



# NORTH WEST NOORDWES

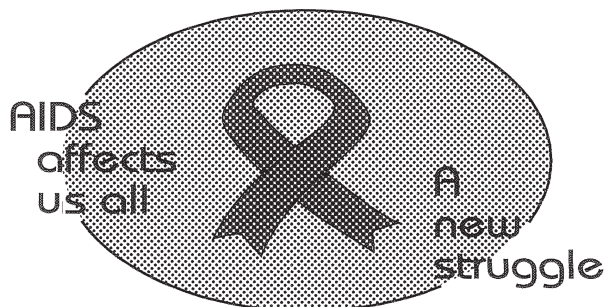
## PROVINCIAL GAZETTE PROVINSIALE KOERANT

Vol: 266

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25 July 2023  
25 Julie 2023

No: 8543

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## Contents

<i>No.</i>		<i>Gazette No.</i>	<i>Page No.</i>
<b>GENERAL NOTICES • ALGEMENE KENNISGEWINGS</b>			
279	Moses Kotane Spatial Planning and Land Use Management By-Law, 2016: Farm Roodewaal 378 JP.....	8543	5
279	Moses Kotane Ruimtelike Beplanning en Grondgebruikbestuur Verordening, 2016: Plaas Roodewaal 378 JP	8543	5
280	Madibeng Spatial Planning and Land Use Management By-Law, 2016: Erf 810, Mooinooi Extension 3.....	8543	6
280	Madibeng Ruimtelike Beplanning en Grondgebruiksbestuurs-Verordening, 2016: Erf 810, Mooinooi Uitbreiding 3 .....	8543	6
281	Rustenburg Local Municipality Spatial Planning and Land Use Management By-Law, 2018: Portion 6 and Portion 14 of Town and Townlands of Rustenburg 272 .....	8543	7
281	Rustenburg Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Verordening, 2018: Gedeelte 6 en Gedeelte 14 van Dorp en Dorpsgronde van Rustenburg 272.....	8543	8
282	Madibeng Land Use Management By-law, 2016: A part of Holding 64 of Melodie Agricultural Holdings, North West Province .....	8543	9
282	Madibeng Grondgebruiksbestuur Verordening, 2016: 'n Gedeelte van Hoewe 64, Melodi Landbouhoewes, Noord-Wes Provinsie.....	8543	9
283	Lekwa-Teemane Local Municipality: Credit Control and Debt Collection By-Law 2023/2023.....	8543	10
284	Lekwa-Teemane Local Municipality: Notice No. 45/2023: Amendment of Tariff of Charges.....	8543	37
<b>PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS</b>			
583	Rustenburg Spatial Planning and Land Use Management By-Law, 2018: Portion 155 of Farm 271 JQ, Rietvly	8543	42
583	Rustenburg Ruimtelike Beplanning en Grondgebruikbestuur Deur Wet, 2018: Gedeelte 155 van Plaas 271 JQ, Rietvly .....	8543	42
584	Rustenburg Spatial Planning and Land Use Management By-Law, 2018: Erf 2133, Extension 7, Rustenburg.	8543	43
584	Rustenburg Ruimtelike Beplanning en Grondgebruikbestuur Deur Wet, 2018: Erf 2133, Uitbreiding 7 Rustenburg .....	8543	43
585	Madibeng Local Municipality Spatial Planning and Land Use Management By-Law, 2016: Farm Weldaba 567, JQ.....	8543	44
585	Madibeng Plaaslike Munisipaliteit Ruimtelike Beplanning Grondgebruikbestuur Verordening, 2016: Plaas Weldaba 567 JQ.....	8543	44
586	City of Matlosana Spatial Planning and Land Use Management By-Law of 2016: Erf 2686, Stilfontein Extension 4 .....	8543	45
586	Stad Matlosana Ruimtelike Beplanning en Grondgebruikbestuur Verordening van 2016: Erf 2686, Stilfontein Uitbreiding 4 .....	8543	45
591	Town Planning and Townships Ordinance, 1986: Remaining Extent of Holding 17 of the Waterval Small Holdings, Agricultural Holdings, Registration Division J.Q, North West Province: Waterval East Extension 41	8543	46
591	Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986): Resterende Gedeelte van Hoewe 17, Waterval Kleinhoewes, Landbouhoewes, Registrasie Afdeling J.Q, Noordwes Provinsie: Waterval East Uitbreiding 41 .....	8543	47
592	Town Planning and Townships Ordinance, 1986: Erf 350 Manzilpark .....	8543	47
593	City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016: Erf 231, Flimieda, Registration Division IP, North West Province .....	8543	48
593	"City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016": Erf 231, Flimieda, Registrasie Afdeling IP, Noord Wes Provinsie .....	8543	48
594	City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016: Erf 364,Orkney, Registration Division IP, North West Province .....	8543	49
594	"City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016": Erf364,Orkney, Registrasie Afdeling IP, Noord Wes Provinsie .....	8543	49
595	City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016: Erf 534, Wilkoppies Extension 4, Registration Division IP, North West Province.....	8543	50
595	"City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016": Erf 534Wilkoppies, Uitbreiding 4, Registrasie Afdeling IP, Noord Wes Provinsie .....	8543	50
596	City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016: Erf 1541, Orkney, Registration Division IP, North West Province .....	8543	51
596	"City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016": Erf1541, Orkney, Registrasie Afdeling IP, Noord Wes Provinsie .....	8543	51
597	Tlokwe Spatial Planning and Land Use Management Bylaw 2015: Portion 1 of Erf 864, Van der Hoffpark Extension 16; and Remaining Extent of Portion 1 of Erf 148, Potchefstroom .....	8543	52
597	Tlokwe Ruimtelike Beplanning en Grondgebruiksbestuur Verordening, 2015: Gedeelte 1 van Erf 864, Van der Hoffpark Uitbreiding 16; en Resterende Gedeelte van Gedeelte 1 van Erf 148, Potchefstroom.....	8543	52
598	Portion 168 of the Farm Rietvly 271 JQ ; Erf 2360 Rustenburg Extension and Portion 20 of the Farm Grootfontein 346 JQ .....	8543	53
598	Rustenburg Plaaslike Munisipaliteit se Ruimtelike Beplanning en Grondgebruikbestuurs Verordening, 2018: Gedeelte 168 van die Plaas Rietvly 271 JQ; Erf 2360 Rustenburg Uitbreiding 4 en Gedeelte 20 van die Plaas Grootfontein 346 JQ .....	8543	53
599	Rustenburg Local Municipality Spatial Planning and Land Use Management By-Law, 2018: Remaining Extent of Portion 180 and Portion 191 of The Farm Modderfontein 343, Registration Division J,Q, North West		

	Province.....	8543	54
599	Rustenburg Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Verordening, 2018: Reterende Gedeelte van Gedeelte 180 en Gedeelte 191 van die Plaas Modderfontein 332, Registrasie Afdeling JQ, Noordwes Provinsie .....	8543	54
600	City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016: Portion 6 of Erf 1066, Wilkoppies Extension 26, Klerksdorp, North West Province .....	8543	55
600	“City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016”: Gedeelte 6 van Erf 1066, Wilkoppies Uitbreiding 26, Klerksdorp, Noordwes Provinsie.....	8543	55
601	Maquassi Hills Local Municipality Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2017: Remainder of Erf 541, Leeuwdoornsstad, Registration Division HP, North West Province .....	8543	56
601	“Maquassi Hills Local Municipality Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2017”: Restant van Erf 541, Leeuwdoornsstad, Registrasie Afdeling HP, Noord Wes Provinsie.....	8543	57
602	Rustenburg Local Municipality Spatial Planning and Land Use Management By-Law, 2018: Portion 20 of the Farm Grootfontein 346, JQ.....	8543	58
602	Rustenburg Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Verordening, 2018: Gedeelte 20 van die Plaas Grootfontein 346, JQ.....	8543	58

**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**

377	Municipal Property Rates Act (6/2004): City of Matlosana: Resolution Levying Property Rates for the Financial Year 1 July 2023 to 30 June 2024.....	8543	59
378	Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986): Wilkoppies Extension 81 .....	8543	62
378	Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986): Wilkoppies Uitbreiding 81.....	8543	62
379	Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986): Wilkoppies Extension 81 .....	8543	63
379	Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986): Wilkoppies Uitbreiding 81.....	8543	66
380	Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986): Wilkoppies Extension 122 .....	8543	69
380	Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986): Wilkoppies Uitbreiding 122...	8543	69
381	Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986): Wilkoppies Extension 122.....	8543	70
381	Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986): Wilkoppies Uitbreiding 122...	8543	73
382	Mahikeng By-Law on Spatial Planning and Land Use Management 2018: Erf 1574, Mafikeng Extension 18, Registration Division J.Q., North West Province .....	8543	76
382	Mahikeng-verordening op Ruimtelike Beplanning en Grondgebruikbestuur 2018: Erf 1574, Mafikeng Uitbreiding 18, Registrasie Afdeling J.Q., Noordwes Provinsie.....	8543	76
383	Town Planning and Townships Ordinance 15 of 1986: Erf 423, Neserhof Township.....	8543	77
383	Ordonnansie op Dorpsbeplanning en Dorpe, 15 van 1986: Erf 423, Neserhof Dorpsgebied.....	8543	77

## 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**

**GENERAL NOTICES • ALGEMENE KENNISGEWINGS****GENERAL NOTICE 279 OF 2023****MOSES KOTANE LOCAL MUNICIPALITY****NOTICE IN TERMS OF SECTION 98 OF THE MOSES KOTANE SPATIAL PLANNING AND LAND USE MANAGEMENT BYLAW, 2016 FOR THE SUBDIVISION AND TOWNSHIP ESTABLISHMENT ON THE FARM ROODEWAAL 378 JP FOR THE PURPOSES OF A FILLING STATION AND A SHOPPING COMPLEX.**

We, Caleb and Associates Development Consultants Pty (Ltd) (Reg: 2018/629499/07) being the Authorised Agent of the Farm Roodewaal 378 JP, hereby give notice in terms of section 98 of the Moses Kotane Spatial Planning and Land Use Management ByLaw, 2016 that we have applied to the Moses Kotane Local Municipality for: The

1. Subdivision of the Farm Roodewaal 378 JP North West Province into 2 portions in terms of Section 71 of the Moses Kotane Local Municipality Spatial Planning and Land Use Management ByLaw, 2016.
2. Township Establishment on the subdivided portion of the Farm Roodewaal 378 JP, North West Province in terms of Section 59 of the Moses Kotane Local Municipality Spatial Planning and Land Use Management ByLaw, 2016. The simultaneous Subdivision and the Township Establishment of the application site is from "Agriculture" to "Business 1" for the purposes of constructing a Filling Station including a Convenience Store, and a Shopping Complex (Centre) including Places for refreshments; Shops; Drive Thru Restaurants; Gym, and uses compatible or approved by the Local Municipality. The subject property is situated in Silverkrans, Tlokweg Village.

Particulars of the application will lie for inspection during normal office hours at the office of the Municipal Manager, Station Road, Mogwase, 0314 for the period of 30 days from **18 July 2023**. Objections to or representations in respect of the application must be lodged with or made in writing, or verbally if the objector is unable to write and where such objector is to be assisted by a staff member of the Local Municipality to transcribe that person's objections or comments, to the Municipal Manager at the above address or at Private Bag X 1011, Mogwase, 0314 within a period of 30 days from **18 July 2023**.

Address of authorised agent: Caleb and Associates Development Consultants Pty (Ltd) (Reg: 2018/629499/07), @ PO Box 139, Alexandra, 2014; 1417 South Africa Crescent, Tsutsumani, Johannesburg, 2090; Tel: 078 028 7281; Email: [markcalebco@gmail.com](mailto:markcalebco@gmail.com).

18-25

**ALGEMENE KENNISGEWING 279 VAN 2023****MOSES KOTANE PLAASLIKE MUNISIPALITEIT****KENNISGEWING INGEVOLGE ARTIKEL 98 VAN DIE MOSES KOTANE RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENING, 2016 VIR DIE ONDERVERDELING EN DORPSIGTIGTING OP DIE PLAAS ROODEWAAL 378 JP VIR DIE DOELEINDES VAN 'N SAMESTELLING EN VULLE**

Ons, Caleb and Associates Development Consultants Pty (Ltd) (Reg: 2018/629499/07) synde die Gemagtigde Agent van die Plaas Roodewaal 378 JP, gee hiermee kennis ingevolge artikel 98 van die Moses Kotane Ruimtelike Beplanning en Grondgebruikbestuursverordening, 2016 dat ons by die Moses Kotane Plaaslike Munisipaliteit aansoek gedoen het vir: Die

1. Onderverdeling van die Plaas Roodewaal 378 JP Noordwes Provinsie in 2 gedeeltes ingevolge Artikel 71 van die Moses Kotane Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuursverordening, 2016.
2. Dorpsstigting op die onderverdeelde gedeelte van die Plaas Roodewaal 378 JP, Noordwes Provinsie ingevolge Artikel 59 van die Moses Kotane Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Verordening, 2016. Die gelyktydige Onderverdeling en die Dorpsstigting van die aansoekterrein is van "Landbou" na "Besigheid 1" vir die doeleindes van die bou van 'n vulstasie insluitend 'n geriefswinkel, en 'n winkelkompleks (sentrum) insluitend Plekke vir verversings; Winkels; Drive Thru Restaurante; Gimnasium, en gebruike wat versoenbaar is met of goedgekeur is deur die Plaaslike Munisipaliteit. Die eiendom is geleë in Silverkrans, Tlokweg Village.

Besonderhede van die aansoek le ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder, Stasieweg, Mogwase, 0314 vir 'n tydperk van 30 dae vanaf **18 Julie 2023**. Besware teen of vertoe ten opsigte van die aansoek moet ingedien word by of skriftelik, of mondelings indien die beswaarmaker nie kan skryf nie en waar sodanige beswaarmaker deur 'n personeelid van die Plaaslike Munisipaliteit bygestaan moet word om daardie persoon se besware of kommentaar te transkribeer, aan die Munisipale Bestuurder by bogenoemde adres of by Privaatsak gemaak word. X 1011, Mogwase, 0314 binne 'n tydperk van 30 dae vanaf **18 Julie 2023**.

Adres van gemagtigde agent: Caleb and Associates Development Consultants Pty (Ltd) (Reg: 2018/629499/07), @ Posbus 139, Alexandra, 2014; 1417 South Africa Crescent, Tsutsumani, Johannesburg, 2090; Tel: 078 028 7281; E-pos: [markcalebco@gmail.com](mailto:markcalebco@gmail.com).

18-25

**GENERAL NOTICE 280 OF 2023****NOTICE OF APPLICATION FOR SPECIAL CONSENT USE IN TERMS OF CLAUSE 7 OF THE PERI URBAN AREAS TOWN PLANNING SCHEME, 1975, READ WITH CLAUSES 68 AND 86 OF THE MADIBENG SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2016**

I, Jeff de Klerk, being the authorised agent of the owners, hereby give notice in terms of Clauses 68 and 86 of the Madibeng Spatial Planning and Land Use Management By-Law, 2016, that I have applied to the Madibeng Local Municipality, for Special Consent in terms of Clause 7 of the Peri Urban Areas Town Planning Scheme, 1975, to use the property and the existing / proposed buildings thereon for the purposes of:

a Spaza shop

on Erf 810, Mooinooi Extension 3, situated at the corner of Newman Drive and Meerlust Avenue, Mooinooi Extension 3, with a current zoning of "Residential 1".

Any objection or comments, with the grounds therefore and contact details, shall be lodged within a period of 32 days from 18 July 2023, with or made in writing to: The Municipal Manager at: Room 223, Second Floor, Municipal Offices, 53 Van Velden Street, Brits, or at PO Box 106, Brits, 0250.

Full particulars and plans (if any) may be inspected during normal office hours at the above-mentioned offices, for a period of 32 days from 18 July 2023.

**Closing date for any objections and/or representations:** 19 August 2023

**Address of authorised agent:** Jeff de Klerk, P O Box 105, Ifafi, 0260.

Telephone Number: 082 229 1151, jeffdeklerk01@gmail.com

**Dates on which notice will be published:** 18 July 2023 and 25 July 2023 (North West Provincial Gazette) and 20 July 2023 and 27 July 2023 (Kormorant).

18-25

**ALGEMENE KENNISGEWING 280 VAN 2023****KENNISGEWING VAN AANSOEK INGEVOLGE KLOUSULE 7 VAN DIE BUITESTEDELIKE GEBIEDE DORPSBEPLANNINGSKEMA, 1975, SAAMGELEES MET KLOUSULES 68 EN 86 VAN DIE MADIBENG RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUURS-VERORDENING, 2016, OM SPESIALE TOESTEMMINGSGEBRUIK**

Ek, Jeff de Klerk, synde die gemagtigde agent van die eienaars, gee hiermee kennis ingevolge Klousules 68 en 86 van die Madibeng Ruimtelike Beplanning en Grondgebruiksbestuurs-Verordening, 2016, dat ek by die Madibeng Plaaslike Munisipaliteit aansoek gedoen het ingevolge Klousule 7 van die Buitestedelike Gebiede Dorpsbeplanningskema, 1975, om Spesiale Toestemming tot die gebruik van die eiendom en bestaande / voorgestelde geboue daarop vir die doeleindes van:

'n Spaza-winkel.

op Erf 810, Mooinooi Uitbreiding 3, geleë by die hoek van Newmanrylaan en Meerlustlaan, Mooinooi Uitbreiding 3, met 'n huidige sonering van "Residensieel 1".

Besware of vertoë ten opsigte van die aansoek met die redes daarvoor tesame met kontakbesonderhede, moet binne 'n tydperk van 32 dae vanaf 18 Julie 2023 skriftelik ingedien word by of tot: Die Munisipale Bestuurder by: Kamer 223, Tweedevloer, Munisipale Kantore, Van Veldenstraat 53, Brits, of by Posbus 106, Brits, 0250.

Volle besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by bogenoemde kantore, vir 'n tydperk van 32 dae vanaf 18 Julie 2023.

**Sluitingsdatum vir enige besware en/of vertoë:** 19 Augustus 2023

**Adres van gemagtigde agent:** Jeff de Klerk, Posbus 105, Ifafi, 0260, Telefoonnommer 082 229 1151, jeffdeklerk01@gmail.com

**Publikasiedatums van kennisgewing:** 18 Julie 2023 en 25 Julie 2023 (Noordwes Provinsiale Koerant) en, 20 Julie 2023 en 27 Julie 2023 (Kormorant).

18-25

**GENERAL NOTICE 281 OF 2023****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 REZONING - RUSTENBURG AMENDMENT SCHEME 3178**

I, Johanna Catharina Olivier, of the firm Ricoplan cc., being the Applicant on behalf of the owner of Portion 6 and Portion 14 of Town and Townlands of Rustenburg 272, Registration Division JQ, 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 I have applied to the Rustenburg Local Municipality for a change of land use rights also known as rezoning of the properties described above, situated along Donkerhoek Road, Rustenburg, from "Agricultural" to "Educational". This application contains the following proposals:

- (a) The property is to be rezoned to construct and operate a school and/or college with ancillary facilities on the premises.
- (b) The adjacent properties and the properties in the surrounding area that may be affected thereby are the following: The property is surrounded on three sides by municipal land which is the Remaining Extent of Portion 1 of Town and Townlands of Rustenburg 272 JQ, and on the western side by Portion 36 of the farm Donkerhoek 312 JQ that is privately owned.
- (c) It is proposed to rezone the property from "Agricultural" to "Educational" for the purposes of a school and/or college with the following development parameters, within the prescriptions of the Rustenburg Land Use Scheme, 2021: Height 3 storeys, Coverage 20%, F.A.R 0.2. Building lines, parking bays and loading zone as prescribed by the Rustenburg Land Use Scheme, 2021.

Any objection or comments, with the grounds therefore and contact details, shall be lodged within 28 days from 18 July 2023, in writing to the Municipality at: Director Planning, Room no. 319, Third Floor, Missionary Mpheni House, Rustenburg Local Municipality, Cnr. Beyers Naudé and Nelson Mandela Drive, Rustenburg, 0299.

Full particulars may be inspected during normal office hours at the above- mentioned offices, for 28 days from 18 July 2023. Closing date for any objections: 15 August 2023.

Address of the applicant: Ricoplan, Postnet Suite 3188, Private Bag X82245, Rustenburg, 0300.  
Contact no: 082 771 9658, E-mail: [ricoplan@lantic.net](mailto:ricoplan@lantic.net)

Dates on which notice will be published: 18 and 25 July 2023

18 07

**ALGEMENE KENNISGEWING 281 VAN 2023****KENNISGEWING IN TERME VAN ARTIKEL 17(1) VAN DIE RUSTENBURG PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENING, 2018 VIR DIE WYSIGING VAN GRONDGEBRUIKSREGTE, BEKEND AS HERSONERING - RUSTENBURG WYSIGINGSKEMA 3178**

Ek, Johanna Catharina Olivier, van die firma Ricoplan Bk., synde die gemagdigde agent van die eienaar van Gedeelte 6 en Gedeelte 14 van Dorp en Dorpsgronde van Rustenburg 272, Registrasie Afdeling JQ, Noordwes Provinsie, gee hiermee kennis ingevolge artikel 17(1)d van die Rustenburg Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Verordening, 2018, dat ek aansoek gedoen het by die Rustenburg Plaaslike Munisipaliteit vir die wysiging van grondgebruiksregte, bekend as 'n hersonering van die eiendom hierbo beskryf, geleë langs die Donkerhoek Pad, Rustenburg vanaf 'Landbou' na "Opvoedkundig". Die aansoek bevat die volgende voorstelle:

- (a) Die eiendom word gehersoneer om 'n skool en/of kollege met aanvullende fasiliteite op die perseel te bedryf.
- (b) Die aanliggende eiendomme en die eiendomme in die omliggende omgewing wat moontlik daardeur geraak word is die volgende: Die eiendom is omring aan drie kante deur munisipale grond, nl. Restant van Gedeelte 1 van Dorp en Dorpsgronde van Rustenburg 272 JQ en aan die westelike kant word dit begrens deur Gedeelte 36 van die plaas Donkerhoek 312 JQ wat privaat besit word.
- (c) Dit word voorgestel dat die eiendom gehersoneer word na "Opvoedkundig" vir die doel van 'n skool met die volgende ontwikkelingsparameters binne die voorskrifte van die Rustenburg Grondgebruikskema, 2021: Hoogte 3 verdiepings, Dekking 20%, V.O.V. 0.2. Boulyne, parkering en laai zone soos voorgeskryf deur die Rustenburg Grondgebruikskema, 2021.

