GAZETTE**

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

- **23 December 2022**, Friday for the issue of Tuesday **03 January 2023**
- **03 January**, Tuesday for the issue of Tuesday **10 January 2023**
- **10 January**, Tuesday for the issue of Tuesday **17 January 2023**
- **17 January**, Tuesday for the issue of Tuesday **24 January 2023**
- **24 January**, Tuesday for the issue of Tuesday **31 January 2023**
- **31 January**, Tuesday for the issue of Tuesday **07 February 2023**
- **07 February**, Tuesday for the issue of Tuesday **14 February 2023**
- **14 February**, Tuesday for the issue of Tuesday **21 February 2023**
- **21 February**, Tuesday for the issue of Tuesday **28 February 2023**
- **28 February**, Tuesday for the issue of Tuesday **07 March 2023**
- **07 March**, Tuesday for the issue of Tuesday **14 March 2023**
- **14 March**, Tuesday for the issue of Tuesday **21 March 2023**
- **20 March**, Monday for the issue of Tuesday **28 March 2023**
- **28 March**, Tuesday for the issue of Tuesday **04 April 2023**
- **31 March**, Friday for the issue of Tuesday **11 April 2023**
- **11 April**, Tuesday for the issue of Tuesday **18 April 2023**
- **18 April**, Tuesday for the issue of Tuesday **25 April 2023**
- **21 April**, Friday for the issue of Tuesday **02 May 2023**
- **02 May**, Tuesday for the issue of Tuesday **09 May 2023**
- **09 May**, Tuesday for the issue of Tuesday **16 May 2023**
- **16 May**, Tuesday for the issue of Tuesday **23 May 2023**
- **23 May**, Tuesday for the issue of Tuesday **30 May 2023**
- **30 May**, Tuesday for the issue of Tuesday **06 June 2023**
- **06 June**, Tuesday for the issue of Tuesday **13 June 2023**
- **12 June**, Monday for the issue of Tuesday **20 June 2023**
- **20 June**, Tuesday for the issue of Tuesday **27 June 2023**
- **27 June**, Tuesday for the issue of Tuesday **04 July 2023**
- **04 July**, Tuesday for the issue of Tuesday **11 July 2023**
- **11 July**, Tuesday for the issue of Tuesday **18 July 2023**
- **18 July**, Tuesday for the issue Tuesday **25 July 2023**
- **25 July**, Tuesday for the issue Tuesday **01 August 2023**
- **01 August**, Tuesday for the issue of Tuesday **08 August 2023**
- **07 August**, Monday for the issue of Tuesday **15 August 2023**
- **15 August**, Tuesday for the issue of Tuesday **22 August 2023**
- **22 August**, Tuesday for the issue of Tuesday **29 August 2023**
- **29 August**, Tuesday for the issue of Tuesday **05 September 2023**
- **05 September**, Tuesday for the issue of Tuesday **12 September 2023**
- **12 September**, Tuesday for the issue of Tuesday **19 September 2023**
- **18 September**, Monday for the issue of Tuesday **26 September 2023**
- **26 September**, Tuesday for the issue of Tuesday **03 October 2023**
- **03 October**, Tuesday for the issue of Tuesday **10 October 2023**
- **10 October**, Tuesday for the issue of Tuesday **17 October 2023**
- **17 October**, Tuesday for the issue of Tuesday **24 October 2023**
- **24 October**, Tuesday for the issue of Tuesday **31 October 2023**
- **31 October**, Tuesday for the issue of Tuesday **07 November 2023**
- **07 November**, Tuesday for the issue of Tuesday **14 November 2023**
- **14 November**, Tuesday for the issue of Tuesday **21 November 2023**
- **21 November**, Tuesday for the issue of Tuesday **28 November 2023**
- **28 November**, Tuesday for the issue of Tuesday **05 December 2023**
- **05 December**, Tuesday for the issue of Tuesday **12 December 2023**
- **12 December**, Tuesday for the issue of Tuesday **19 December 2023**
- **18 December**, Monday for the issue of Tuesday **26 December 2023**