Besware teen of verhoë ten opsigte van die aansoek, met gronde daarvoor en kontak besonderhede moet binne 'n tydperk van 28 dae vanaf 18 Julie 2023, skriftelik gerig word tot die Munisipaliteit, by die Direkteur Beplanning, kamer no 319, Derde vloer, Missionary Mpheni Huis, Rustenburg Plaaslike Munisipaliteit, h/v Beyers Naude and Nelson Mandela Rylaan, Rustenburg, 0299. Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die bogenoemde kantoor vir 'n tydperk van 28 dae vanaf 18 Julie 2023. Sluitingsdatum vir besware: 15 Augustus 2023.

Adres van die aansoeker: Ricoplan, Postnet Suite 3188, Privaatsak X82245, Rustenburg, 0300. Kontak nr. 082 771 9658, E-pos: [ricoplan@lantic.net](mailto:ricoplan@lantic.net)

Die datum wanneer die kennisgewing gepubliseer word: 18 en 25 Julie 2023

18-25



**GENERAL NOTICE 282 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 HARTBEEPOORT TOWN PLANNING SCHEME, 1993 – AMENDMENT SCHEME NO. 143**

We, Lombard Du Preez Professionele Landmeters (Pty) Ltd (Reg Nr: 1996/001771/07), being the authorized agent of the owner of **A PART OF HOLDING 64 OF MELODIE AGRICULTURAL HOLDINGS 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 the property described above, situated in Melodie Agricultural Holdings, at the intersection of (north of) Tielman Street (Road P249/1) and (west of) Beethoven Road (Road R511). from "Agricultural" to "Special" for a Place for the storage, selling and hiring of plant equipment which includes building materials such as sand, bricks and cement with a maximum coverage of 30% of 0,99ha, maximum Floor Area Ratio of 0,3 of 0,99ha 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 **25 July 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: **24 August 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: **25 July 2023 and 01 August 2023**.

25-1

**ALGEMENE KENNISGEWING 282 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 HARTBEEPOORT DORPSBEPLANNINGSKEMA, 1993 – WYSIGINGSKEMA NO. 143**

Ons, Lombard Du Preez Professionele Landmeters (Edms) Bpk (Reg Nr: 1996/001771/07), synde die gemagtigde agent van die eienaar van **'N GEDEELTE VAN HOEWE 64 MELODIE LANDBOUHOEWES, 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 die eiendom hierbo beskryf, geleë by Melodie Landbouhoewes by die interseksie van (noord van) Tielman straat (Pad P249/1) en (Wes van) Beethoven Pad (Pad R511) vanaf "Landbou" na "Spesiaal" vir Stoorplek, verkoop en verhuur van boutoerusting wat ook boumateriale soos sand, bakstene en sement insluit met 'n maksimum dekking van 30% van 0,99ha, en 'n maksimum vloeroppervlakverhouding van 0,3 van 0,99ha 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 **25 Julie 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: **24 Augustus 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: **25 Julie 2023 and 01 August 2023**.

25-1

GENERAL NOTICE 283 OF 2023

**LEKWA-TEEMANE  
LOCAL MUNICIPALITY**



**CREDIT CONTROL AND DEBT  
COLLECTION BY-LAW  
2023/2023**

# THE LEKWA-TEEMANE LOCAL MUNICIPALITY: CREDIT CONTROL AND DEBT COLLECTION BY LAW

## BY LAW

To give effect to the implementation of the LEKWA-TEEMANE local Municipality's Credit Control and Debt Collection Policy and to provide for matters incidental thereto.

## PREAMBLE

Under section 156 of the [Constitution of the Republic of South Africa, 1996](#) ("the [Constitution](#)"), Lekwa-Teemane Local Municipality enacts as follows —WHEREAS section 98 of the Local Government: Municipal Systems [Act 32 of 2000](#) ("the Act") requires a municipality to:

(1)

A municipal council must adopt by-laws to give effect to the municipality's credit control and debt collection policy, its implementation and enforcement.

(2)

By-laws in term of subsection (1) may differentiate between different categories of ratepayers, users of services, debtors, taxes, services, service standards and other matters if the differentiation does not amount to unfair differentiation.

# THE LEKWA-TEEMANE

## LOCAL MUNICIPALITY:

### CREDIT CONTROL AND DEBT COLLECTION BY LAW

#### TABLE OF CONTENTS

1	DEFINITIONS.....	5
2	PURPOSE .....	7
3	CUSTOMER CARE AND MANAGEMENT .....	8
4	MUNICIPAL SERVICES.....	9
4.1	RATES .....	9
4.2	SERVICES.....	10 -15
4.3	OTHER DEBT .....	15
5	SERVICE AGREEMENT.....	16-17
6	DISTRIBUTIONS OF ACCOUNTS.....	17
7	PAYMENT OF MUNICIPAL ACCOUNTS.....	18-19
8	INTERESTS .....	19
9	DISHONOURED PAYMENTS.....	19-20
10	STAFF, COUNCILLORS AND WARD COMMITTEE MEMBERS IN ARREARS....	20-21
11	SETTLEMENTS OF ACCOUNT.....	21
12	COLLECTION COSTS.....	21
13	REMINDER NOTICE.....	21-22
14	LETTERS OF DEMAND.....	22
15	DEBT COLLECTORS.....	22

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16	ATTORNEYS .....	22
17	RIGHTS OF ACCESS TO PROPERTY.....	22-
23		
18	DISCONNECTION AND RECONNECTION OF SERVICES.....	23
19	CLEARANCE CERTIFICATES .....	24-25
20	PROVISIONS FOR BAD DEBTS AND IRRECO'V'ERABLE DEBTS. .....	25
21	DISPUTES.....	25-26
28	ILLEGAL CONNECTIONS, UNAUTHORISED RECONNECTION AND VANDALISM. 26	
29	INDIGENT HOUSEHOLDS .....	27
30	PENALTIES.....	27
32	DEBT REDUCTION.....	27

## Chapter 1

### BACKGROUND AND INTERPRETATION

#### 1. DEFINITION

In this by-law, any word or expression to which a meaning has been assigned in the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000), has that meaning, unless the context, indicates otherwise:

**"Acknowledgement of Debt"** means an unequivocal admission of liability to the municipality by the client. The client acknowledges that he or she owes a particular sum of money to the municipality and undertakes to repay what is owed on terms agreed with the municipality. For ease of administrative processes, a standard form must be completed.

**"Annually"** means once every financial year.

**"Application for Extension of Time for Arrear Payment"** is a discretionary extension of time for the payment of arrears for which a client may apply once an acknowledgement of debt form has been completed. For ease of administrative processes, a standard form must be completed.

**"Application for services"** means the process opening an account for municipal services. A prescribed form must be completed.

**"Arrangement"** means a written agreement entered between the Municipality and the customer where specific repayment parameters are agreed to. Such arrangement does not constitute a credit facility envisaged in terms of section 8(3) of the National Credit Act but is deemed to be Incidental Credit as envisaged in terms of section 4(6)(b) read with section 5(2) and (3) of the National Credit Act.

**"Arrears"** means those rates and service charges that have not been paid by the due date and for which no arrangement has been made.

**"Authorized Representative"** means a person or instance legally appointed by the Municipality to act or to fulfil a duty on its behalf.

**"Basic Municipal Services"** shall mean a municipal service necessary to ensure an acceptable and reasonable quality of life, which service — if not provided — would endanger public health or safety or the environment.

**"Billing Date"** means the date upon which the monthly statement is generated and debited to the customer's account.

**"Business and Commercial Property"** means -

property used for the activity of buying, selling, or trading in commodities or services and includes any office or other accommodation on the same property, the use of which is incidental to such activity; or property on which the administration of the business of private or public entities take place.

**"By-law"** shall mean legislation passed by the council of the Municipality, and which shall be binding.

**on the Municipality and on the persons and institutions to which it applies.**

**"Chief Financial Officer"** means such municipal official appointed in terms of section 57 of the Municipal Systems Act, 2000 and administratively in charge of the budget and treasury office, or his or her nominee.

**"Client", "Customer" or "Consumer"** means the owner or occupier of property or premises who is liable to the Municipality for payment of a municipal account or part thereof.

**"Consumer Deposit" or "Deposit"** is an amount paid by customer, to be held by the municipality as security for the consumption of services. This consumer deposit will remain in place from the opening of an account until closure or termination of the account. It will either be refunded to the previous owner on termination provided that the customer does not owe the municipality any debt on the said account or other accounts or be transferred to the new owner account as advised by the letter from the attorneys.

**"Council"** means the Municipal Council of Lekwa-Teemane Local Municipality in terms of section 18 of the Municipal Structures Act, 1998 as amended and or section 157(1) of the Constitution.

**"Councillor"** shall mean a member of the Council of the Lekwa-Teemane Local Municipality.

**"Credit Control"** means all the functions relating to the collection of monies owed by ratepayers and the users of municipal services.

**"Credit Control and Debt Collection Policy"** means the Credit Control and Debt Collection Policy of the municipality as adopted by Council in terms of section 96(b) of the Municipal Systems Act, 2000 as amended.

**"Debt Collectors"** means an external person or entity appointed by the Municipality to collect monies due and payable to the Municipality, subject to the conditions contained in this by-law.

**"Defaulter"** means any client who owes arrears to the Municipality.

**"Delegations"** means delegations in terms of section 59 of the Municipal Systems Act, 2000 as amended.

**"Delivery Date"** shall mean the date on which the account is delivered to the customer or 3 days after the date the account was posted, whichever is the first.

**"Domestic Customer or User"** of municipal services shall mean the person or household to which municipal services are rendered in respect of "residential property" as defined below.

**"Due Date"** in relation to rates and services -rates due in respect of any immovable property, means the date for payment indicated on the account, in the case where rates and services are levied monthly, the due date shall be the 7<sup>th</sup> of each month.

**"Dwelling"** means a building, structure, or place of shelter to live in or conduct business from.

**"Electricity Charges"** means service charges in respect of the provision of electricity.

**"Financial Year"** means the municipality's financial year starting on the 1<sup>st</sup> July and ending on 30 June of the following year.

**"Lekwa-Teemane Local Municipality"** means such municipality established in terms of section 12 of the Local Government Municipal Structures Act, 1998 (Act 117 of 1998).

**"Illegal Connection"** means any connection or reconnection of a property or premises to the water and/or electricity reticulation network of the municipality, in contravention of this by-law and related By-law, any other By-law of the municipality, Policy, act or regulation.

**"Indigent"** means a household who cannot afford to make a full monetary contribution towards rates and service charges as determined by Council.

**"Interest"** means the charge levied on arrears, calculated as the prime rate plus one percent, charged by the bank which holds the Municipality's primary bank account, as determined annually by Council, and included annual budget and tariffs of the Municipality.

**"Municipal Account"** means an account in terms of this by-law.

**"Municipal Systems Act"** means the Local Government Municipal Systems Act, 2000 (Act 32 of 2000) as amended.

**"Municipal Tariff"** shall mean a tariff for services which the Municipality may set for the provision of a service to the local community and may include a surcharge on such service. Tariffs for major services shall mean tariffs set for the supply and consumption or usage of electricity, water, sewerage and refuse removal, and minor tariffs shall mean all other tariffs, charges, fees, rentals, or fines levied or imposed by the Municipality in respect of other services supplied including services incidental to the provision of the major services.

**"Municipality"** means the Lekwa-Teemane Local Municipality.

**"National Credit Act"** refers to the National Credit Act, No 34 of 2005.

**"Notice of Termination of Services"** means a form to be completed by a client when closing his/her municipal account.

**"Occupier"** means a person who occupies a property, dwelling or premises or any part thereof, whether such occupation is lawful or otherwise.

**"Owner"** means a person, being the registered owner of a property in terms of the Deeds Registries Act; 1937 (Act 47 of 1937) and in relation to immovable property means the person in whom is vested the legal title thereto provided that: -

The lessee of immovable property which is leased for a period of not less than thirty years, whether the lease is registered or not, shall be deemed to be the owner thereof.

the occupier of immovable property occupied under a service servitude or right analogous thereto, shall be deemed to be the owner thereof.

**"Person"** includes a natural person and a juristic person.

**"Premises"** means a portion of a property, for which a separate municipal account is rendered.

**"Property"** means a property registered under separate title in terms of the Deeds Registries Act, 1937 (Act 47 of 1937).

**"Service delivery Agreement"** means an agreement between the Municipality or an institution or persons mentioned in section 76(b) of the Local Government: Municipal Systems Act 32 of 2000 and a customer.

**"Water Charges"** means service charges in respect of the provision of water.



## 2. PURPOSE

(1) To give effect to the municipality's credit control and debt collection by-law, its implementation and enforcement as outlined in section 98 of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000).

## 3. CUSTOMER CARE AND MANAGEMENT

The municipality shall conduct itself towards its customers in a manner that it is stipulated in section 95 of the Municipal Systems Act, 2000 which requires the municipality to, levy rates and other taxes by the municipality and the charging of fees for municipal services, a municipality must within its financial and administrative capacity:

- a) establish a sound customer management system that aims to create positive and reciprocal relationship between persons liable for these payments for the municipality, and where applicable, a service provider.
- b) establish mechanisms for users of services and ratepayers to give feedback to the municipality or other service provider regarding the quality of the services and the performance of the service provider where possible,
- c) take reasonable steps to ensure that users of services are informed of the costs involved in service provision. The reasons for the payment of service fees and the way monies raised from the service are utilized.
- d) Where the consumption of services must be measured, take reasonable steps to ensure that the consumption by individual users of services is measured through accurate and verifiable metering systems.
- e) ensure that people liable for payments, receive regular and accurate accounts that indicate the basis for calculating the amounts due.
- f) provide accessible mechanisms for those persons to query or verify accounts and metered consumption, and appeal procedures which allow such persons to receive prompt redress for inaccurate accounts.
- g) provide accessible mechanisms for dealing with complaints from such people, together with prompt replies and corrective action by the municipality.
- h) provide mechanisms to monitor the response time and efficiency in complying with paragraph (g) and
- i) provide accessible pay points and other mechanisms for settling accounts or for making pre-payments for services.

## Chapter 2

### MUNICIPAL SERVICES

#### 4. MUNICIPAL SERVICES

- a) The municipality shall produce monthly consolidated municipal accounts for the applicable charges of clients. These accounts will be distributed to clients in the manner provided for in section 8 of this by-law.
- b) The municipal account shall reflect amounts due for the following:
  - a) The rates and services charge for a specific period.
  - b) The interest charges for any overdue amount.
  - c) Any other service charges, levies, and taxes due to the municipality; and
  - d) The number of units consumed in relation to electricity and/or water consumed for a specific period.
  - e) The consumer deposit paid by the client and held by the Municipality as security for the consumption of services.

#### 4.1 RATES

4.1.1 The following provisions apply to rates and any levies:

- (a) Interest shall be charged on all overdue accounts.
- (b) If the account is not paid by the due date as displayed on the account, the Chief Financial Officer may issue any notice in terms of this by-law showing the total amount owed to the Municipality.
- (c) If the account is not settled or there is no response from the debtor to make acceptable arrangements to repay the debt -
  - i. The supply of any service to the property may be restricted, disconnected, or discontinued in terms of section 18 of this by-law; and
  - ii. Irrespective of the exercise of powers by the Chief Financial Officer in terms of the Credit Control and Debt Collection By-law summons may be issued and the legal process followed.
- d) In instances where the rates debt is in respect of municipal property sold by suspensive sale agreement, the collection thereof will be dealt with in terms of the relevant deed of sale, and if applicable, this by-law, or any subsequent applicable written agreement between the Municipality and the debtor.

- e) At any stage while the debt is outstanding, all reasonable steps shall be taken to ensure that the ultimate sanction of a sale-in-execution is avoided or taken only as a last resort. The Municipality, however, has total commitment to a sale-in-execution should the debtor fail to make use of the alternatives provided for by the Municipality from time to time, This is also applicable to all debt, and includes all the debt which is a charge against a property, as referred to in this chapter;
- f) The municipal manager may proceed to sale-in-execution of any immovable property classified as a problem building in terms of the municipality 's Problem Building By-law, for any debt owing to the municipality and may attach any condition to such property as determined in terms of the aforesaid By-law when proceeding as aforesaid.

## 4.2 SERVICES

### 4.2.1 The following provisions apply to the payment for services:

- (a) Accounts must be paid by the due date as shown on the account.
- (b) Interest will be charged on all overdue accounts.
- (c) The debtor must be warned on the monthly account of a possible disconnection and other credit control actions if payment is not received by the due date.
- (d) If payment is not received or suitable payment arrangements are not made by the due date, a notice may be served in terms of Section 115 of the Municipal Systems Act, warning of an imminent restriction, disconnection, or discontinuation of a service after 14 (fourteen) days from the date as stated in the notice.
- (e) If payment is not received or suitable payment arrangements are not made by the due date as shown on the notice, the supply or supplies may be restricted, disconnected, or discontinued for any service in respect of any arrear debt; and notwithstanding any of the mentioned actions, the services may be limited, if necessary, by the Chief Financial Officer.
- (f) A notice shall be left at the property advising that the supply has been restricted, disconnected, or discontinued and warn that all electric points should be considered live and that all water outlets should be closed.
- i. The notice will also advise that the supply will only be reconnected after the amounts specified on the notice and any other debt including the reconnection fee, have

- been paid or an arrangement acceptable to the Municipality has been made.
- ii. The notice will also warn of the consequences of illegal reconnection.
- g) All residential consumers, whose water supply has been restricted, may have access to basic water supply as determined by the Council from time to time by means of a restricted water flow to their property or where the water supply has been disconnected or discontinued as a result of, but not limited to, unauthorized or illegal reconnections and tampering, a water management device or prepayment water meter may be installed, or a communal water supply point, within a radius of approximately 200 (two hundred) meters from their property, may be provided; and
- i. The Chief Financial Officer has the sole discretion to insist on a water management device or a prepayment water meter being installed to a property where the water supply is regularly restricted due to non- payment; or
  - ii. The Chief Financial Officer considers the debtor to be a credit risk to the municipality; and
  - iii. a water management device, a prepayment water meter or any service may be restricted, disconnected, or discontinued for any arrears owed to the municipality.
- h) Subject to the provisions contained in sub-item (f), debtors may be required to pay all penalties and arrears in full before the supply is restored.
- i) Subject to the municipality's capacity at the time to restore such service which has been, restricted, disconnected or discontinued, such service will be restored within reasonable period after the relevant conditions contained in this by-law have been met.
- j) The onus shall always be on the debtor to request reconnection and to prove that the full amount for which the service was restricted, disconnected or discontinued, as shown in the notice referred to in section 4.2 (1) (d) of this by- law has been paid and that an arrangement was entered into in terms of sub- item(f).
- k) Despite the provisions of sub-item (a) to (j), should the amount outstanding for the supply of services remain unpaid, full recovery procedures, including appropriate legal actions may be undertaken to collect these monies.

- l) In the event of an insolvency, and notwithstanding any provisions provided for in this by-law, the Chief Financial Officer, shall serve notice in terms of sub-item (d) at the property and shall notify the trustee by giving 14 (fourteen) days' notice of the intention to restrict, disconnect or discontinue the services to the property; and
  - i. Notwithstanding sub-item (l) the period referred to therein may be waived at the request of the trustee.
- m) Where a water management device has been installed the Chief Financial Officer; may:
  - i. Authorise that the adjustment of the water flow be limited to the affordability of the residential debtor based on the total household income, and in addition.
  - ii. Where the residential debtor who is registered as an indigent and who now can pay based on the total household income and requires that the supply be increased; and
  - iii. Where all the arrears were written off or reversed and are paid in full or a suitable arrangement is made to settle the said arrears, may have the supply increased in accordance with sub-item (m) (i); and
- n) No arrangement will be entered into for arrears once the additional daily water allowance has been granted; and
  - i. If the daily allocation is not paid in full, the water management device will be reset to enable the consumer only to have access to the free basic water supply.
- o) Water and electricity meter must be read with regularity and accuracy so that the correct consumption information is recorded on the billing system; and
  - i. Consecutive estimations of metered consumption should be minimized to the extent that such is practically possible and with due cognizance of the right municipality to generate estimations as contained in the relevant by-laws and tariff policy or any other applicable legislation.

4.2.2 The following provisions apply in the event of illegal reconnection of or tampering with, water or electricity supply:

- (a) Where this has occurred the water or electricity supply may be effectively disconnected.
- (b) The full amount of arrears plus any illegal consumption, and any applicable tariffs, may be required to be paid prior to reconnection. Should exceptional circumstances exist, adequate payment arrangements may be permitted at the sole discretion of the Chief Financial Officer; and
- (c) The illegal reconnection of, or tampering with, a service supply is considered a criminal offence which may result in legal action being taken.

4.2.3 The installation of a prepayment meter, with the written permission of the owner is encouraged, however:

- (a) The Chief Financial Officer has the sole discretion to insist on a prepayment meter being installed on a property, at a cost to the debtor, where the electricity supply has been disconnected for non-payment; or
- (b) The Chief Financial Officer deems the debtor to be a credit risk to the municipality; and
- (c) A prepayment meter may be disconnected or may be subject to the terms contained in sub-item (4); and
- (d) Such a meter shall be subject to any other action permitted in terms of any other relevant legislation including this by-law.

4.2.4 When purchasing units, the Chief Financial Officer may deduct a percentage of the monetary value towards setting off any amount referred to in sub-item (4) (b). This action will be by prior notification to such debtor and shall remain unchanged unless by default; and

- (a) The deduction applied may be based on the following:
  - i. For a property valued up to and including R500 000, the minimum deduction may be 30% and the maximum deduction will be 50%.
  - ii. For a property valued up to and including R500 001 to R1 000 000, the minimum deduction may be 50% and the maximum deduction will be 70%.
  - iii. For a property valued greater than R1 000 000, the minimum deduction may be 70% and the maximum deduction will be 90%.
  - iv. For single residential properties, who are charged at the domestic full tariff, in terms of the Tariff Policy, and who consume in excess, of any volume of water per month, as determined by Council from time to time, for water

- restriction purposes, may have such costs recovered in line with sub-items (4)(a)(i) to (iii) respectively; and
- v. For any commercial or industrial customers, as determined in the Tariff Policy, such a deduction will be 90%.
- (b) The deduction referred to in sub-item (a) may be offset against any debt as follows:
- i. Electricity arrears
  - ii. Any other arrears.
  - iii. Any fines; and
  - iv. Any penalties.
- (c) An authorised representative of, or service provider to the Municipality, shall be given access to any property in accordance with the provisions of section 101 of the Municipal Systems Act.
- (d) The Chief Financial Officer shall have the right to restrict, disconnect or discontinue any service to a property, regardless of who has occupation, upon the written request of the registered owner and provided the service account is in arrears; and
- i. A notice may first be served in terms of section 115 of the Municipal Systems Act, giving 14(fourteen) days' notice of the intention to restrict, disconnect or discontinue such service.
- (e) Where a service account, which is not in the name of the registered owner, has been restricted, disconnected, or discontinued, the Chief Financial Officer may insist that the service be transferred into the name of such registered property owner.
- (f) Notwithstanding anything to the contrary, the provisions of this item shall apply to any debt and the supply of any service to the property may be restricted, discontinued, or disconnected or discontinued in terms of the relevant sections in the Credit Control and Debt Collection By-law.
- (g) Where a close corporation or company has been deregistered in terms of Section 26 of the Close Corporation Act, 69 of 1984 or section 83 of the Companies Act, Act 71 of 2008, as amended.
- i. Any services may be restricted or disconnected; and
  - ii. Any services which have been restricted or disconnected may remain in this state, until the company or close corporation has been re-registered in terms of applicable

legislation or court order and meets the criteria in terms of this by-law to be reconnected.

#### **4.3 OTHER DEBT**

4.3.1 All debt under this item will be subject to:

- (a) Interest being charged on all overdue accounts.
- (b) The supply of service to the property may be restricted, discontinued, or disconnected or discontinued for outstanding sundry debt; and
- (c) The municipality 's right to utilize any legal action at its disposal as well as making use of third-party debt collectors for the recovery of sundry debt.



### Chapter 3

## SERVICES ACCOUNT

### 5. SERVICE AGREEMENT

5.1 No municipal Service shall be provided to any property unless a written agreement governing the supply of services and the cost thereof has been entered into between owner or occupant and the municipality. Such an agreement will be subject to the municipality's administrative, logistical, and financial capability to render such services.

5.2 The supply of water, sanitation, electricity and refuse removal services will be automatically available to new owners where transfer of property took place, and the services were previously available at the property concerned. Electricity supply to the property will only be reconnected once a written agreement governing the supply and cost thereof of all municipal services has been entered into between the new owner and the municipality. Rates, water, sanitation and refuse removal services will be charged automatically to the new owner from the date of registration of the property. The onus is on the new owner to discontinue all services if he or she is not in need of it. In the event of new water and or electricity meters being installed on a new property or property in the event of new improvements on such property, the owner will be charged for consumption on a basis that the opening reading on the respective meter was zero. New applications for services agreements for rental properties or premises occupied by a person other than the owner shall be entered into only by both the owner and occupier, where applicable. The owner shall bind himself/herself as surety and co-principal debtor in favour of the municipality for the fulfilment of the obligations of the occupier towards the municipality; the application will be subject to prescribed credit information and outstanding amounts related to the specific debtor may be transferred to the new account.

5.3 The owner and occupier shall be jointly and severally liable for payment of all services charges. It is the duty of the owners to always ensure that the occupiers of their premises are not in arrears with payments, but the Municipality shall within its financial and human resource constraints, endeavor to inform the owner of the performance by the occupier in terms of the agreement, where possible. The Municipality will make available payment information regarding the payment status of the occupier to the owner upon request.

5.4 In case of a service agreement between the municipality and a legal person such as business entities, including but not limited to trusts, companies, close corporations, partnerships, sole proprietors and

voluntary associations, the municipality may require the agreement to be accompanied by any one or more or all the following:

- a) A resolution whereby authority to enter into the agreement is delegated to the signatory.
- b) The business entity's registration number or ID number, if applicable.
- c) The names, addresses and all relevant contract particulars of all the businesses' directors or members or trustees or proprietors or partners or executive members.
- d) That any one or more or all partners/members/directors/trustees must sign as surety and co-principal debtor for the due fulfilment of all the obligations of the business entity.
- e) That the signatory to the agreement warrants that he/she is duly authorised to do so, that all information supplied is true and correct and shall further warrant that the business is not trading in insolvent circumstances.
- f) Copy of company registration documents, copies of IDs of directors or members or trustees or proprietors or partners or executive members.

5.5 The owner or the occupant must inform the municipality of the vacating of the property or premises by an occupier on or before the date of vacation or as soon thereafter as the owner may become aware of such vacation, by submitting to the Municipality a notice of Termination of Services.

5.6 Should the owner or occupier be represented by an agent or other representative; such agent or representative must submit a power of attorney authorizing such agency or representation in a form and contents to the satisfaction of the Chief Financial Officer.

## **6. DISTRIBUTION OF ACCOUNTS**

6.1 Every document that is required to be delivered to a client may be delivered through one or more of the following mechanisms:

- (a) in person at the residential or business premises of the client, or at any other location designated by the client but at the expense of the client.
- (b) by mail.
- (c) by cellular phone short message service (SMS), MMS or WhatsApp.
- (d) Collection at the enquiry desk

6.2 Delivery of documents shall be in a manner chosen by the client from the options made available in section 6.1 of this by-law.

6.3 The municipality shall deliver a municipal account / document to all clients once a month.

6.4 The onus is on the client to obtain an account from the municipality in the event of not receiving an account by means of the methods available in section 6.1 of this by-law. The client will have no remedy against credit control or debt collection action based on the excuse that he did not receive a municipal account or received it late.

## Chapter 4

### CREDIT CONTROL and DEBT COLLECTION

#### 7. PAYMENT OF MUNICIPAL ACCOUNTS

- 7.1 The account holder shall be responsible for payment of municipal services when the municipal account becomes due.
- 7.2 In terms of sec 102(a) of the Municipal 'Systems Act the Municipality deems all separate accounts of a client liable for payment to the Municipality, to be consolidated regardless the fact that separate accounts for such debtor may be rendered and includes all pre-paid services for which an account is rendered.
- 7.3 The owner who fails to enter into a service agreement will despite such failure be liable for the payment of the municipal account.
- 7.4 Nothing contained in this by-law will prohibit the municipality from collecting payment of any amount from the owner or any other person in terms of applicable legislation.
- 7.5 Partial payment will be allocated to the oldest debt first then to the youngest debt until all debt is paid.
- 7.6 The municipality may attach rental or any other payments due to debtors who are in arrears with their Municipal accounts:
- 7.6.1 If any debt levied in respect of a property is unpaid by the owner of the property, the Chief Financial Officer may recover the amount in whole or in part from a tenant or occupier of the property, despite any contractual obligation to the contrary on the tenant or occupier.
  - 7.6.2 The Chief Financial Officer may recover an amount only after a written notice was served on the tenant or occupier as provided for in Section 115 of the Municipal Systems Act; and
  - 7.6.3 Any amount the Chief Financial Officer recover from the tenant or occupier of a property must be set off by the tenant or occupier of a property to the owner of the property; and
  - 7.6.4 The tenant or occupier of a property must, on request by the Chief Financial Officer, furnish the Chief Financial Officer with a written

statement specifying all payments to be made by the tenant or occupier of a property to the owner of the property for rent or other money payable on the property during a period determined by the Chief Financial Officer.

- 7.6.5 The Chief Financial Officer may recover the amount due for debt on a property in whole or in part from the agent of the registered owner if this is more convenient for the Chief Financial Officer.
- 7.6.6 The Chief Financial Officer may recover the amount due for debt from the agent of the registered owner only after a written notice has been served to the tenant or occupier as provided for in Section 115 of the Municipal Systems Act.
- 7.6.7 The amount that the Chief Financial Officer may recover from the agent is limited to the amount of the rent or other money received by the agent on behalf of the registered owner, less any commission due to the agent; and
- 7.6.8 The agent must, on request by the Chief Financial Officer, furnish the Chief Financial Officer with a written statement specifying all payments for rent on the property and any other money received by the agent on behalf of the owner of the property during a period determined by the Chief Financial Officer; and
- 7.6.9 The Chief Financial Officer may act as provided for in this by-law or any other relevant legislation, against a tenant, occupier or agent for not more than the amount outstanding as determined by this sub-item; and
- 7.6.10 Where such tenant, occupier or agent fails to respond to the notice as referred to in this section; or
- 7.6.11 Fails to comply with any notice or fails to adhere to any terms, conditions, or undertakings in terms of this sub-item; or fails to make any agreed or required payments.

## **8. INTEREST**

- 8.1 The municipality shall charge interest on any amount due for services and related costs in arrears, in terms of section 75A (1) (b) of the Municipal Systems Act. The interest rate shall be according to the rate as set out in the approved annual budget.
- 8.2 The interest charged on a default amount shall not in aggregate, exceed the unpaid balance of the principal debt as at the time that the default occurs in terms of Section 103(5) of the National Credit Act, 2005,

## 9. DISHONoured PAYMENTS

- 9.1 Should any payment made to the municipality by debit order, credit or debit card, EFT or other negotiable instrument, be dishonored by the financial institution on which it is drawn, the municipality may levy such collection charge against the municipal account (one account if an allocation to multiple accounts was done) to which the payment relates, as determined by the Council in terms of section 75A (2) of the Municipal Systems Act.

## 10 STAFF, COUNCILLORS AND WARD COMMITTEE MEMBERS IN ARREARS

### 10.1 Staff members in arrears

- a) Item 10 of Schedule 2 to the Municipal Systems Act (Code of Conduct for Municipal Staff Members) states that –
- i. a staff member of the Municipality may not be in arrears to the Municipality for rates and service charges for a period longer than three (3) months; and
  - ii. a Municipality may deduct any outstanding amounts from a staff member's salary after this period.
- b) The Municipality shall liaise with the relevant staff on repayment of their arrears and will deduct any outstanding amount from the salary of a staff member who may be in arrears for a period of 3(three) months or longer.
- c) The staff member must sign an acknowledgement of debt and direct debit deduction form in accordance with this By-law.
- d) No special treatment shall be afforded to staff members whose accounts are arrears.
- e) Any staff member who has breached the code will be dealt with in accordance with the disciplinary procedures adopted by the Municipality or as prescribed by Law or determined by a Collective Agreement.

### 10.2 Councilors in arrears

- a) Item 12A of Schedule 1 to the Systems Act states that a Councilor may not be in arrears to the Municipality for a period longer than three months.
- b) The Municipal Manager shall liaise with the Speaker and issue the necessary salary deduction instructions where appropriate.

- 10.3 Where the Municipality is satisfied with the reasons supplied by the staff member or Councilor or Ward Committee Member stating why the account is

in arrears, the staff member or Councilor or Ward Committee Member must pay such arrears within a period of 3 months with interest.

- 10.4 On appointment to a higher post, employees who have signed a Credit Authority shall increase their installments on the Credit Authority in accordance with their new salary increase.
- 10.5 The Council reserves the right to deduct any arrears from the stipend or any other amount payable to ward committee members.

## **11 SETTLEMENTS OF ACCOUNT**

- 11.1 An amount tendered as payment against a municipal account will, if not representative of the full balance of such account on date of payment, will not be accepted as full and final payment of the amount due and payable on that date or any future date, unless so authorized by the Chief Financial Officer in writing. The Settlement amount may include interest reversal of interest charged over the last two years to the account.
- 11.2 The Municipality shall give a customer willing to settle account Fifty Percent discount on the debt that is older than 90 Days.

## **12 COLLECTION COSTS**

All collection and legal cost incurred by the municipality for the recovery of arrear amounts, due and payable in terms of the municipal account, will be debited against the municipal account, including any tracing cost and attorney's fees at the attorney-and-own-client scale, subject to the discretion of the court regarding the awarding of cost.

The municipality may levy and recover such collection charges determined in terms of section 75A (1) (b) of the Municipal Systems Act, not included in section 14(1).

## **13 REMINDER NOTICE**

- 13.1 The municipality may deliver a notice to a client who fails to make timeous payment in terms of a municipal account. This notice will remind such clients to make the due payment on or before a date specified in such notice to avoid the implementation of further credit control action.
- 13.2 A notice in terms of section 13 of this by-law may, be served on a client by electronic mail or by cellular phone short message service send to the electronic mail address or cellular phone number, respectively, provided by

the client on the service agreement and such service shall have the effect as if served in terms of section 6 of this by-law.

- 13.3 Failure by the municipality to cause the delivery of the notice in section 13.1 of this by-law, or the client not receiving such notice, for whatever reason, will not prevent the municipality from instituting further process for the recovery of any arrear payment or constitute a defense against a claim instituted for the recovery of any arrear payment.

#### **14 LETTER OF DEMAND**

- 14.1 The Municipality may cause to be delivered to a client who is in arrears with payment in terms of a municipal account, a letter demanding payment of such arrear amount on or before a date specified in such letter of demand.
- 14.2 Failure by the municipality to cause the delivery of the letter of demand in section 14.1 of this by-law, or the client not receiving such letter of demand, for whatever reason, will not prevent the municipality from instituting further process for the recovery of any arrear debt or constitute a defense against a claim instituted for the recovery of any arrear payment.

#### **15 DEBT COLLECTORS**

The municipality may appoint a debt collector agent or agents to collect on its behalf arrear payments from clients, and to take such legal steps necessary to give effect to such debt collection.

#### **16 ATTORNEYS**

- 16.1 The municipality may, at any time, appoint attorneys to institute or proceed with legal proceedings or appeal proceedings, against a client, to recover any amount due for payment by such client, including the enforcement of the acknowledgement of debt.
- 16.2 Municipal Manager or a member of staff delegated by him or her, may appoint and give any instruction to an attorney and if prudent, legal counsel, to give effect to section 16.1 of this by-law and further to depose of or require any person to depose of an affidavit, to give evidence and to produce any document, for the purpose of such legal proceedings.

#### **17 RIGHTS OF ACCESS TO PROPERTY**

- 17.1 The registered owner or occupier of any premises in the municipality must give an official of the municipality or any representative of a service provider, who is authorised by the Chief Financial Officer, access at all reasonable hours to the premises in order to inspect the premises, read, inspect, install or repair any meter or service connection for reticulation, stop or restrict or discontinue the provision of any service.
- 17.2 Where access has been denied to a property or where it is found that officials are unable to gain access the Chief Financial Officer may, having given fourteen days' due notice, insist on the installation of a water management device and any prepayment meter may be installed at the property, at the owners cost.
- 17.3 Where access has been denied to a property or where it is found that officials are unable to gain access the Chief Financial Officer may, having given fourteen days' due notice, disconnect, stop, restrict, or discontinue the provision of any service, at the cost of the owner.

## **18 DISCONNECTION AND RECONNECTION OF SERVICES**

- 18.1 The Chief Financial Officer may cause the supply of electricity and/or water to be discontinued to a property or premises, if payment is not received or suitable arrangements made by the due date as shown on the notice, subject to the provision of the minimum water supply to a property or premises as the municipality may determine from time to time.
- 18.2 The Municipality shall have the right to disconnect or restrict any service to a property, regardless of who has occupation, upon written request from the registered owner and provided the service account is in arrears.
- 18.3 The Municipality may insist that the services be transferred to the owners' account where tenants default on payment and or insist on changing to pre-paid services at the cost of the owner.
- 18.4 Reconnection of services will only be affected after the arrear amount specified and reconnection fee (rate as set out in the approved annual budget) has been paid or an arrangement acceptable to the Municipality has been made.
- 18.5 Debtors may be required to pay 20 — 50% of outstanding debt and enter a written arrangement on the balance of debt agreed upon, before services are reconnected. The onus is on the debtor to request reconnection and to provide proof of payment and make necessary arrangements such as acknowledgement of debt.
- 18.6 pre-paid meters may be disconnected, or sales prohibited for non-payment of any debt owed to the municipality.
- 18.7 Payments for the reconnection of services must be in cash, debit or credit card or similar pay point services. Proof of payment must be provided for EFT payments.



## Chapter 5

### GENERAL PROVISIONS

#### 19 CLEARANCE CERTIFICATES

Upon the sale of any property the Municipality must issue the required clearance certificate as prescribed in this by-law and the policy, subject to settlement of all outstanding municipal accounts.

- 19.1 Upon the sale of any property the Municipality will withhold the clearance certificate required under section 118(1) of the Act until all amounts have been fully paid that became due and payable in connection with that property for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies, and duties during the 2 (two) years preceding the date of application for the certificate.
- 19.2 All payments must be allocated to the seller's municipal accounts, and all refunds will be made to the seller.
- 19.3 All debt, inclusive of any advanced collection shall be deemed to be due and payable, for the purpose of issuing any clearance certificate in terms of Section 118 of the Municipal Systems Act, and must be paid in full:
- a) No interest shall be paid in respect of any payment made in terms of this sub- item unless permitted in terms of any other legislation or by-law.
  - b) All payments will be allocated to the registered seller's municipal accounts in terms of this by-law.
  - c) Prior to any refund, this payment will be dealt with as follows:
    - i. The advanced collection shall be used to offset any debt that accumulated against the property as follows:
      - A. any tenant debt; and
      - B. any of the seller's debt.
  - d) Any refund, in respect of any debt remaining after registration of transfer has been registered in the Deeds Office, shall be refunded to

the seller subject to the seller not having any other outstanding debt owed to the Municipality.

- e) No certificate, in terms of section 118 of the Municipal Systems Act, will be issued where the registered owner (and in this instance the seller) has not complied with any relevant legislation, policy or agreement relating to the property in question.
- f) The amount owing is for the account of the registered owner regardless of who incurred the debt.
- g) The Municipality may obtain a court order to sell any property in execution to recover outstanding debt due and payable as set out in the court order.

## 20 PROVISIONS FOR BAD DEBTS AND IRRECOVERABLE DEBTS

20.1 The provision for bad debts shall be determined based on factors that affect the trade receivables age analysis of the entity to determine whether the provision for doubtful debts at financial year end is accurately stated for financial reporting purposes.

20.2 The municipality, in the case of charges due or where it is the service provider, shall only abandon recovery of a debt owed to it in one or more of the following circumstances:

- a) Insolvency or passing of the client or debtor, if proven that his or her estate has insufficient funds to make payment.
- b) A balance being too small to recover for economic reasons considering the costs of recovery.
- c) Where the claim has become prescribed.
- d) When the client or debtor as the case relocated and tracing agents are unable to trace the current whereabouts of such person.
- e) All reasonable notifications and cost-effective legal avenues to recover the outstanding amount have been exhausted.
- f) The amount outstanding is the residue of the payment of a dividend from an insolvent estate or where there is a danger of contribution in proving a claim against the insolvent estate.
- g) If the debt outstanding cannot be proved.
- h) The outstanding amount is due to an administrative error by the municipality; and
- i) By council resolution on good cause shown or as per delegation system of the municipality.

20.3 Notwithstanding the above the municipality shall be under no obligation to write off any debt.

## 21 DISPUTES

- 21.1 A client who disputes a municipal account must submit such dispute in writing to the Chief Financial Officer, stating clearly the reasons for such dispute and any relevant facts, information or representation which the Chief Financial Officer should consider resolving such dispute.
- 21.2 A dispute submitted in terms of section 21.1 of this by-law, shall not stop or defer the continuation of any legal proceedings already instituted, for the recovery of arrear payment relating to such dispute, unless the Chief Financial Officer decides otherwise.
- 21.3 The Chief Financial Officer will consider a dispute submitted in terms of section 21.1 of this by-law and will inform the Client of the decision in writing within fourteen (14) days from the date on which such dispute is submitted, together with reasons for such decision.
- 21.4 Should the client wish to appeal against a decision of the Chief Financial Officer, the client may submit an appeal and reasons in writing to the Municipal Manager, within twenty-one (21) days from the date on which the client is informed of the decision of the Chief Financial Officer meant in section 27.3 of this by-law. The Municipal Manager must consider the appeal within fourteen (14) days of the date of the appeal and must notify the client of the decision within a reasonable time thereafter.

## **22 ILLEGAL CONNECTIONS, UNAUTHORISED RECONNECTION AND VANDALISM**

- 22.1 Any person who undertakes or allow or causes any other person to undertake an illegal connection or unauthorised reconnection, will be guilty of an offence.
- 22.2 Any person who undertakes any act of vandalism to the metering units of the Lekwa-Teemane Local Municipality will be guilty of an offence.
- 22.3 A client who becomes aware of an illegal connection or unauthorised reconnection of the electricity supply or the water supply to a property or premises owned by or occupied by such client, must immediately notify the municipality.
- 22.4 The municipality will immediately disconnect any illegal connection or unauthorised reconnection and remove any wiring, piping or other equipment or installation relating to an illegal connection.
- 22.5 Electricity and water losses due to an illegal connection or unauthorised reconnection will be as practically as possible apportioned to the client's account.
- 22.6 The municipality shall impose a penalty on the property or premises where the illegal connection, unauthorised reconnection, or vandalism to the metering units of the Municipality was discovered. The amount of the penalty for illegal connection, unauthorised reconnection or vandalism is set out in the Tariff Policy of the municipality and is reviewed annually.

- 22.7 An authorised representative of or service provider to the Municipality shall be given access to any premises in accordance with the provisions of Sec 101 of the Municipal Systems Act.

### **23 INDIGENT HOUSEHOLDS**

The indigent households shall be treated in terms of the Indigent Policy of the municipality.


### **24 PENALTIES**

- 24.1 A person who fails or omits to do anything prescribed by this by-law or do anything prohibited in terms of this by-law will be guilty of an offence.
- 24.2 A person found guilty of an offence in terms of section 24.1 of this by-law will be liable for a fine or imprisonment or both such fine and imprisonment.

### **25 DEBT REDUCTION**

From time-to-time payments habits of clients may be profiled for the purpose of incentives to keep clients within the payment net. The Municipality may from time to time introduce incentive schemes to improve the debt collection rate.

## GENERAL NOTICE 284 OF 2023

LEKWA TEEMANE "NW396"	NOTICE NO.: 45/2023	31 May 2023
	<b>LEKWA-TEEMANE LOCAL MUNICIPALITY</b>	
<b><i>NOTICE No.: 45/2023</i></b>		
<b>AMENDMENT OF TARIFF OF CHARGES</b>		
<p>Lekwa Teemane Local Municipality, hereby, in terms of section 6 of the Local Government: Municipal Property Rates Act, 2004, has by way of (Council Resolution No.: 45/2023) adopted the Municipality's Property Rates By-Law set out hereunder.</p>		
<b>LEKWA TEEMANE LOCAL MUNICIPALITY</b>		
<b>MUNICIPAL PROPERTY RATES BY-LAW</b>		
<b>PREAMBLE</b>		
<p>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.</p>		
<p>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.</p>		
<p>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 liable for the payment.</p>		
<p>NOW THEREFORE IT IS ENACTED by the Council of the Lekwa Teemane Local Municipality, as follows:</p>		
<b>1. DEFINITIONS</b>		
<p>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 –</p>		
<p>'Municipality' means Lekwa Teemane Local Municipality.</p>		
<p>'Municipal Property Rates Act' means the Local Government: Municipality Property Rates Act, 2004 (Act No 6 of 2004),</p>		
<p>'Rates Policy' means the Lekwa Teemane Local Municipality's property rates policy adopted by the Council Resolution No.: 45/2023 in terms of section 3(1) of the Local Government: Municipal Property Rates Act, 2004.</p>		

**2. OBJECTS**

The object of the 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 Municipality Property Rates Act. The Rates Policy outlines the municipality's rating practices; therefore, it is not necessary for the By-Law to restate and repeat the same.

The Rates Policy is hereby incorporated by reference in this by-law. All amendments 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 of Lekwa Teemane Local Municipality is available at Bloemhof Municipal Office, Bloemhof Town Library, Coverdale Library, Christiana Municipal Office, Christiana Library and Geluksoord Library; and electronically in the municipal website [www.lekwateemane.co.za](http://www.lekwateemane.co.za).

**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 the Lekwa Teemane Local Municipality Property Rates By-Law and takes effect on the date on which it is published in the Provincial Gazette.

Notice is hereby given in accordance with section 75A (3)(a) and (b) of the Local Government Systems Act 32 of 2000, as amended, that the Lekwa-Teemane Local Municipality Council at a meeting held on the 31<sup>st</sup> May 2022 resolved to increase the tariffs as following:

i.	Rates	5.3%
ii.	Refuse	5.3%
iii.	Sewer	5.3%
iv.	Water Consumption	5.3%
v.	Water Basic	5.3%
vi.	Electricity (on average)	15.1%
vii.	Vacuum Tanker Removals	5.3% (Sewer)
viii.	Sundry Tariffs as per the Tariff of charges	5.3%


**Please note that: -**

1. The increased tariffs shall come into operation on the 01 July 2023 for all services accounts rendered.
2. A copy of the existing tariff of charges, the proposed new tariffs and a copy of the resolution are open for inspection during office hours for a period of 30 days from date of publication hereof.
3. Copies of relevant resolutions and particulars of the amendments will be open for inspection at the following Municipal offices: -

Christiana Offices  
Corner Dirkie Uys and Robyn Street  
Christiana  
2680  
053 – 441 2206 / 441 3956

or

Bloemhof Offices  
Tullekin Street  
Bloemhof  
2660  
053 – 433 1017/8

  
\_\_\_\_\_  
**ACTING MUNICIPAL MANAGER  
KABO FORANE  
LEKWA-TEEMANE LOCAL MUNICIPALITY**



NOTICE No. 45/2023

31 May 2023

MUNICIPAL NOTICE No.: 45 of 2023

**LEKWA-TEEMANE LOCAL MUNICIPALITY**  
**RESOLUTION LEVYING PROPERTY RATES FOR THE**  
**FINANCIAL 1 JULY 2023 to 30 JUNE 2024**

1. Notice is hereby given in terms of section 14 (1) and (2) of the Local Government Municipal Property Rates Act No. 6 of 2004, that at its meeting of 31<sup>st</sup> May 2023, the Council resolved by way of council resolution number 45/2023, to levy the rates on properties reflected in the schedule below with effect from 1 July 2023.

CATEGORY	RATIO	IMPERMISSIBLE PROPERTY	PER	CENT AMOUNT IN THE RAND RATE DETERMINED FOR THE RELEVANT PROPERTY CATEGORY (R)
RESIDENTIAL PROPERTIES	1: 1		110 000	R 0.012538
INDUSTRIAL PROPERTIES	1: 2.25			R 0.027942
BUSINESS & COMMERCIAL PROPERTIES	1: 2			R 0.024660
AGRICULTURAL PROPERTIES	1: 0.25			R 0.002954
PROPERTIES OWNED BY AN ORGAN OF STATE AND USED FOR PUBLIC SERVICE PURPOSES	1: 2.25			R 0.024660
MINING PROPERTIES	1: 0.25			R 0.002954
VACANT PROPERTIES	1: 3.75			R 0.046027
MUNICIPAL PROPERTIES	1: 0			R 0.00
PROPERTIES OWNED BY PUBLIC BENEFIT ORGANISATIONS AND USED FOR SPECIFIED PUBLIC BENEFIT ACTIVITIES	1: 0.25			R 0.024660
PUBLIC SERVICES INFRASTRUCTURE	1: 0.25			R 0.024660

**EXEMPTIONS, REDUCTIONS AND REBATES**

**Residential Properties:** For all residential properties, the municipality will not levy a rate on the first R110 000.00 of the property's market value. The R110 000.00 is inclusive of the R15 000.00 statutory impermissible rate as per section 17 (1)(h) of the Municipal Property Rates Act.

**2. Date of Payment**

All rates are payable in twelve equal monthly instalments on or before the Seventh day following the statement date. Any portion of rates remaining unpaid after the due dates afore said shall be subject to interest and/or penalties as laid down in the Credit Control, Debt Collection and Customer Care Policy. A rebate of 10% will be applicable to the rates paid in advance for the whole 2023/2024 financial year before or on 30 September 2023.

**3. Retired and Disabled Persons Rate Rebate**

Retired and disabled Persons qualify for special rebates according to monthly household income. To qualify for the rebate a property owner must:

- a. Occupy the property as his/her normal residence.
- b. Be at least 65 years of age or in receipt of a disability pension from the Department of Social Development or other approved pension funds.
- c. Be in receipt of total monthly income from all sources (including income of spouses of owner) as per schedule A;
- d. Not be the owner of more than one property.
- e. Provided that where the owner is unable to occupy the property due to no fault of his/her own, the spouse or minor children may satisfy the occupancy requirement.

**4. Indigent**



Owners who qualify for indigent support in terms of the Credit Control, Debt Collection and Customer Care Policy will receive a reduction on property rates.

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.lekwa-teemane.co.za](http://www.lekwa-teemane.co.za)) and public libraries within the municipality's jurisdiction.

Christiana Offices  
Corner Dirkie Uys and Robyn Street  
Christiana  
2680  
053 – 441 2206 / 441 3956

or

Bloemhof Offices  
Tullekin Street  
Bloemhof  
2660  
053 – 433 1017/8



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**MUNICIPAL MANAGER  
KABO FORANE  
LEKWA-TEEMANE LOCAL MUNICIPALITY**

## PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

### PROVINCIAL NOTICE 583 OF 2023

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

##### AMENDMENT SCHEME 3175

I, Mr Rudolf Van Den Berg as the owner of **Portion 155 Of Farm 271 JQ Rietvly** Rustenburg Registration division JQ North West Province hereby give notice in terms of **Section 17(1)(d)** of the Rustenburg Spatial Planning and Land Use Management By Law 2018, that I have applied to the Rustenburg Local Municipality for the amendment of the Town Planning Scheme known as the Rustenburg Land Use Scheme 2018 by way of Rezoning the property described above from **"Agricultural" to "Agricultural " including a Place of Refreshment, Shop to a size of 50 square meters, Laundromat and a Car wash. as defined in Annexure 3175** to the Scheme. This application contains the following proposals: **A. The property shall be used entirely for the proposed. The adjacent properties and others in the area will be affected. The proposed rezoning has the following development parameters: Property size:2.1739H, Maximum Height: 2 Storeys, Maximum Coverage: 55% Maximum FAR: 0.3.** Particulars of the application will lie for inspection during normal working hours at the office of the Municipal Manager Room 319 Missionary Mpheni House, Cnr of Nelson Mandela and Beyers Naude Streets Rustenburg for a period of **28 days from 18 July 2023.** Objections Municipal Manager at the abovementioned address or at P.O.BOX 16 Rustenburg 0300 within the specified date. The notice will be placed on the Subject property for a period of 28 days from the date of the first publication on the Provincial Gazette, Beeld and Citizen Newspapers. Publication dates: **18 and 25 July 2023.**

**Closing date for Objections: 14 August 2023.**

082 742 6423

18-25

### PROVINSIALE KENNISGEWING 583 VAN 2023

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

##### WYSIGINGSKEMA 3175

Ek, mnr Rudolf Van Den Berg as die eienaar van **Gedeelte 155 Van Plaas 271 JQ Rietvly** Rustenburg Registrasie-afdeling JQ Noordwes Provinsie gee hiermee kennis ingevolge **Artikel 17(1)(d)** van die Rustenburg Ruimtelike Beplanning en Grondgebruikbestuur volgens wet 2018, dat ek by die Rustenburg Plaaslike Munisipaliteit aansoek gedoen het vir die wysiging van die Dorpsbeplanningskema bekend as die Rustenburg Grondgebruikskema 2018 by wyse van die Hersonering van die eiendom hierbo beskryf van **"Landbou" na "Landbou" insluitend 'n Plek van Verversing, Winkel tot 'n grootte van 50 vierkante meter, wassery en 'n karwas. soos omskryf in Bylae 3175 tot die Skema. Hierdie aansoek bevat die volgende voorstelle: A. Die eiendom sal geheel en al vir die voorgestelde gebruik word. Die aangrensende eiendomme en ander in die area sal geraak word. Die voorgestelde hersonering het die volgende ontwikkelingsparameters: Eiendoms grootte:2.1739H, Maksimum Hoogte: 2 Verdiepings, Maksimum Dekking: 55% Maksimum VER: 0.3.** Besonderhede van die aansoek le ter insae gedurende gewone werksure by die kantoor van die Munisipale Bestuurder Kamer 319 Sending Mpheni Huis, Hv van Nelson Mandela- en Beyers Naudestraat Rustenburg vir 'n tydperk van 28 dae vanaf 18 Julie 2023. Besware Munisipale Bestuurder by die bogenoemde adres of by Posbus 16 Rustenburg 0300 binne die gespesifiseerde datum. Die kennisgewing sal op die Onderwerpse eiendom geplaas word vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie op die Provinsiale Koerant, Beeld en Citizen Newspapers. Publikasiedatums: **18 en 25 Julie 2023.**

**Sluitingsdatum vir besware: 14 Augustus 2023.**

082 742 6423

18-25

**PROVINCIAL NOTICE 584 OF 2023****NOTICE OF APPLICATION FOR AMENDMENT SCHEME IN TERMS OF SECTION 17(1) OF THE RUSTENBURG SPATIAL PLANNING AND LAND USE MANAGEMENT BY LAW 2018 RUSTENBURG.****AMENDMENT SCHEME 3176**

I, Roger Mendo as given Power of Attorney by the owner of Erf 2133 Extension 7 Rustenburg, Registration Division J.Q North West Province also situated at house number 74 Impala street Rustenburg North hereby give notice in terms of Section 17(1)(d) of the Rustenburg Spatial Planning and Land Use Management By Law 2018, that I have applied to the Rustenburg Local Municipality for the amendment of the Town Planning Scheme known as the Rustenburg Land Use Scheme 2021 by way of Rezoning the property described above, from "Residential 1" to "Residential 2", as defined in Annexure 3176 to the Scheme. This application contains the following proposals: A. The property shall be used entirely for the proposed. The adjacent properties and others in the area will be affected. The proposed rezoning has the following development parameters: Property size: **787 m<sup>2</sup>**, **Maximum Height: 2 Storey**, **Maximum Coverage: 55%** **Maximum FAR: 0.5**, Particulars of the application will lie for inspection during normal working hours at the office of the Municipal Manager Room 319 Missionary Mpheni House, Cnr of Nelson Mandela and Beyers Naude Streets Rustenburg for a period of 28 days from **18 July 2023**. Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager at the above-mentioned address or at P.O.BOX 16 Rustenburg 0300 within 28 days from the date of first publication. The notice will be placed on the Subject property for a period of 28 days from the date of the first publication on the Provincial Gazette, Beeld and Citizen Newspapers. **Publication dates: 18 and 25 July 2023. Closing date for Objections: 14 August 2023.** 74 Impala street Rustenburg **0300 Contact number 0145972549/0728851677.**

18-25

**PROVINSIALE KENNISGEWING 584 VAN 2023****KENNISGEWING VAN AANSOEK OM WYSIGINGSKEMA IN TERME VAN ARTIKEL 17(1) VAN DIE RUSTENBURG RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR DEUR WET 2018 RUSTENBURG.****WYSIGINGSKEMA 3176**

Ek, Roger Mendo soos gegee Volmag deur die eienaar van Erf 2133 Uitbreiding 7 Rustenburg, Registrasie Afdeling J.Q Noordwes Provinsie ook geleë te huisnummer 74 Impala straat Rustenburg Noord gee hiermee kennis ingevolge Artikel 17(1)(d) van die Rustenburg Ruimtelike Beplanning en Grondgebruikbestuur deur Wet 2018, dat ek by die Rustenburg Plaaslike Munisipaliteit aansoek gedoen het vir die wysiging van die Dorpsbeplanningskema bekend as die Rustenburg Grondgebruikskema 2021 deur middel van die Hersonerig van die eiendom hierbo beskryf, vanaf "Residensieel 1" na "Residensieel 2", soos omskryf in Aanhangsel 3176 by die Skema. Hierdie aansoek bevat die volgende voorstelle: A. Die eiendom sal geheel en al vir die voorgestelde gebruik word. Die aangrensende eiendomme en ander in die area sal geraak word. Die voorgestelde hersonerig het die volgende ontwikkelingsparameters: **Eiendoms grootte: 787 m<sup>2</sup>**, **Maksimum Hoogte: 2 Verdieping**, **Maksimum Dekking: 55%** **Maksimum VERV: 0.5**, Besonderhede van die aansoek sal gedurende normale werksure by die kantoor van die Munisipale Bestuurder ter insae lê. Kamer 319 Missionary Mpheni House, Hv van Nelson Mandela- en Beyers Naudestraat Rustenburg vir 'n tydperk van 28 dae vanaf **18 Julie 2023**. - gemelde adres of by POSBUS 16 Rustenburg 0300 binne 28 dae vanaf die datum van eerste publikasie. Die kennisgewing sal op die Onderwerpse eiendom geplaas word vir 'n tydperk van 28 dae vanaf die datum van die eerste publikasie op die Provinsiale Koerant, Beeld en Citizen Newspapers. **Publikasiedatums: 18 en 25 Julie 2023.** Sluitingsdatum vir **Besware: 14 Augustus 2023. Impalastraat 74 Rustenburg 0300 Kontaknommer 0145972549/0728851677.**

18-25

**PROVINCIAL NOTICE 585 OF 2023****NOTICE OF A CONSENT USE APPLICATION IN TERMS OF SECTION 68 OF THE MADIBENG LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2016 READ WITH THE MADIBENG LAND USE SCHEME**

Notice is hereby given to all whom it may concern, that in terms of Section 68 of the Madibeng Local Municipality Spatial Planning and Land Use Management By-Law, 2016, read with the Land use Scheme, I/We Christine Meintjes and/or Collen Mulongoni from **Urban Innovate Consulting CC**, applied to the Madibeng Local Municipality for consent to allow for the construction of 4 telecommunication mast on the Farm Weldaba 567, JQ.

Any objection(s), with the grounds therefore and contact details, shall be lodged with or made in writing to: The Municipality at: PO Box 106, Brits, 0250 and/or Room 223, Second Floor, Madibeng Municipal Office, 52 Van Velden Street, Brits, within 30 days of the publication of the advertisement in the Provincial Gazette and Local Newspaper, viz 18 July 2023. Full particulars and plans (if any) may be inspected during normal office hours at the abovementioned office, for a period of 30 days after the publication of the advertisement in the Provincial Gazette and Local Newspaper.

Closing date for any objections: 18 August 2023

Address of applicant: Urban Innovate Consulting CC: Unit 12 Guild House, 239 Bronkhorst Street, Nieuw Muckleneuk. or P.O. Box 27011, Monument Park, 0105, Telephone No: 012 460 0670, e-mail: info@urbaninnovate.co.za

Dates on which the notice will be published: 18 July 2023 – 25 July 2023

**PROVINSIALE KENNISGEWING 585 VAN 2023****KENNISGEWING VAN 'N TOESTEMMINGSAANSOEK INGEVOLGE ARTIKEL 68 VAN DIE MADIBENG PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING GRONDGEBRUIKBESTUUR VERORDERING, 2016, SAAMGELEES MET DIE MADIBENG DORPSBEPLANNING SKEMA**

Kennis geskied hiermee in terme van Klousule 68 van die Madibeng Plaaslike Munisipaliteit Ruimtelike Beplanning Grondgebruikbestuur Verordering, saamgelees met die Madibeng Dorpsbeplanning Skema dat Ek/Ons Christine Meintjes en/of Collen Mulongoni van **Urban Innovate Consulting BK** aansoek gedoen het by die Madibeng Plaaslike Munisipaliteit vir toestemming om vier telekommunikasie maste op die plaas Weldaba 567 JQ.

Enige besware, insluitend die gronde vir sodanige beswaar, met volle kontakbesonderhede, moet skriftelik ingedien word by Die Munisipaliteit by: Posbus 106, Brits, 0250 en/of Kamer 223, Tweede Vloer, Madibeng Munisipale Kantore, 52 Van Velden Straat, Brits binne 30 dae van die publikasie van die kennisgewing in the Provinsiale Gazette en Plaaslike koerant op 18 Julie 2023. Volle besonderhede en planne (indien enige) van die aansoek lê ter insae gedurende gewone kantoor-ure by die Munisipale kantore soos hierbo aangetoon, vir n tydperk van 30 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Gazette en Plaaslike Koerant.

Sluitingsdatum vir enige besware: 18 Augustus 2023

Adres van applikant: Urban Innovate Consulting CC: Eenheid 12, Guild Huis, 239 Bronkhorst Straat, Nieuw Muckleneuk of P.O. Box 27011, Monument Park, 0105, Telefoon No.: 012 460 0670, Epos: info@urbaninnovate.co.za

Datums van publikasie: 18 Julie 2023 – 25 Julie 2023

18-25

**PROVINCIAL NOTICE 586 OF 2023****NOTICE OF APPLICATION IN TERMS OF SECTION 94 (1) OF CITY OF MATLOSANA SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW OF 2016 READ TOGETHER WITH THE PROVISIONS OF SPATIAL PLANNING AND LAND USE MANAGEMENT ACT 2013 (ACT 16 OF 2013), read with Section 56 of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986).****AMENDMENT SCHEME**

We, KAYC MOLENKA (PTY) LTD (Reg No. 2020/800838/07), being the authorised agent of the owner of Erf 2686, Stilfontein Extension 4, hereby give notice in terms of Section 94(1) of City of Matlosana By-Law on Spatial Planning and Land Use Management of 2016, read with Section 56 of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986), that we have applied to the City of Matlosana for the amendment of Klerksdorp Land Use Management Scheme 2005, by rezoning of Erf 2686, Stilfontein Extension 4, from 'Residential 1' to 'Residential 2' for the purposes of eight (8) Flat units.

Particulars of the application will lie for inspection during office hours at the Records Section, Basement Floor, Klerksdorp Civic Centre, for a period of 30 days from 18 July 2023.

Objections to or representations in respect of the application must be lodged with or in writing to the Municipal Manager, City of Matlosana at the above address or posted to P.O Box 99, Klerksdorp, 2570, within a period of 30 days from 18 July 2023. Any person who cannot write may during office hours visit City of Matlosana (Town Planning Unit: 018 487 8544) for assistance with transcribing their comments, objection or representations.

Address of the Agent: KAYC MOLENKA (PTY) LTD, P.O Box 765 Tlhabane, 0300 (Cell: 083 735 9327, [mbulelodala@gmail.com](mailto:mbulelodala@gmail.com))

18-25

**PROVINSIALE KENNISGEWING 586 VAN 2023****KENNISGEWING VAN AANSOEK INGEVOLGE ARTIKEL 94 (1) VAN STAD MATLOSANA RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENING VAN 2016 GELEES SAAM MET DIE BEPALINGS VAN RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR 2013 (WET 16 VAN 2013), saamgelees met Artikle 56 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).****WYSIGINGSKEMA**

Ons, KAYC MOLENKA (EDMS) BPK (Reg No. 2020/800838/07), synde die gemagtigde agent van die eienaar van Erf 2686, Stilfontein Uitbreiding 4, gee hiermee kennis ingevolge Artikel 94(1) van Stad Matlosana Deur -Wet op Ruimtelike Beplanning en Grondgebruikbestuur van 2016, saamgelees met Artikel 56 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), dat ons by die Stad Matlosana aansoek gedoen het vir die wysiging van Klerksdorp Grondgebruikbestuurskema 2005, deur hersonering van Erf 2686, Stilfontein Uitbreiding 4, van 'Residensieel 1' na 'Residensieel 2' vir die doeleindes van agt (8) Woonenhede. Besonderhede van die aansoek lê ter insae gedurende kantoorure by die Rekordsafdeling, Kelderverdieping, Klerksdorp Burgersentrum, vir 'n tydperk van 30 dae vanaf 18 Julie 2023.

Besware teen of vertoe ten opsigte van die aansoek moet binne 'n tydperk van 30 dae vanaf 18 Julie 2023 by of skriftelik by die Munisipale Bestuurder, Stad Matlosana by bogenoemde adres ingedien word of by Posbus 99, Klerksdorp, 2570 geos word. Enige persoon wat nie kan skryf nie, kan gedurende kantoorure Stad Matlosana (Stadsbeplanningseenheid: 018 487 8544) besoek vir hulp met die transkribering van hul kommentaar, beswaar of vertoe.

Adres van die Agent: KAYC MOLENKA (EDMS) BPK, Posbus 765 Tlhabane, 0300 (Sel: 083 735 9327, [mbulelodala@gmail.com](mailto:mbulelodala@gmail.com))

18-25

**PROVINCIAL NOTICE 591 OF 2023****RUSTENBURG LOCAL MUNICIPALITY. NOTICE OF AMENDMENT OF APPLICATION FOR ESTABLISHMENT OF TOWNSHIP. WATERVAL EAST EXTENSION 41**

I, Jan-Nolte Ekkerd of The firm NE Town Planning CC, being the authorised agent of the owner of the Remaining Extent of Holding 17 of the Waterval Small Holdings, Agricultural Holdings, Registration Division J.Q, North West Province, hereby give notice in terms of Section 100(a) read with Section 69(6)(a) and Section 96(3) of the Town Planning and Townships Ordinance, 1986 with Section 17(7)(j) and Section 17(1)(d) of the Rustenburg Local Municipality Spatial Planning and Land Use Management By-Law, 2018, that an application to amend the approved township Waterval East Extension 41 referred to in the Annexure hereto, has been submitted to the Rustenburg Local Municipality; whereby the density of the township will be increased from 25 dwelling units per hectare, to 120 dwelling units per hectare with some other amendments as mentioned in the annexure hereto. 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: **22 August 2023**.

**ANNEXURE**

**Name of Township:** Waterval East Extension 41

**Full name of applicant:** NE Town Planning CC (2008/249644/23) on behalf of Seven Seasons Trading 181 (Pty) Ltd (2004/021513/07).

**Details of Amendment:** The replacement of the 12 "Residential 2" erven with a density of 25 dwelling units per hectare with 12 "Residential 4" erven with a density of 120 units per hectare and a parking requirement of 1 p/b per unit.

The replacement of the "Special" (Private Park) erf with a "Private open Space" erf. The amendment of the "Special" (for Access and access control) erf by reducing the size and the creation of Public Streets as internal streets within the township.

**Description of land on which township is established:** Remaining Extent of Holding 17, Waterval Small Holdings, Agricultural Holdings, Registration Division J.Q, North West Province.

**Location of proposed township:** Cnr Short Road and 4<sup>th</sup> Avenue, Waterval East. **Address of authorised agent:** NE Town Planning CC, 155 Kock Street, Suite 203, De Dak, Rustenburg 0299 or P.O. Box 21139, Protea Park, 0305

25-1

**PROVINSIALE KENNISGEWING 591 VAN 2023****RUSTENBURG PLAASLIKE MUNISIPALITEIT. KENNISGEWING VAN WYSIGING VAN AANSOEK OM STIGTING VAN DORP. WATERVAL EAST UITBREIDING 41**

Ek, Jan-Nolte Ekkerd van die firma NE Town Planning CC, synde die gemagtigde agent van die eienaar van die Resterende Gedeelte van Hoewe 17, Waterval Kleinhoewes, Landbouhoewes, Registrasie Afdeling J.Q, Noordwes Provinsie, gee hiermee ingevolge Artikel 100(a) saamgelees met Artikel 69(6)(a) en Artikel 96(3) 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) saamgelees met Artikel 17(7)(j) en Artikel 17(1)(d) van die Rustenburg Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Verordening, 2018 dat 'n aansoek by die Rustenburg Plaaslike Munisipaliteit ingedien is om die aanvanklike aansoek vir die stigting van die dorp Waterval East Uitbreiding 41 te wysig deur die verhoging van die digtheid van die dorp vanaf die aanvanklike 25 wooneenhede per hektaar na 120 wooneenhede per hektaar, asook verdere wysigings soos in die Bylae hierby genoem. 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 Huis, 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: **22 August 2023.**

**BYLAE**

**Naam van dorp:** Waterval East Uitbreiding 41

**Volle naam van aansoeker:** NE Town Planning CC (2008/249644/23) namens Seven Seasons Trading 181 (Pty) Ltd (2004/021513/07).

**Besonderhede van wysiging:** Vervanging van die 12 "Residensieël 2" erwe met 'n digtheid van 25 wooneenhede per hektaar met 12 "Residensieël 4" erwe met 'n digtheid van 120 wooneenhede per hektaar en 'n parkeer vereiste van 1 p/p per eenheid. Die vervanging van die "Spesiaal" (vir Private Park) erf met 'n "Private Oop Ruimte" erf. Die vermindering in grootte van die "Spesiaal" (vir Toegang en toegangsbeheer) erf en die byvoeging van "Bestaande Publieke Straat" as interne paaie in die dorp.

**Beskrywing van grond waarop dorp gestig is:** Resterende Gedeelte van Hoewe 17, Waterval Kleinhoewes, Landbouhoewes, Registrasie Afdeling J.Q, Noordwes Provinsie

**Ligging van voorgestelde dorp:** H/v Short en 4de Laan, Waterval East.

**Adres van gemagtigde agent:** NE Town Planning CC, Kock Straat 155, Kamer 203, De Dak, Rustenburg 0299 of Posbus 21139, Protea Park, 0300

25-1

**PROVINCIAL NOTICE 592 OF 2023****LOCAL AUTHORITY NOTICE 38 OF 2023****CITY COUNCIL OF MATLOSANA****APPROVAL OF AMENDMENT OF LAND USE MANAGEMENT SCHEME**

The City Council of Matlosana hereby in terms of the provisions of Article 57(1) of the Town Planning and Townships Ordinance, 1986, Section 28(1) of the Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA, 2013) and Sections 15 and 20 of the City of Matlosana Spatial Planning and Land Use Management By-Law, 2016, declares the approval of an amendment scheme being an amendment of the Klerksdorp Land Use Management Scheme, 2005, by the rezoning Erf 350 Manzilpark from "Residential 1" to "Residential 2" with a density of four (4) dwelling units.

Map 3 and the scheme clauses of the amendment scheme are filed with the Municipal Manager, Klerksdorp and are open for inspection at all reasonable times.

This amendment is known as Klerksdorp Land Use Management Scheme 914 and shall come into operation from the date of publication of this notice.

Civic Centre  
**KLERKSDORP**  
Notice No: 38/2023  
(16/3/2/1747)

**Ms L SEAMETSO**  
**MUNICIPAL MANAGER**

25 July 2023

**PROVINCIAL NOTICE 593 OF 2023****NOTICE OF APPLICATION FOR REZONING: ERF 231, FLIMIEDA IN TERMS OF SECTION 94(1)(a) OF THE CITY OF MATLOSANA SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW ON SPATIAL PLANNING AND LAND USE MANAGEMENT, 2016, READ TOGETHER WITH SPLUMA, 2013 (ACT 16 OF 2013), CITY OF MATLOSANA –AMENDMENT SCHEME 1503**

I, Pieter Francis Ernst (ID: 840328 5059 08 3), of the firm Malepa Planning & Projects (Pty) Ltd (2007/015316/07) being the authorised agent of the owners of Erf 231, Flimieda, Registration Division IP, North West Province hereby gives notice in terms of Section 94(1)(a) of the City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016, read together with the Spatial Planning and Land Use Management Act, 2013 (Act No.16 of 2013). That we have applied in terms of;

Section 56(1)(b)(ii) of the Town-planning and Townships Ordinance 1986, (Ordinance 15 of 1986) and Section 62(1) of the City of Matlosana Spatial Planning and Land Use Management by-Law, 2016, to the City of Matlosana for the rezoning Erf 231, Flimieda, Registration Division IP, North West Province, situated at 24 Iris Avenue, Flimieda, Kerksdorp, North West Province for the rezoning from "Residential 1" to "Institutional" for the purpose of a nursing home.

The intention is to convert the existing dwelling house into a nursing home.

Particulars of the application will lie for inspection during normal office hours at the City of Matlosana, Records Section, Basement Floor, Klerksdorp Civic Centre, c/o Bram Fisher and OR Tambo Street, Klerksdorp, for a period of 30 days from 25 July 2023.

Objections or representations in respect of the application, together with the reasons therefore, must be lodged with or made in writing or verbally, if the objector is unable to write, to the authorized agent and the Municipal Manager at the above address or posted to P.O. Box 99, Klerksdorp, 2570, within a period of 30 days from 25 July 2023.

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

The closing date for submission of comments, objections or representation is 24 August 2023.

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

25-1

**PROVINSIALE KENNISGEWING 593 VAN 2023****KENNISGEWING VAN AANSOEK VIR HERSONERING VAN: ERF 231, FLIMIEDA IN TERME VAN ARTIKEL 94(1)(a) VAN DIE "CITY OF MATLOSANA SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW ON SPATIAL PLANNING AND LAND USE MANAGEMENT, 2016", SAAMGELEES MET "SPLUMA, 2013 (ACT NO. 16 OF 2013)", STAD VAN MATLOSANA – WYSIGINGSKEMA 1503**

Ek, Pieter Francis Ernst (ID: 840328 5059 08 3), van die firma Malepa Planning & Projects (Edms) Bpk, (2007/015316/07) synde die gemagtigde agent van die eienaars van Erf 231, Flimieda, Registrasie Afdeling IP, Noord Wes Provinsie gee hiermee ingevolge Artikel 94(1)(a) van die "City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016", saamgelees met die "Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) dat ons aansoek gedoen het ingevolge:

Artikel 56(1)(b)(ii) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), en Artikel 62(1) van die "City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016", by die Stad van Matlosana vir die hersonering van Erf 231, Flimieda, Registrasie Afdeling IP, Noord Wes Provinsie geleë te Iris Laan 24, Flimieda, Klerksdorp, Noord Wes Provinsie vanaf "Residensieel 1" na "Institusioneel" vir die doel van 'n verpleeginrigting.

Die bedoeling is om die bestaande woonhuis in verpleeginrigting te omskep.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die Stad van Matlosana, Rekords Afdeling, Kelder Verdieping, Burgersentrum, h/v Bram Fisher Straat en OR Tambo Straat, Klerksdorp, vir 'n tydperk van 30 dae vanaf 25 Julie 2023.

Besware teen, of verhoë ten opsigte van die aansoek, tesame met die redes daarvoor, moet skriftelik of mondelings by die Stad van Matlosana ingedien word of gerig word aan die gemagtigde agent en die munisipale bestuurder by bogenoemde adres of aan Posbus 99, Klerksdorp, 2570 binne 'n tydperk van 30 dae vanaf 25 Julie 2023. Enige persoon wat nie kan skryf nie, mag gedurende kantoorure die Stad van Matlosana besoek waar 'n aangewese amptenaar van die Stad van Matlosana (Mnr Danny Selemoseng: 018 487 8300) daardie persone sal assisteer deur die kommentaar, beswaar of verhoë te transkribeer.

Die sluitingsdatum vir die indiening van kommentaar, besware of verhoë is 24 Augustus 2023.

**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](mailto:info@malepa.com)**

25-1



**PROVINCIAL NOTICE 594 OF 2023****NOTICE OF APPLICATION FOR REZONING AND REMOVAL OF RESTRICTIVE CONDITIONS: ERF 364, ORKNEY IN TERMS OF SECTION 94(1)(a) OF THE CITY OF MATLOSANA SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW ON SPATIAL PLANNING AND LAND USE MANAGEMENT, 2016, READ TOGETHER WITH SPLUMA, 2013 (ACT 16 OF 2013), CITY OF MATLOSANA – AMENDMENT SCHEME 1501**

I, Pieter Francis Ernst (ID: 840328 5059 08 3), of the firm Malepa Planning & Projects (Pty) Ltd (2007/015316/07) being the authorised agent of the owner of Erf 364, Orkney, Registration Division IP, North West Province hereby gives notice in terms of Section 94(1)(a) of the City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016, read together with the Spatial Planning and Land Use Management Act, 2013 (Act No.16 of 2013). That we have applied in terms of;

Section 56(1)(b)(ii) of the Town-planning and Townships Ordinance 1986, (Ordinance 15 of 1986) and Section 62(1) of the City of Matlosana Spatial Planning and Land Use Management by-Law, 2016, to the City of Matlosana for the rezoning of Erf364, Orkney, Registration Division IP, North West Province, situated at 59 Marlowe Avenue Orkney, North West Province for the rezoning from “Residential 1” to “Residential 2” for 20 (twenty) dwelling units.

Section 63(2) of the City of Matlosana Spatial Planning and Land Use Management by-Law, 2016, for the amendment, suspension or removal of restrictive conditions (h)(i)(ii)(iii) on Page 3 of Deed of Transfer T45711/2020.

The intention for the rezoning is for the purpose of 20 (twenty) dwelling units which leased to tenants on a long-term lease agreement. Particulars of the application will lie for inspection during normal office hours at the City of Matlosana, Records Section, Basement Floor, Klerksdorp Civic Centre, c/o Bram Fisher and OR Tambo Street, Klerksdorp, for a period of 30 days from 25 July 2023.

Objections or representations in respect of the application, together with the reasons therefore, must be lodged with or made in writing or verbally, if the objector is unable to write, to the authorized agent and the Municipal Manager at the above address or posted to P.O. Box 99, Klerksdorp, 2570, within a period of 30 days from 25 July 2023.

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

The closing date for submission of comments, objections or representation is 24 August 2023.

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

25-1

**PROVINSIALE KENNISGEWING 594 VAN 2023****KENNISGEWING VAN AANSOEK OM HERSONEËRING EN OPHEFFING VAN BEPERKENDE TITEL VOORWAARDES: ERF 364, ORKNEY IN TERME VAN ARTIKEL 94(1)(a) VAN DIE “CITY OF MATLOSANA SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW ON SPATIAL PLANNING AND LAND USE MANAGEMENT, 2016”, SAAMGELEES MET “SPLUMA, 2013 (ACT NO. 16 OF 2013)”, STAD VAN MATLOSANA – WYSIGINGSKEMA 1501**

Ek, Pieter Francis Ernst (ID: 840328 5059 08 3), van die firma Malepa Planning & Projects (Edms) Bpk, (2007/015316/07) synde die gemagtigde agent van die eienaar van Erf 364, Orkney, Registrasie Afdeling IP, Noord Wes Provinsie gee hiermee ingevolge Artikel 94(1)(a) van die “City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016”, saamgelees met die “Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) dat ons aansoek gedoen het ingevolge;

Artikel 56(1)(b)(ii) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), en Artikel 62(1) van die “City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016”, by die Stad van Matlosana vir die hersoneëring van Erf 364, Orkney, Registrasie Afdeling IP, Noord Wes Provinsie geleë te 59 Marlowe Laan, Noord Wes Provinsie vanaf “Residensieel 1” na “Residensieel 2” vir 20 (twintig) wooneenhede.

Artikel 63(2) van die “City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016” vir die opheffing van beperkende voorwaardes (h)(i)(ii)(iii) op Bladsy 3 van Transportakte T45711/2020.

Die bedoeling vir die hersonering is vir die doel van 20 (twintig) wooneenhede wat op 'n langtermyn-huurooreenkoms aan huurders verhuur sal word.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die Stad van Matlosana, Rekords Afdeling, Kelder Verdieping, Burgersentrum, h/v Bram Fisherstraat en OR Tambo Straat, Klerksdorp, vir 'n tydperk van 30 dae vanaf 25 Julie 2023.

Besware teen, of verhoë ten opsigte van die aansoek, tesame met die redes daarvoor, moet skriftelik of mondelings by die Stad van Matlosana ingedien word of gerig word aan die gemagtigde agent en die munisipale bestuurder by bogenoemde adres of aan Posbus 99, Klerksdorp, 2570 binne 'n tydperk van 30 dae vanaf 25 Julie 2023.

Enige persoon wat nie kan skryf nie, mag gedurende kantoorure die Stad van Matlosana besoek waar 'n aangewese amptenaar van die Stad van Matlosana (Mnr Danny Selemoseng: 018 487 8300) daardie persone sal assisteer deur die kommentaar, beswaar of verhoë te transkribeer.

Die sluitingsdatum vir die indiening van kommentaar, besware of verhoë is 24 Augustus 2023.

**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](mailto:info@malepa.com)**

25-1

**PROVINCIAL NOTICE 595 OF 2023****NOTICE OF APPLICATION FOR REZONING AND REMOVAL OF RESTRICTIVE TITLE CONDITIONS: ERF 534, WILKOPPIES EXTENSION 4 IN TERMS OF SECTION 94(1)(a) OF THE CITY OF MATLOSANA SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW ON SPATIAL PLANNING AND LAND USE MANAGEMENT, 2016, READ TOGETHER WITH SPLUMA, 2013 (ACT 16 OF 2013), CITY OF MATLOSANA –AMENDMENT SCHEME 1502 WITH ANNEXURE 1347**

I, Pieter Francis Ernst (ID: 840328 5059 08 3), of the firm Malepa Planning & Projects (Pty) Ltd (2007/015316/07) being the authorised agent of the owner of Erf 534, Wilkoppies Extension 4, Registration Division IP, North West Province hereby gives notice in terms of Section 94(1)(a) of the City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016, read together with the Spatial Planning and Land Use Management Act, 2013 (Act No.16 of 2013). That we have applied in terms of;

Section 56(1)(b)(ii) of the Town-planning and Townships Ordinance 1986, (Ordinance 15 of 1986) and Section 62(1) of the City of Matlosana Spatial Planning and Land Use Management by-Law, 2016, to the City of Matlosana for the rezoning Erf 534 Wilkoppies, Extension 4, Registration Division IP, North West Province, situated at 23 Buffelsdoorn Road, Wilkoppies, Extension 4, Kerkstdorp, North West Province for the rezoning from "Residential 1" to "Special" for the purpose of professional offices;

Section 63(2) of the City of Matlosana Spatial Planning and Land Use Management by-Law, 2016, for the amendment, suspend or remove Restrictive Conditions (g) on page 4 and (i) on page 5 of Deed of Transfer T6726/2002.

The intention is to convert the existing dwelling house into professional offices.

Particulars of the application will lie for inspection during normal office hours at the City of Matlosana, Records Section, Basement Floor, Klerksdorp Civic Centre, c/o Bram Fisher and OR Tambo Street, Klerksdorp, for a period of 30 days from 25 July 2023.

Objections or representations in respect of the application, together with the reasons therefore, must be lodged with or made in writing or verbally, if the objector is unable to write, to the authorized agent and the Municipal Manager at the above address or posted to P.O. Box 99, Klerksdorp, 2570, within a period of 30 days from 25 July 2023.

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

The closing date for submission of comments, objections or representation is 24 August 2023.

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

25-1

**PROVINSIALE KENNISGEWING 595 VAN 2023****KENNISGEWING VAN AANSOEK OM HERSONERING EN OPHEFFING VAN BEPERKENDE TITEL VOORWAARDES: ERF 534 WILKOPPIES, UITBREIDING 4 IN TERME VAN ARTIKEL 94(1)(a) VAN DIE "CITY OF MATLOSANA SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW ON SPATIAL PLANNING AND LAND USE MANAGEMENT, 2016", SAAMGELEES MET "SPLUMA, 2013 (ACT NO. 16 OF 2013)", STAD VAN MATLOSANA – WYSIGINGSKEMA 1502 MET BYLAE 1347**

Ek, Pieter Francis Ernst (ID: 840328 5059 08 3), van die firma Malepa Planning & Projects (Edms) Bpk, (2007/015316/07) synde die gemagtigde agent van die eienaars van Erf 534 Wilkoppies, Uitbreiding 4, Registrasie Afdeling IP, Noord Wes Provinsie gee hiermee ingevolge Artikel 94(1)(a) van die "City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016", saamgelees met die "Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) dat ons aansoek gedoen het ingevolge:

Artikel 56(1)(b)(ii) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), en Artikel 62(1) van die "City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016", by die Stad van Matlosana vir die hersonering van Erf 534 Wilkoppies, Uitbreiding 4, Registrasie Afdeling IP, Noord Wes Provinsie geleë te Buffeldoornweg 23, Wilkoppies, Uitbreiding 4, Klerksdorp, Noord Wes Provinsie vanaf "Residensieel 1" na "Spesiaal" vir die doeleindes van professionele kantore;

Artikel 63(2) van die "City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016, vir die opheffing van beperkende voorwaardes (g) op bladsy 4 en (i) op bladsy 5 van Transportakte T6726/2002.

Die bedoeling is om die bestaande woonhuis in professionele kantore te omskep.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die Stad van Matlosana, Rekords Afdeling, Kelder Verdieping, Burgersentrum, h/v Bram Fisher Straat en OR Tambo Straat, Klerksdorp, vir 'n tydperk van 30 dae vanaf 25 Julie 2023.

Besware teen, of verhoë ten opsigte van die aansoek, tesame met die redes daarvoor, moet skriftelik of mondelings by die Stad van Matlosana ingedien word of gerig word aan die gemagtigde agent en die munisipale bestuurder by bogenoemde adres of aan Posbus 99, Klerksdorp, 2570 binne 'n tydperk van 30 dae vanaf 25 Julie 2023. Enige persoon wat nie kan skryf nie, mag gedurende kantoorure die Stad van Matlosana besoek waar 'n aangewese amptenaar van die Stad van Matlosana (Mnr Danny Selemoseng: 018 487 8300) daardie persone sal assisteer deur die kommentaar, beswaar of verhoë te transkribeer.

Die sluitingsdatum vir die indiening van kommentaar, besware of verhoë is 24 Augustus 2023.

**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](mailto:info@malepa.com)**

25-1

**PROVINCIAL NOTICE 596 OF 2023****NOTICE OF APPLICATION FOR REZONING: ERF 1541, ORKNEY IN TERMS OF SECTION 94(1)(a) OF THE CITY OF MATLOSANA SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW ON SPATIAL PLANNING AND LAND USE MANAGEMENT, 2016, READ TOGETHER WITH SPLUMA, 2013 (ACT 16 OF 2013), CITY OF MATLOSANA – AMENDMENT SCHEME 1504**

I, Pieter Francis Ernst (ID: 840328 5059 08 3), of the firm Malepa Planning & Projects (Pty) Ltd (2007/015316/07) being the authorised agent of the owners of Erf 1541, Orkney, Registration Division IP, North West Province hereby gives notice in terms of Section 94(1)(a) of the City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016, read together with the Spatial Planning and Land Use Management Act, 2013 (Act No.16 of 2013). That we have applied in terms of;

Section 56(1)(b)(ii) of the Town-planning and Townships Ordinance 1986, (Ordinance 15 of 1986) and Section 62(1) of the City of Matlosana Spatial Planning and Land Use Management by-Law, 2016, to the City of Matlosana for the rezoning of Erf 1541, Orkney, Registration Division IP, North West Province, situated at 77 Shakespeare Avenue, Orkney, North West Province for the rezoning from “Business 2” to “Residential 2” for the purpose of 25 (twenty-five) rooms.

The intention for the rezoning is for the purpose of 25 (twenty-five) rooms will leased to tenants on a long-term lease agreement.

Particulars of the application will lie for inspection during normal office hours at the City of Matlosana, Records Section, Basement Floor, Klerksdorp Civic Centre, c/o Bram Fisher and OR Tambo Street, Klerksdorp, for a period of 30 days from 25 July 2023.

Objections or representations in respect of the application, together with the reasons therefore, must be lodged with or made in writing or verbally, if the objector is unable to write, to the authorized agent and the Municipal Manager at the above address or posted to P.O. Box 99, Klerksdorp, 2570, within a period of 30 days from 25 July 2023.

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

The closing date for submission of comments, objections or representation is 24 August 2023.

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

25-1

**PROVINSIALE KENNISGEWING 596 VAN 2023****KENNISGEWING VAN AANSOEK VIR HERSONERING VAN: ERF 1541, ORKNEY IN TERME VAN ARTIKEL 94(1)(a) VAN DIE “CITY OF MATLOSANA SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW ON SPATIAL PLANNING AND LAND USE MANAGEMENT, 2016”, SAAMGELEES MET “SPLUMA, 2013 (ACT NO. 16 OF 2013)”, STAD VAN MATLOSANA – WYSIGINGSKEMA 1504**

Ek, Pieter Francis Ernst (ID: 840328 5059 08 3), van die firma Malepa Planning & Projects (Edms) Bpk, (2007/015316/07) synde die gemagtigde agent van die eienaars van Erf 1541, Orkney, Registrasie Afdeling IP, Noord Wes Provinsie gee hiermee ingevolge Artikel 94(1)(a) van die “City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016”, saamgelees met die “Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) dat ons aansoek gedoen het ingevolge;

Artikel 56(1)(b)(ii) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), en Artikel 62(1) van die “City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016”, by die Stad van Matlosana vir die hersonering van Erf 1541, Orkney, Registrasie Afdeling IP, Noord Wes Provinsie geleë te Shakespeare Laan 77, Orkney, Noord Wes Provinsie vanaf “Besigheid 2” na “Residensieel 2” vir die doel van 25 (vyf-en-twintig) kamers.

Die bedoeling vir die hersonering is vir die doel van 25 (vyf-en-twintig) kamers wat op 'n langtermyn-huurooreenkoms aan huurders verhuur sal word.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die Stad van Matlosana, Rekords Afdeling, Kelder Verdieping, Burgersentrum, h/v Bram Fisherstraat en OR Tambo Straat, Klerksdorp, vir 'n tydperk van 30 dae vanaf 25 Julie 2023.

Besware teen, of verhoë ten opsigte van die aansoek, tesame met die redes daarvoor, moet skriftelik of mondelings by die Stad van Matlosana ingedien word of gerig word aan die gemagtigde agent en die munisipale bestuurder by bogenoemde adres of aan Posbus 99, Klerksdorp, 2570 binne 'n tydperk van 30 dae vanaf 25 Julie 2023.

Enige persoon wat nie kan skryf nie, mag gedurende kantoorure die Stad van Matlosana besoek waar 'n aangewese amptenaar van die Stad van Matlosana (Mnr Danny Selemoseng: 018 487 8300) daardie persone sal assisteer deur die kommentaar, beswaar of verhoë te transkribeer.

Die sluitingsdatum vir die indiening van kommentaar, besware of verhoë is 24 Augustus 2023.

**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](mailto:info@malepa.com)**

25-1

**PROVINCIAL NOTICE 597 OF 2023****JB MARKS LOCAL MUNICIPALITY****TLOKWE AMENDMENT SCHEMES 2382 AND 2409**

It is hereby notified in terms of the provisions of Section 62 (2) of the Tlokwe Spatial Planning and Land Use Management Bylaw 2015, that the JB Marks Local Municipality has approved the amendment of the Tlokwe Town Planning Scheme, 2015, by the rezoning of the under-mentioned property from its present zoning to the new zoning, as indicated below next to the property, subject to certain conditions:

<b>Amendment Scheme</b>	<b>Description of property</b>	<b>Present zoning</b>	<b>New zoning</b>
2382	Portion 1 of Erf 864, Van der Hoffpark Extension 16	"Private Open Space"	"Residential 1"
2409	Remaining Extent of Portion 1 of Erf 148, Potchefstroom	"Educational"	"Business3" with Annexure 1855

Map 3 and the scheme clauses of the amendment scheme/s are filed with the Municipal Manager, Dan Tloome Complex, corner of Sol Plaatjie Avenue and Wolmarans Street, (PO Box 113), Potchefstroom, and are open for inspection during normal office hours.

These amendments are known as Tlokwe Amendment Schemes 2382 and 2409 and shall come into operation on the date of publication of this notice.

Notice 38/2023

**ACTING MUNICIPAL MANAGER**

**PROVINSIALE KENNISGEWING 597 VAN 2023****JB MARKS PLAASLIKE MUNISIPALITEIT****TLOKWE WYSIGINGSKEMAS 2382 AND 2409**

Hierby word ooreenkomstig die bepalings van Artikel 62 (2) van die Tlokwe Ruimtelike Beplanning en Grondgebruiksbestuur Verordening, 2015, bekend gemaak dat die JB Marks Plaaslike Munisipaliteit goedgekeur het dat die Tlokwe Dorpsbeplanningskema, 2015, gewysig word deur die hersonering van die ondergemelde eiendom vanaf die huidige sonering na die nuwe sonering, soos hieronder teenoor die eiendom aangetoon, onderworpe aan sekere voorwaardes:

<b>Wysigingskema</b>	<b>Beskrywing van eiendom</b>	<b>Huidige sonering</b>	<b>Nuwe sonering</b>
2382	Gedeelte 1 van Erf 864, Van der Hoffpark Uitbreiding 16	"Privaat Oop Ruimte"	"Residensieel 1"
2409	Resterende Gedeelte van Gedeelte 1 van Erf 148, Potchefstroom	"Opvoedkundig"	"Besigheid 3" met Bylae 1855

Kaart 3 en die skemaklousules van die wysigingskemas word in bewaring gehou deur die Munisipale Bestuurder, Dan Tloome Kompleks, hoek van Sol Plaatjielaan en Wolmaransstraat, (Posbus 113), Potchefstroom, en lê ter insae te alle redelike tye.

Hierdie wysigings staan bekend as Tlokwe Wysigingskemas 2385 en 2409 en tree in werking op datum van publikasie van hierdie kennisgewing.

Kennisgewing 38/2023

**WAARNEMENDE MUNISIPALE BESTUURDER**

**PROVINCIAL NOTICE 598 OF 2023****NOTICE IN TERMS OF SECTION 17 (2) OF THE RUSTENBURG LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANGEMENT BY-LAW, 2018, FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS**

It is hereby notified in terms of the provisions of Section 17(2)(f) of the Rustenburg Local Municipality Spatial Planning and Land Use Management By-Law, 2018, that the Rustenburg Local Municipality has approved the application for the removal, amendment or suspension of certain conditions contained in Title Deed, with reference to the following properties:

<b>Property Description</b>	<b>Title Deed No.</b>	<b>Title Conditions to be removed</b>
Portion 168 of the Farm Rietvly 271 JQ	T154637/2004	B.2
Erf 2360 Rustenburg Extension 4	T 32836/2019	4(e),“(g)”,“(g)(i)”,“(g)(ii)”,“(i)”,“(l)”and“(m)”
Portion 20 of the Farm Grootfontein 346 JQ	T120803/2004	2(ii) and (iii)

This removal will come into effect on the date of publication of this notice.  
ACTING MUNICIPAL MANAGER: R. Mosiane

**PROVINSIALE KENNISGEWING 598 VAN 2023****KENNISGEWING IN TERME VAN KLOUSULE 17(2) VAN DIE RUSTENBURG PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIK-BESTUURS VERORDENING, 2018, VIR DIE VERWYDERING, WYSIGING OF OPHEFFING VAN BEPERKENDE VOORWAARDES**

Kennis geskied hiermee in terme van die bepalinge van Klousule 17(2)(f) van die Rustenburg Plaaslike Munisipaliteit se Ruimtelike Beplanning en Grondgebruikbestuurs Verordening, 2018, dat die Rustenburg Plaaslike Munisipaliteit die aansoek om verwydering, wysiging of opheffing van sekere voorwaardes in die Titleakte, met betrekking op die volgende eiendomme goedgekeur het:

<b>Eiendomsbeskrywing</b>	<b>Titel Akte No.</b>	<b>Titelvoorwaardes om verwyder te word</b>
Geeelte 168 van die Plaas Rietvly 271 JQ	T154637/2004	B.2
Erf 2360 Rustenburg Uitbreiding 4	T32836/2019	4(e),“(g)”,“(g)(i)”,“(g)(ii)”,“(i)”,“(l)”and“(m)”
Gedeelte 20 van die Plaas Grootfontein 346 JQ	T 120803/2004	2(ii) and (iii)

Die opheffing sal in werking tree met die publikasie van hierdie kennisgewing.  
WAARNEMEDE MUNISIPALE BESTUURDER: R. Mosiane

**PROVINCIAL NOTICE 599 OF 2023****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 3228**

The firm NE Town Planning CC, being the authorised agent of the owner of the Remaining Extent of Portion 180 and Portion 191 of The Farm Modderfontein 343, Registration Division J,Q, North West Province hereby give notice in terms of Section 17(1)(d) and 17(2) 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 properties described above from "Agricultural" (Re/Portion 181) and "Special" (Portion 191) for a for a private aerodrome, including 3 dwelling units, hangar/events venue, airstrip, taxiway, agricultural and storage agricultural products) to "Special" for an "Aerodrome" including pilot accommodation and storage facilities as well as the removal of certain conditions contained in the Title deeds of the above mentioned properties. The properties are situated along the D1924 District Road, approximately 4,5km south east of Kroondal. The applications contains the following proposals: A) that the properties will be developed and used for the purposes of an aerodrome as defined in the LUS including pilot accommodation and storage facilities. The application also includes the lifting of certain restrictive Title Conditions in the Title Deeds of these properties and the consolidation thereof. B) The adjacent properties as well as others in the area, could possibly be affected by the rezoning, lifting of Title Restrictions and consolidation. C) The rezoning from "Agricultural" and "Special" to "Special" as proposed entails that the properties developed and used for the mention purposes with associated buildings and infrastructure. The development parameters: Max Height; Max Coverage and Max F.A.R: will be in as approved by the municipality (in terms of the LUS). 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 P.O. 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: 21 March 2023. Address of applicant: NE Town Planning CC, 155 Kock Street, Suite 203, De Dak, Rustenburg 0299 or P.O. Box 21139, Protea Park, 0305; Telephone No: 014 592 2777. Dates on which notice will be published: 25 July and 1 August 2023.

25-1

**PROVINSIALE KENNISGEWING 599 VAN 2023****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 3228**

Die firma NE Town Planning BK, synde die gemagtigde agent van die eienaar van die Reterende Gedeelte van Gedeelte 180 en Gedeelte 191 van die Plaas Modderfontein 332, Registrasie Afdeling JQ, Noordwes Provinsie, gee hiermee ingevolge, Artikel 17(1)(d) en 17(2) van die Rustenburg Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Verordening, 2018 kennis dat ons by die Rustenburg Plaaslike Munisipaliteit aansoek gedoen het vir die verandering van die grondgebruikregte, ook bekend as die hersonering van bogenoemde eiendome vanaf "Landbou" (Re/Ged 181) en "Spesiaal" (Ged 191) vir 'n private lughawe, insluitend 3 wooneenhede, vliegtuigloods/gebeurlikheidsaal, landingsstrook, voorbereidingsstrook, en store (landbouprodukte) na "Spesiaal" vir 'n lughawe, insluitend vlieëniers akkommodasie en stoorplek, sowel as die opheffing van sekere beperkende voorwaardes in die Titel Aktes van die betrokke eiendomme. Die eiendomme is geleë aan die D1924 pad, ongeveer 4,5km suidoos van Kroondal. Hierdie aansoeke behels A) dat die eiendomme gebruik mag word vir alle gebruike in terme van die "Lughawe" definisie ingevolge die Grondgebruik Skema asook 'n vlieëniers akkommodasie en stoorplek; die aansoek behels ook die opheffing van sekere beperkende voorwaardes in die betrokke Titel Aktes en die konsolidering van die eiendomme. B) Al die aangrensende eiendomme asook ander in die omgewing kan moontlik deur die hersonering, Titel Opheffings en konsolidasie geraak word. C) Die aansoek behels ook dat die eiendomme ontwikkel en gebruik sal word vir gebruike soos genoem met die volgende ontwikkelingsparameters: Maks Hoogte, Maks dekking en Maks VOV: soos bepaal deur die munisipaliteit ingevolge die Grondgebruiksskema. 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: 21 Maart 2023. Adres van applikant: 155 Kockstraat, Suite 203, De Dak, Rustenburg 0299 of NE Stadsbeplanners BK, Posbus 21139, PROTEA PARK, 0305; Telefoon nr: 014 592 2777. Datums waarop kennisgewings gepubliseer word: 25 Julie en 1 Augustus 2023.

25-1

**PROVINCIAL NOTICE 600 OF 2023****NOTICE OF APPLICATION FOR REZONING: PORTION 6 OF ERF 1066, WILKOPPIES EXTENSION 26 IN TERMS OF SECTION 94(1)(A) OF THE CITY OF MATLOSANA SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW ON SPATIAL PLANNING AND LAND USE MANAGEMENT, 2016, READ TOGETHER WITH SPLUMA, 2013 (ACT 16 OF 2013), CITY OF MATLOSANA – AMENDMENT SCHEME 1508 WITH ANNEXURE 1349**

I, Pieter Francis Ernst (ID: 840328 5059 08 3), co-director of the firm Malepa Planning & Projects (Pty) Ltd (2007/015316/07) being the authorised agent of the owner Portion 6 of Erf 1066, Wilkoppies Extension 26, Klerksdorp, North West Province, hereby gives notice in terms of Section 94(1)(a) of the City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016, read together with the Spatial Planning and Land Use Management Act, 2013 (Act No.16 of 2013). That we have applied in terms of;

Section 56 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) and Section 62(1) of the City of Matlosana Spatial Planning and Land Use Management by-Law, 2016, to the City of Matlosana for the rezoning of Portion 6 of Erf 1066, Wilkoppies Extension 26, Klerksdorp, North West Province, situated at 26a Williams Street, Wilkoppies Extension 26, Klerksdorp, North West Province, from "Residential 2" to "Special" for the purpose of professional offices.

The intention is to convert the existing dwelling house into offices, for the owner of the concerned property.

Particulars of the application will lie for inspection during normal office hours at the City of Matlosana, Records Section, Basement Floor, Klerksdorp Civic Centre, c/o Bram Fisher and OR Tambo Street, Klerksdorp, for a period of 30 days from 25 July 2023.

Objections or representations in respect of the application, together with the reasons therefore, must be lodged with or made in writing or verbally, if the objector is unable to write, to the authorized agent and the Municipal Manager at the above address or posted to P.O. Box 99, Klerksdorp, 2570, within a period of 30 days from 25 July 2023.

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

The closing date for submission of comments, objections or representation is 24 August 2023.

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

25-1

**PROVINSIALE KENNISGEWING 600 VAN 2023****KENNISGEWING VAN AANSOEK VIR HERSONERING VAN: GEDEELTE 6 VAN ERF 1066, WILKOPPIES UITBREIDING 26 IN TERME VAN ARTIKEL 94(1)(a) VAN DIE "CITY OF MATLOSANA SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW ON SPATIAL PLANNING AND LAND USE MANAGEMENT, 2016", SAAMGELEES MET "SPLUMA, 2013 (ACT NO. 16 OF 2013)", STAD VAN MATLOSANA – WYSIGINGSKEMA 1508 MET BYLAE 1349**

Ek, Pieter Francis Ernst (ID: 840328 5059 08 3), mede direkteur van die firma Malepa Planning & Projects (Edms) Bpk, (2007/015316/07) synde die gemagtigde agent van die eienaar van Gedeelte 6 van Erf 1066, Wilkoppies Uitbreiding 26, Klerksdorp, Noordwes Provinsie, gee hiermee ingevolge Artikel 94(1)(a) van die "City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016", saamgelees met die "Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) dat ons aansoek gedoen het ingevolge:

Artikel 56 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) en Artikel 62(1) van die "City of Matlosana Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2016", by die Stad van Matlosana vir die hersonering van Gedeelte 6 van Erf 1066, Wilkoppies Uitbreiding 26, Klerksdorp, Noordwes Provinsie, geleë te Williams Straat 26a, Wilkoppies Uitbreiding 26, Klerksdorp, Noordwes Provinsie, van "Residensieël 2" na "Spesiaal" vir die doeleindes van professionele kantore.

Die bedoeling is om die bestaande woonhuis in kantore te omskep, vir die eienaar van die betrokke eiendom.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die Stad van Matlosana, Rekords Afdeling, Kelder Verdieping, Burgersentrum, h/v Bram Fisher Straat en OR Tambo Straat, Klerksdorp, vir 'n tydperk van 30 dae vanaf 25 Julie 2023.

Besware teen, of vertoë ten opsigte van die aansoek, tesame met die redes daarvoor, moet skriftelik of mondelings by die Stad van Matlosana ingedien word of gerig word aan die gemagtigde agent en die munisipale bestuurder by bogenoemde adres of aan Posbus 99, Klerksdorp, 2570 binne 'n tydperk van 30 dae vanaf 25 Julie 2023. Enige persoon wat nie kan skryf nie, mag gedurende kantoorure die Stad van Matlosana besoek waar 'n aangewese amptenaar van die Stad van Matlosana (Mnr Danny Selemoseng: 018 487 8300) daardie persone sal assisteer deur die kommentaar, beswaar of vertoë te transkribeer.

Die sluitingsdatum vir die indiening van kommentaar, besware of vertoë is 24 Augustus 2023.

**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](mailto:info@malepa.com)**

25-1

**PROVINCIAL NOTICE 601 OF 2023****NOTICE OF SIMULTANEOUS SUBDIVISION AND REZONING APPLICATION: REMAINDER OF ERF 541, LEEUWDOORNSSTAD, IN TERMS OF SECTION 92(1) AND ITS RELEVANT SUBSECTIONS OF THE MAQUASSI HILLS SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW ON SPATIAL PLANNING AND LAND USE MANAGEMENT, 2017, READ TOGETHER WITH SPLUMA, 2013 (ACT 16 OF 2013), MAQUASSI HILLS –AMENDMENT SCHEME 26 WITH ANNEXURE 116**

I, Pieter Francis Ernst (ID: 840328 5059 08 3), of the firm Malepa Planning & Projects (Pty) Ltd (2007/015316/07) being the authorised agent of the owners of Remainder of Erf 541, Leeuwdoornsstad, Registration Division HP, North West Province, hereby gives notice in terms of Section 92(1) and its relevant subsections of the Maquassi Hills Local Municipality Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2017, read together with SPLUMA, 2013 (Act No.16 of 2013) for the following:

Section 92(1) and its relevant subsections of the Town-planning and Townships Ordinance 1986, (Ordinance 15 of 1986) and Section 65(2) of the Maquassi Hills Local Municipality Spatial Planning and Land Use Management By-Law 2017 and read together with SPLUMA, 2013 (Act 16 of 2013) for the subdivision of Remainder of Erf 541, Leeuwdoornsstad, Registration Division HP, North West Province, into two (2) Portions;

Section 56(1)(b)(ii) of the Town-planning and Townships Ordinance 1986, (Ordinance 15 of 1986) and Section 60(1) of the Maquassi Hills Local Municipality Spatial Planning and Land Use Management By-Law 2017 and read together with SPLUMA, 2013 (Act 16 of 2013), for the rezoning of proposed Portion 2 of Erf 541, Leeuwdoornsstad, Registration Division HP, North West Province, situated on the corner of Voortrekker and Smuts Street, Leeuwdoornsstad, Registration Division HP, North West Province, from "Municipal" to "Special" for the purpose Sport and Recreation Club.

The intention is to develop a Sport and Recreation club for private members.

Particulars of the application will lie for inspection during normal office hours at Maquassi Hills Local Municipality, 19 Kruger Street, Wolmaransstad, for a period of 30 days from 25 July 2023.

Objections or representations in respect of the application, together with the reasons therefore, must be lodged with or made in writing or verbally to the authorized agent and the Municipal Manager/relevant Municipal Employee (018 065 0010) at the above address or posted to Private Bag X3, Wolmaransstad, 2630, within a period of 30 days from 25 July 2023.

Any person who cannot write may during office hours visit the Maquassi Hills Local Municipality at the aforementioned address, where they will be assisted by a designated official of the Municipality with transcribing their comments, objections or representations.

The closing date for submission of comments, objections or representations is 24 August 2023.

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

25-1



**PROVINSIALE KENNISGEWING 601 VAN 2023****KENNISGEWING VAN GELYKTYDIGE ONDERVERDELING EN HERSONERING AANSOEK: RESTANT VAN ERF 541, LEEUWDOORNSSTAD INGEVOLGE ARTIKEL 92(1) EN DIE RELEVANTE ONDERAFDELINGS DAARVAN VAN DIE MAQUASSI HILLS LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW ON SPATIAL PLANNING AND LAND USE MANAGEMENT, 2017, SAAMGELEES MET SPLUMA, 2013 (WET 16 VAN 2013), MAQUASSI HILLS –WYSIGINGSKEMA 26 MET BYLAE 116**

Ek, Pieter Francis Ernst (ID: 840328 5059 08 3), van die firma Malepa Planning & Projects (Edms) Bpk, (2007/015316/07) synde die gemagtigde agent van die eienaars van Restant van Erf 541, Leeuwoordsstad, Registrasie Afdeling HP, Noord Wes Provinsie, gee hiermee ingevolge Artikel 92(1) en die relevante onderafdelings daarvan van die "Maquassi Hills Local Municipality Spatial Planning and Land Use Management By-Law on Spatial Planning and Land Use Management, 2017", saamgelees met die "Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) vir die volgende:

Artikel 92(1) en die relevante onderafdelings daarvan van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), en Artikel 65(2) van die "Maquassi Hills Local Municipality Spatial Planning and Land Use Management By-Law, 2017", saamgelees met SPLUMA, 2013 (Wet 16 van 2013) vir die onderverdeling van Restant van Erf 541, Leeuwoordsstad, Registrasie Afdeling HP, Noordwes Provinsie, in twee (2) Gedeeltes;

Artikel 56(1)(b)(ii) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), en Artikel 60(1) van die "Maquassi Hills Local Municipality Spatial Planning and Land Use Management By-Law, 2017", saamgelees met "SPLUMA, 2013 (Act No. 16 Of 2013) vir die hersonering van Gedeelte 2 van Erf 541, Leeuwoordsstad, Registrasie Afdeling HP, Noordwes Provinsie, geleë op die hoek van Voortrekker- en Smutstraat, Leeuwoordsstad, Registrasie-afdeling HP, Noordwes Provinsie van "Munisipale" na "Spesiaal" vir die doel Sport- en Ontspanningsklub.

Die bedoeling is om 'n Sport- en Ontspanningsklub vir privaat lede te ontwikkel.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by Maquassi Hills Plaaslike Munisipaliteit, 19 Kruger Straat, Wolmaransstad, vir 'n tydperk van 30 dae vanaf 25 Julie 2023.

Besware teen of verhoë ten opsigte van die aansoek moet, met die redes daarvoor, binne 'n tydperk van 30 dae vanaf 25 Julie 2023 skriftelik ingedien of gerig word, of mondelings gedoen word, by of tot die gemagtigde agent en die Munisipale Bestuurder/relevante munisipale werknemer (018 065 0010) van Maquassi Hills Munisipaliteit by bovermelde adres of by Privaatsak X3, Wolmaransstad, 2630.

Enige persoon wat nie kan skryf nie, mag gedurende kantoorure die Maquassi Hills Plaaslike Munisipaliteit besoek by bovermelde adres waar 'n aagewese amptenaar van die Munisipaliteit sodanige persone sal assisteer deur die kommentare, besware of verhoë te transkribeer.

Die sluitingsdatum vir die indiening van kommentare, besware of verhoë is 24 Augustus 2023.

**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](mailto:info@malepa.com)**

**PROVINCIAL NOTICE 602 OF 2023**

**NOTICE OF AN APPROVAL OF AMENDMENT SCHEME IN TERMS OF SECTION 17(1)(V) OF RUSTENBURG LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018. RUSTENBURG LOCAL MUNICIPALITY- RUSTENBURG AMENDMENT SCHEME 3146**

It is hereby notified in terms of the provisions of Section 17(1)(v) of the Rustenburg Local Municipality Spatial Planning and Land Use Management By-Law, 2018, that the Rustenburg Local Municipality has approved the application for the amendment of the Rustenburg Land Use Scheme, 2021 being the rezoning of the under mentioned properties from their present zonings to the new zonings, as indicated below, subject to certain further conditions:

<b>Scheme number</b>	<b>Property description</b>	<b>Present Zoning</b>	<b>New Zoning</b>
3146	Portion 20 of the Farm Grootfontein 346, JQ	"Agricultural"	"Agricultural" including a Guest Lodge, subject to conditions as contained in Annexure 3146.

The Land Use Scheme, Scheme Clauses and Annexures of the amendment scheme are filed with the Municipality and are open for inspection during normal office hours. The amendment is known as Rustenburg Amendment Scheme 3146 and shall come into operation on the date of publication of this notice.

Acting Municipal Manager: R. Mosiane

**PROVINSIALE KENNISGEWING 602 VAN 2023**

**KENNISGEWING VAN 'N GOEDKEURING VAN 'N WYSIGINGSKEMA IN TERME VAN ARTIKEL 17(1)(V) VAN DIE RUSTENBURG PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIK-BESTUUR VERORDENING, 2018. RUSTENBURG PLAASLIKE MUNISIPALITEIT RUSTENBURG WYSIGINGSKEMA 3146**

Hiermee word kennis gegee in terme van die bepalings van Artikel 17(1)(v) van die Rustenburg Plaaslike Munisipaliteit Ruimtelike Beplanning en Grondgebruikbestuur Verordening, 2018, dat die Rustenburg Plaaslike Munisipaliteit die wysiging van die Rustenburg Grondgebruikbestuur Skema, 2021, goedgekeur het deur die hersonering van die eiendomme hieronder genoem vanaf hulle huidige sonering na die nuwe sonering soos hieronder teenoor die eiendomme aangetoon, onderworpe aan sekere voorwaardes:

<b>Skema nommer</b>	<b>Grond-beskrywing</b>	<b>Huidige Sonering</b>	<b>Nuwe Sonering</b>
3146	Gedeelte 20 van die Plaas Grootfontein 346, JQ	"Landbou"	"Landbou" insluit Gaste Akkommodasie onderhewig aan voorwaardes soos per Bylae 3146.

Die Grondgebruikskema, Skema Klousules en Bylae van hierdie wysigingskema is geliaseer by die Munisipaliteit en is beskikbaar vir inspeksie gedurende normale kantoorure. Hierdie wysigingskema staan bekend as Rustenburg Wysigingskema 3146 en sal in werking tree op die datum van publikasie van hierdie kennisgewing. Waarnemende Munisipale Bestuurder: R. Mosiane

## LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

## LOCAL AUTHORITY NOTICE 377 OF 2023

## CITY OF MATLOSANA

RESOLUTION LEVYING PROPERTY RATES FOR THE FINANCIAL YEAR  
1 JULY 2023 TO 30 JUNE 2024

Notice is hereby given in terms of the provisions of section 14(1) and (2) of the Municipal Property Rates Act 6 of 2004, as amended, that the City of Matlosana has passed a resolution: **CC77/2023** at its meeting held on **31 May 2023** for the levying of rates with effect from 01 July 2023 as reflected in the schedule below:

CATEGORY OF PROPERTY	RATE RATIO	CENT AMOUNT IN THE RAND RATE DETERMINED FOR THE RELEVANT PROPERTY CATEGORY	NOTES
Normal/Residential	1:1	0.01590	
Sectional Title Residential	1:1	0.01590	
Business Including: - Sectional Title Business - Bed and Breakfast / Guest Houses - Private hospitals and Clinics - Early Development Centre's - Private Schools	1:2.385	0.03793	
Industrial	1:2.385	0.03793	
Mining	1:2.385	0.03793	
Public Service Infrastructure	1:0.00	0.01590	Should be 1:0 – also refer to Item 3.1
Public Benefit Organizations	1:0.25	0.01590	Should be 1:0.25 - also refer to Item 3.2
Agriculture (Farm Number but residential)	1:1	0.01590	
Agriculture (Bone Fide Farmer no services)	1:0.25	0.00397	
Public Service Purpose Properties	1:2.385	0.03793	
Private Vacant Land	1:2.385	0.03793	
Private Road	1:2.385	0.03793	
Public Worship	1:0	0.03793	Should be 1:0 – also refer to Item 3.3
Public Open Spaces	1:2.385	0.03793	

NO.	CATEGORY / DESCRIPTION	APPLICABLE REBATE 2023/2024
1.	<b>Exemptions:</b>	
1.1	<b>Residential</b>	R 50,000.00
	A Municipality may not levy a rate on:	<b>Ratio 1:1</b>
	- The first <b>R15 000.00</b> of the market value of a property assigned in the valuation roll or supplementary valuation roll is compulsory exempted from the levying of rates as per the provisions of section 17(1)(h) of the MPRA.	in terms of the provisions of section 19(1)(b) of the MPRA.
	- An additional <b>R35 000.00</b> rebate be granted on the general rate subject thereto;	
	- That the residential property has been developed by way of a habitable house.	
	- That the property is used for only residential purposes.	
2.	<b>Reductions:</b>	
	in the event of a disaster, as defined in terms of the provisions of the Disaster Management Act, Act 57 of 2002, directly or indirectly affects the property.	
3.	<b>Rebates:</b>	
3.1	<b>Public Service Infrastructure (Exempted)</b>	<b>Ratio 1:0.00</b>
		in terms of the provisions of section 19(1)(b) of the MPRA
3.2	<b>Public Benefit Organizations</b>	<b>Ratio 1:0.25</b>
		in terms of the provisions of section 19(1)(b) of the MPRA
3.3	<b>Public Worship</b>	<b>Ratio 1:0.00</b>
		in terms of the provisions of section 19(1)(b) of the MPRA
3.4	<b>Agricultural/Farming Land</b>	<b>Ratio 1:0.25</b>
		in terms of the provisions of section 19(1)(b) of the MPRA
3.3.1.	The owner's account must be up to date in order to qualify for a rebate	
	No municipal roads next to property	7.5%
	No municipal sewerage to the property	7.5%
	No municipal electricity to the property	7.5%
	No water supply to the property by the Municipality	15%
	No refuse removal provided by the Municipality	7.5%
3.3.2.	<u>The contribution to job creation</u>	5%
	If the owner is providing permanent residential property to the farm workers and such property is registered in the name of such farm workers.	5%
	If such residential properties are provided with potable water.	5%
	If the owner has provided electricity to the residential properties of his farm workers.	5%
3.4.	<b>Retired and/or disabled persons on residential property only:</b>	
	Owner with a gross monthly income from (R 0 – R 4 220)	100%
	Owner with a gross monthly income from (R 4 221 – R 9 500)	40%
	Owner with a gross monthly income from (R 9 501 – R12 500)	30%
	Owner with a gross monthly income from (R12 501 – R14 500)	20%
	Owner with a gross monthly income from (R 14 501 – R 16 500)	10%

Full details of the Council resolution and rebates, reductions and exclusions 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 website ([www.matlosana.gov.za](http://www.matlosana.gov.za)) and all public libraries.

For further enquiries regarding the above-mentioned amendment you are requested to contact the Assistant Director Revenue Management, Ms N. Kegakilwe at telephone number (018) 487 8046 during office hours from 07:45 until 13:00 and 13:45 until 16:30.

Civic Centre  
**KLERKSDORP**  
Notice no: 37/2023

L. SEAMETSO  
**MUNICIPAL MANAGER**

**LOCAL AUTHORITY NOTICE 378 OF 2023**  
**CITY OF MATLOSANA**  
**KLERKSDORP AMENDMENT SCHEME 1445**

The City of Matlosana 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 the Klerksdorp Land Use Management Scheme, 2005, comprising the same land as included in the township Wilkoppies Extension 81.

Map 3 and the scheme clauses of the amendment scheme are filed with the Chief Town and Regional Planner, Department Local Government and Human Settlement, Potchefstroom and the Municipal Manager, City of Matlosana and are open to inspection during normal office hours.

This amendment is known as Amendment Scheme 1445 and shall come into operation on the date of publication of this notice.

**CIVIC CENTRE**  
**KLERKSDORP**  
Notice No. LUM31/2023  
13/1/7/197

**L. SEAMETSO**  
**MUNICIPAL MANAGER**

**PLAASLIKE OWERHEID KENNISGEWING 378 VAN 2023**  
**QSTADSRaad VAN MATLOSANA**  
**KLERKSDORP WYSIGINGSKEMA 1445**

Die Stadsraad van Matlosana verklaar hierby ingevolge die bepalings van Artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) dat dit 'n wysigingskema synde 'n wysiging van die Klerksdorp Grondgebruikbestuurskema, 2005, wat uit dieselfde grond as die dorp Wilkoppies Uitbreiding 81 bestaan, aanvaar het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Hoof Stads- en Streekbeplanner, Departement Plaaslike Regering en Menslike Vestiging, Potchefstroom en die Munisipale Bestuurder, Stadsraad van Matlosana en lê ter insae gedurende normale kantoorure.

Hierdie wysiging staan bekend as Wysigingskema 1445 en tree in werking op datum van publikasie van hierdie kennisgewing.

**BURGERSENTRUM**  
**KLERKSDORP**  
Kennisgewing No. LUM31/2023  
13/1/7/197

**L. SEAMETSO**  
**MUNISIPALE BESTUURDER**

**LOCAL AUTHORITY NOTICE 379 OF 2023****CITY OF MATLOSANA  
DECLARATION AS APPROVED TOWNSHIP**

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Matlosana hereby declares Wilkoppies Extension 81 Township (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 III (PART C) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) ON PORTION 1052 (A PORTION OF PORTION 878) OF THE FARM ELANDSHEUVEL NO. 402, REGISTRATION DIVISION I.P., NORTH WEST PROVINCE BY CITY PRO BUILDING (PROPRIETARY) LIMITED (2005/011094/07) (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 Wilkoppies Extension 81.

**(2) LAYOUT / DESIGN**

The township shall consist of erven as indicated on General Plan SG No. 16/2022.

**(3) 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.

**(4) REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING MUNICIPAL SERVICES**

If, by reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing municipal services, the cost thereof shall be borne by the township applicant.

**(5) 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 20 July 2007 by virtue of NWP/EIA/99/2006 are adhered to.

**(6) HOME OWNERS ASSOCIATION**

The Bordeaux Park NPC (2012/024760/08) Home Owners Association shall bear full responsibility for the functioning and proper maintenance of the private internal street (Erf 4497) which erf shall be transferred to the Bordeaux Park NPC (2012/024760/08) Home Owners Association.

**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 all internal and external engineering services in or for the township, as provided for in the services agreement.

**3. DISPOSAL OF EXISTING CONDITIONS OF TITLE**

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

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

(i) "A. The said Portion "C" of Portion of the farm ELANDSHEUVEL 54, DISTRICT of Klerksdorp (of which the property held hereunder forms a portion) is subject to:

1. A Servitude of Aqueduct or passage of water in favour of the Klerksdorp Irrigation Board as will more fully appear from Notarial Deed No. 87/1919S registered on the 7<sup>th</sup> day of February, 1919.
2. By Notarial Deed No. 30/1935S the right is granted to the Municipal Council of Klerksdorp to erect an overhead electricity supply line over the property conveyed hereunder together with rights ancillary thereto subject to the said Notarial Deed registered on the 18<sup>th</sup> of January 1935."

(b) the following servitude which affects Erven 4491 and 4492 in the township only:

- (i) "B. Die voormalige Gedeelte 429 ('n Gedeelte van Gedeelte 59) van die plaas ELANDSHEUVEL 402, Registrasie Afdeling I.P., Provinsie Noordwes (aangedui deur die figuur ABbJK op kaart LG no 3402/2008) is verder onderhewig aan 'n serwituut vir die lê van 'n ondergrondse waterpypleiding oor die eiendom hieronder getransporeer, 3 meter wyd eweredig met die noordelike grens van die eiendom soos meer volledig sal blyk uit Notariële Akte K1847/1979-S ten gunste van die Stadsraad van Klerksdorp. Die serwituut word voorgestel deur die figuur ABhgA op kaart LG no 3402/2008 hierby aangeheg."

#### 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

- (i) The erf is subject to a servitude, 1 metre 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 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.
- (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 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 Geotechnical 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. The NHBRC classification for foundations is considered as C2.

(b) ERVEN SUBJECT TO SPECIAL CONDITIONS

In addition to the relevant conditions set out above, the under-mentioned erf shall be subject to the conditions as indicated.

(i) ERVEN 4487 AND 4496

The erf is subject to a servitude 2m wide for municipal purposes in favour of the local authority, as indicated on the general plan (On submission of a certificate from the local authority to the Registrar of Deeds stating that the servitude is no longer required, this condition shall lapse).

(ii) ERF 4497

(aa) The erf is subject to a servitude for municipal purposes in favour of the local authority, as indicated on the general plan (On submission of a certificate from the local authority to the Registrar of Deeds stating that the servitude is no longer required, this condition shall lapse).

(bb) The erf is subject to a servitude of right of way in favour of Erven 4487 to 4496

(iii) ERVEN 4487 TO 4496

The erven are entitled to a servitude of right of way over Erf 4497

(2) CONDITIONS OF TITLE IMPOSED IN FAVOUR OF THIRD PARTIES TO BE REGISTERED / CREATED ON FIRST REGISTRATION OF THE ERVEN CONCERNED

(a) ERVEN 4487 TO 4496

(i) The erven will be subject to the following conditions in favour of the Bordeaux Park NPC (2012/024760/08) Home Owners Association established in terms of the provisions of Section 14 of the Companies Act, 2008 (Act 71 of 2008) to be created on transfer of the erven to any purchaser:

Each and every owner of an erf in the township shall on transfer automatically become a member of the Bordeaux Park NPC (2012/024760/08) Home Owners Association established in terms of the provisions of Section 14 of the Companies Act, 2008 (Act 71 of 2008) (hereinafter referred to as the "Association") and the township applicant shall procure that each erf be made subject to the following conditions in favour of the Association:



- (aa) Every owner of an erf within the township area or the subdivided portions or consolidation thereof, or any interest therein or any unit as defined in terms of the Sectional Titles Act, 1986 (Act 95 of 1986) shall on transfer automatically become and shall remain a member of the Association and shall be subject to its Constitution until he/she/it ceases to be an owner as aforesaid.
- (bb) The owner of an erf within the township area or any subdivision or consolidation thereof, or any interest therein, or any unit as defined in terms of the Sectional Titles Act, 1986 (Act 95 of 1986) shall not be entitled to transfer the erf or any subdivision or any interest therein or unit thereon, without a clearance certificate from the Association that all monies owing to it has been paid.

**CIVIC CENTRE  
KLERKSDORP**  
Notice No. LUM30/2023  
13/1/7/197

**L. SEAMETSO  
MUNICIPAL MANAGER**

**PLAASLIKE OWERHEID KENNISGEWING 379 VAN 2023****STADSRAAD VAN MATLOSANA  
VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) verklaar die Stadsraad van Matlosana hierby die dorp Wilkoppies Uitbreiding 81 (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 III (DEEL C) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) OP GEDEELTE 1052 ('N GEDEELTE VAN GEDEELTE 878) VAN DIE PLAAS ELANDSHEUVEL NO. 402, REGISTRASIE AFDELING I.P., PROVINSIE NOORDWES, DEUR CITY PRO BUILDING (EIENDOMS) BEPERK (2005/011094/07) (HIERNA DIE DORPSTIGTER GENOEM) EN SYNDE DIE GEREГИSTREERDE EIENAAR VAN DIE GROND, GOEDGEKEUR IS.

**1. STIGTINGSVOORWAARDES****(1) NAAM**

Die naam van die dorp sal wees Wilkoppies Uitbreiding 81.

**(2) UITLEG / ONTWERP**

Die dorp sal bestaan uit erwe soos aangedui op Algemene Plan LG No. 16/2022.

**(3) VERWYDERING, VERPLASING, MODIFISERING OF DIE VERVANGING VAN BESTAANDE POSKANTOOR- / TELKOM UITRUSTING**

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande Poskantoor- / Telkom uitrusting te verwyder, te verplaas, te modifiseer of te vervang moet die koste daarvan deur die dorpstigter gedra word.

**(4) VERWYDERING, VERPLASING, MODIFISERING OF DIE VERVANGING VAN BESTAANDE MUNISIPALE DIENSTE**

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale dienste te verwyder, te verplaas, te modifiseer of te vervang moet die koste daarvan deur die dorpstigter gedra word.

**(5) OMGEWINGSBESTUUR**

Die dorpstigter moet toesien dat alle voorwaardes opgelê deur die Departement van Landbou, Bewaring en Omgewingsake ingevolge die "Environmental Authorisation" uitgereik deur die voorgenoemde Departement op 20 Julie 2007 kragtens NWP/EIA/99/2006 nagekom word.

**(6) HUISEIENAARSVERENIGING**

Die Bordeaux Park NWM (2012/024760/08) Huiseienaarsvereniging sal volle verantwoordelikheid dra vir die funksionering en behoorlike instandhouding van die private interne straat (Erf 4497) welke erf oorgedra sal word aan die Bordeaux Park NWM (2012/024760/08) Huiseienaarsvereniging.

**2. VOORWAARDES WAARAAN VOLDOEN MOET WORD VOOR DIE ERWE IN DIE DORP REGISTREERBAAR WORD****INSTALLASIE EN VOORSIENING VAN DIENSTE**

Die dorpstigter moet alle interne en eksterne ingenieursdienste in of vir die dorp installeer en voorsien ooreenkomstig die diensteooreenkoms.

**3. BESKIKKING OOR BESTAANDE TITELVOORWAARDES**

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

**(a) die volgende serwitute wat nie die dorp raak nie weens die ligging daarvan:**

(i) "A. The said Portion "C" of Portion of the farm ELANDSHEUVEL. 54, DISTRICT of Klerksdorp (of which the property held hereunder forms a portion) is subject to:

1. A Servitude of Aqueduct or passage of water in favour of the Klerksdorp Irrigation Board as will more fully appear from Notarial Deed No. 87/1919S registered on the 7<sup>th</sup> day of February 1919.
2. By Notarial Deed No. 30/1935S the right is granted to the Municipal Council of Klerksdorp to erect an overhead electricity supply line over the property conveyed hereunder together with rights ancillary thereto subject to the said Notarial Deed registered on the 18<sup>th</sup> of January 1935."

**(b) die volgende serwitute wat slegs Erwe 4491 en 4492 in die dorp raak:**

(i) "B Die voormalige Gedeelte 429 ('n Gedeelte van Gedeelte 59) van die plaas ELANDSHEUVEL 402, Registrasie Afdeling I.P., Provinsie Noordwes (aangedui deur die figuur ABbJK op kaart LG no 3402/2008) is verder onderhewig aan 'n serwitute vir die lê van 'n ondergrondse waterpypleiding oor die eiendom hieronder getransporeer, 3 meter wyd eweredig met die noordelike grens van die eiendom soos meer volledig sal blyk uit Notariële Akte K1847/1979-S ten gunste van die Stadsraad van

Klerksdorp. Die serwituut word voorgestel deur die figuur ABhgA op kaart LG no 3402/2008 hierby aangeheg.”

#### 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 'n serwituut, 1 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 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 uitgedrawe 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.
- (iv) 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. Die NHBRC klassifikasie vir fondasies word bestempel as C2.

###### (b) ERWE ONDERWORPE AAN SPESIALE VOORWAARDES

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

###### (i) ERWE 4487 EN 4496

Die erf is onderworpe aan 'n serwituut 2m wyd vir munisipale doeleindes ten gunste van die plaaslike owerheid, soos op die Algemene Plan aangedui. (By die indiening van 'n sertifikaat deur die plaaslike owerheid aan die Registrateur van Aktes waarin vermeld word dat sodanige serwituut nie meer benodig word nie, verval die voorwaarde).

###### (ii) ERF 4497

(aa) Die erf is onderworpe aan 'n serwituut vir munisipale doeleindes ten gunste van die plaaslike owerheid, soos op die Algemene Plan aangedui. (By die indiening van 'n sertifikaat deur die plaaslike owerheid aan die Registrateur van Aktes waarin vermeld word dat sodanige serwituut nie meer benodig word nie, verval die voorwaarde).

(bb) Die erf is onderworpe aan 'n serwituut van reg van weg ten gunste van Erwe 4487 tot 4496

###### (iii) ERWE 4487 TOT 4496

Die erwe is geregtig op 'n serwituut van reg van weg oor Erf 4497.

##### (2) TITELVOORWAARDES OPGELÊ TEN GUNSTE VAN DERDE PARTYE WAT GEREGISTREER / GESKEP MOET WORD OP EERSTE REGISTRASIE VAN DIE BETROKKE ERWE

###### (a) ERWE 4487 TOT 4496

- (i) Die erwe sal onderworpe wees aan die volgende voorwaardes ten gunste van die Bordeaux Park NWM (2012/024760/08) Huiseienaarsvereniging gestig ingevolge die bepalings van Artikel 14 van die Wet op Maatskappye, 2008 (Wet 71 van 2008) wat geskep moet word op oordrag van die erwe aan enige koper: Elke eienaar van 'n erf in die dorp sal op oordrag outomaties lid word van die Bordeaux Park (NWM) (2012/024760/08) Huiseienaarsvereniging gestig ingevolge die bepalings van Artikel 14 van die Wet op Maatskappye, 2008 (Wet 71 van 2008) (hierna verwys na as die "Vereniging") en die dorpsdigter sal toesien dat elke erf onderworpe gestel word aan die volgende voorwaardes ten gunste van die Vereniging:
  - (aa) Elke eienaar van 'n erf binne die dorpsgebied of die onderverdeelde gedeeltes of konsolidasie daarvan, of enige belang daarin, of enige eenheid soos omskryf in terme van die Deeltitelwet, 1986 (Wet 95 van 1986) sal op oordrag outomaties lid word en lid bly van die Vereniging en sal onderworpe wees aan sy Konstitusie totdat hy/sy/dit ophou om 'n eienaar te wees soos voormeld.

(bb) Die eienaar van 'n erf binne die dorpsgebied of enige onderverdeling of konsolidasie daarvan, of enige belang daarin, of enige eenheid soos omskryf in terme van die Deeltitelwet, 1986 (Wet 95 van 1986) sal nie geregtig wees om die erf of enige onderverdeling of enige belang daarin of eenheid daarop oor te dra sonder 'n uitklaringsertifikaat vanaf die Vereniging dat alle gelde daaraan verskuldig betaal is nie.

**BURGERSENTRUM  
KLERKSDORP**  
Kennisgewing No. LUM30/2023  
13/1/7/197

**L. SEAMETSO  
MUNISIPALE BESTUURDER**

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**LOCAL AUTHORITY NOTICE 380 OF 2023**  
**CITY OF MATLOSANA**  
**KLERKSDORP AMENDMENT SCHEME 1446**

The City of Matlosana 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 the Klerksdorp Land Use Management Scheme, 2005, comprising the same land as included in the township Wilkoppies Extension 122.

Map 3 and the scheme clauses of the amendment scheme are filed with the Chief Town and Regional Planner, Department Local Government and Human Settlement, Potchefstroom and the Municipal Manager, City of Matlosana and are open to inspection during normal office hours.

This amendment is known as Amendment Scheme 1446 and shall come into operation on the date of publication of this notice.

**CIVIC CENTRE**  
**KLERKSDORP**  
Notice No. LUM33/2023  
13/1/7/333

**L. SEAMETSO**  
**MUNICIPAL MANAGER**

**PLAASLIKE OWERHEID KENNISGEWING 380 VAN 2023**  
**STADSRAAD VAN MATLOSANA**  
**KLERKSDORP WYSIGINGSKEMA 1446**

Die Stadsraad van Matlosana verklaar hierby ingevolge die bepalings van Artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) dat dit 'n wysigingskema synde 'n wysiging van die Klerksdorp Grondgebruikbestuurskema, 2005, wat uit dieselfde grond as die dorp Wilkoppies Uitbreiding 122 bestaan, aanvaar het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Hoof Stads- en Streekbeplanner, Departement Plaaslike Regering en Menslike Vestiging, Potchefstroom en die Munisipale Bestuurder, Stadsraad van Matlosana en lê ter insae gedurende normale kantoorure.

Hierdie wysiging staan bekend as Wysigingskema 1446 en tree in werking op datum van publikasie van hierdie kennisgewing.

**BURGERSENTRUM**  
**KLERKSDORP**  
Kennisgewing No. LUM33/2023  
13/1/7/333

**L. SEAMETSO**  
**MUNISIPALE BESTUURDER**

**LOCAL AUTHORITY NOTICE 381 OF 2023****CITY OF MATLOSANA  
DECLARATION AS APPROVED TOWNSHIP**

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Matlosana hereby declares Wilkoppies Extension 122 Township (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 III (PART C) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) ON PORTION 1053 (A PORTION OF PORTION 878) OF THE FARM ELANDSHEUVEL NO. 402, REGISTRATION DIVISION I.P., NORTH WEST PROVINCE BY CITY PRO BUILDING (PROPRIETARY) LIMITED (2005/011094/07) (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 Wilkoppies Extension 122.

**(2) LAYOUT / DESIGN**

The township shall consist of erven as indicated on General Plan SG No. 17/2022.

**(3) 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.

**(4) REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING MUNICIPAL SERVICES**

If, by reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing municipal services, the cost thereof shall be borne by the township applicant.

**(5) 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 20 July 2007 by virtue of NWP/EIA/99/2006 are adhered to.

**(6) HOME OWNERS ASSOCIATION**

The Bordeaux Park NPC (2012/024760/08) Home Owners Association shall bear full responsibility for the functioning and proper maintenance of the private internal street (Erf 4508) which erf shall be transferred to the Bordeaux Park NPC (2012/024760/08) Home Owners Association.

**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 all internal and external engineering services in or for the township, as provided for in the services agreement.

**3. DISPOSAL OF EXISTING CONDITIONS OF TITLE**

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

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

- (i) "A. The said Portion "C" of Portion of the farm ELANDSHEUVEL 54, DISTRICT of Klerksdorp (of which the property held hereunder forms a portion) is subject to:

1. A Servitude of Aqueduct or passage of water in favour of the Klerksdorp Irrigation Board as will more fully appear from Notarial Deed No. 87/1919S registered on the 7<sup>th</sup> day of February, 1919.
2. By Notarial Deed No. 30/1935S the right is granted to the Municipal Council of Klerksdorp to erect an overhead electricity supply line over the property conveyed hereunder together with rights ancillary thereto subject to the said Notarial Deed registered on the 18<sup>th</sup> of January 1935."

(b) the following servitude which affects Erven 4502 and 4503 in the township only:

- (i) "B. Die voormalige Gedeelte 429 ('n Gedeelte van Gedeelte 59) van die plaas ELANDSHEUVEL 402, Registrasie Afdeling I.P., Provinsie Noordwes (aangedui deur die figuur ABbJK op kaart LG no 3402/2008) is verder onderhewig aan 'n serwituut vir die lê van 'n ondergrondse waterpypleiding oor die eiendom hieronder getranspoteer, 3 meter wyd eweredig met die noordelike grens van die eiendom soos meer volledig sal blyk uit Notariële Akte K1847/1979-S ten gunste van die Stadsraad van Klerksdorp. Die serwituut word voorgestel deur die figuur ABhgA op kaart LG no 3402/2008 hierby aangeheg."

#### 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

- (i) The erf is subject to a servitude, 1 metre 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 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.
- (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 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 Geotechnical 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. The NHBRC classification for foundations is considered as C2.

###### (b) ERVEN SUBJECT TO SPECIAL CONDITIONS

In addition to the relevant conditions set out above, the under-mentioned erf shall be subject to the conditions as indicated.

###### (i) ERVEN 4504 TO 4506

The erf is subject to a servitude 2m wide for municipal purposes in favour of the local authority, as indicated on the general plan (On submission of a certificate from the local authority to the Registrar of Deeds stating that the servitude is no longer required, this condition shall lapse).

###### (ii) ERF 4507

The erf is subject to a servitude for municipal purposes in favour of the local authority, as indicated on the general plan (On submission of a certificate from the local authority to the Registrar of Deeds stating that the servitude is no longer required, this condition shall lapse).

###### (iii) ERF 4508

(aa) The erf is subject to a servitude for municipal purposes in favour of the local authority, as indicated on the general plan (On submission of a certificate from the local authority to the Registrar of Deeds stating that the servitude is no longer required, this condition shall lapse).

(bb) The erf is subject to a servitude of right of way in favour of Erven 4498 to 4507

###### (iii) ERVEN 4498 TO 4507

The erven are entitled to a servitude of right of way over Erf 4508

##### (2) CONDITIONS OF TITLE IMPOSED IN FAVOUR OF THIRD PARTIES TO BE REGISTERED / CREATED ON FIRST REGISTRATION OF THE ERVEN CONCERNED

## (a) ERVEN 4498 TO 4507

- (i) The erven will be subject to the following conditions in favour of the Bordeaux Park NPC (2012/024760/08) Home Owners Association established in terms of the provisions of Section 14 of the Companies Act, 2008 (Act 71 of 2008) to be created on transfer of the erven to any purchaser:

Each and every owner of an erf in the township shall on transfer automatically become a member of the Bordeaux Park NPC (2012/024760/08) Home Owners Association established in terms of the provisions of Section 14 of the Companies Act, 2008 (Act 71 of 2008) (hereinafter referred to as the "Association") and the township applicant shall procure that each erf be made subject to the following conditions in favour of the Association:

- (aa) Every owner of an erf within the township area or the subdivided portions or consolidation thereof, or any interest therein or any unit as defined in terms of the Sectional Titles Act, 1986 (Act 95 of 1986) shall on transfer automatically become and shall remain a member of the Association and shall be subject to its Constitution until he/she/it ceases to be an owner as aforesaid.
- (bb) The owner of an erf within the township area or any subdivision or consolidation thereof, or any interest therein, or any unit as defined in terms of the Sectional Titles Act, 1986 (Act 95 of 1986) shall not be entitled to transfer the erf or any subdivision or any interest therein or unit thereon, without a clearance certificate from the Association that all monies owing to it has been paid.

**CIVIC CENTRE  
KLERKSDORP**  
Notice No. LUM32/2023  
13/1/7/333

**L. SEAMETSO  
MUNICIPAL MANAGER**



**PLAASLIKE OWERHEID KENNISGEWING 381 VAN 2023****STADSRAAD VAN MATLOSANA  
VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) verklaar die Stadsraad van Matlosana hierby die dorp Wilkoppies Uitbreiding 122 (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 III (DEEL C) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) OP GEDEELTE 1053 ('N GEDEELTE VAN GEDEELTE 878) VAN DIE PLAAS ELANDSHEUVEL NO. 402, REGISTRASIE AFDELING I.P., PROVINSIE NOORDWES, DEUR CITY PRO BUILDING (EIENDOMS) BEPERK (2005/011094/07) (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 Wilkoppies Uitbreiding 122.

**(2) UITLEG / ONTWERP**

Die dorp sal bestaan uit erwe soos aangedui op Algemene Plan LG No. 17/2022.

**(3) VERWYDERING, VERPLASING, MODIFISERING OF DIE VERVANGING VAN BESTAANDE POSKANTOOR- / TELKOM UITRUSTING**

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande Poskantoor- / Telkom uitrusting te verwyder, te verplaas, te modifiseer of te vervang moet die koste daarvan deur die dorpsstigter gedra word.

**(4) VERWYDERING, VERPLASING, MODIFISERING OF DIE VERVANGING VAN BESTAANDE MUNISIPALE DIENSTE**

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale dienste te verwyder, te verplaas, te modifiseer of te vervang moet die koste daarvan deur die dorpsstigter gedra word.

**(5) OMGEWINGSBESTUUR**

Die dorpsstigter moet toesien dat alle voorwaardes opgelê deur die Departement van Landbou, Bewaring en Omgewingsake ingevolge die "Environmental Authorisation" uitgereik deur die voorgenoemde Departement op 20 Julie 2007 kragtens NWP/EIA/99/2006 nagekom word.

**(6) HUISEIENAARSVERENIGING**

Die Bordeaux Park NWM (2012/024760/08) Huiseienaarsvereniging sal volle verantwoordelikheid dra vir die funksionering en behoorlike instandhouding van die private interne straat (Erf 4508) welke erf oorgedra sal word aan die Bordeaux Park NWM (2012/024760/08) Huiseienaarsvereniging.

**2. VOORWAARDES WAARAAN VOLDOEN MOET WORD VOOR DIE ERWE IN DIE DORP REGISTREERBAAR WORD****INSTALLASIE EN VOORSIENING VAN DIENSTE**

Die dorpsstigter moet alle interne en eksterne ingenieursdienste in of vir die dorp installeer en voorsien ooreenkomstig die diensteooreenkoms.

**3. BESKIKKING OOR BESTAANDE TITELVOORWAARDES**

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

**(a) die volgende serwitute wat nie die dorp raak nie weens die ligging daarvan:**

(i) "A. The said Portion "C" of Portion of the farm ELANDSHEUVEL. 54, DISTRICT of Klerksdorp (of which the property held hereunder forms a portion) is subject to:

1. A Servitude of Aqueduct or passage of water in favour of the Klerksdorp Irrigation Board as will more fully appear from Notarial Deed No. 87/1919S registered on the 7<sup>th</sup> day of February 1919.
2. By Notarial Deed No. 30/1935S the right is granted to the Municipal Council of Klerksdorp to erect an overhead electricity supply line over the property conveyed hereunder together with rights ancillary thereto subject to the said Notarial Deed registered on the 18<sup>th</sup> of January 1935."

**(b) die volgende serwitute wat slegs Erwe 4502 en 4503 in die dorp raak:**

(i) "B Die voormalige Gedeelte 429 ('n Gedeelte van Gedeelte 59) van die plaas ELANDSHEUVEL 402, Registrasie Afdeling I.P., Provinsie Noordwes (aangedui deur die figuur ABbJK op kaart LG no 3402/2008) is verder onderhewig aan 'n serwitute vir die lê van 'n ondergrondse waterpypleiding oor die eiendom hieronder getransporeer, 3 meter wyd eweredig met die noordelike grens van die eiendom soos meer volledig sal blyk uit Notariële Akte K1847/1979-S ten gunste van die Stadsraad van

Klerksdorp. Die serwituut word voorgestel deur die figuur ABhgA op kaart LG no 3402/2008 hierby aangeheg.”

#### 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 'n serwituut, 1 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 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 uitgedrae 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.
- (iv) 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. Die NHBRC klassifikasie vir fondasies word bestempel as C2.

###### (b) ERWE ONDERWORPE AAN SPESIALE VOORWAARDES

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

###### (i) ERWE 4504 TOT 4506

Die erf is onderworpe aan 'n serwituut 2m wyd vir munisipale doeleindes ten gunste van die plaaslike owerheid, soos op die Algemene Plan aangedui. (By die indiening van 'n sertifikaat deur die plaaslike owerheid aan die Registrateur van Aktes waarin vermeld word dat sodanige serwituut nie meer benodig word nie, verval die voorwaarde).

###### (ii) ERF 4507

Die erf is onderworpe aan 'n serwituut vir munisipale doeleindes ten gunste van die plaaslike owerheid, soos op die Algemene Plan aangedui. (By die indiening van 'n sertifikaat deur die plaaslike owerheid aan die Registrateur van Aktes waarin vermeld word dat sodanige serwituut nie meer benodig word nie, verval die voorwaarde).

###### (iii) ERF 4508

(aa) Die erf is onderworpe aan 'n serwituut vir munisipale doeleindes ten gunste van die plaaslike owerheid, soos op die Algemene Plan aangedui. (By die indiening van 'n sertifikaat deur die plaaslike owerheid aan die Registrateur van Aktes waarin vermeld word dat sodanige serwituut nie meer benodig word nie, verval die voorwaarde).

(bb) Die erf is onderworpe aan 'n serwituut van reg van weg ten gunste van Erwe 4498 tot 4507.

###### (iv) ERWE 4498 TOT 4507

Die erwe is geregtig op 'n serwituut van reg van weg oor Erf 4508.

##### (2) TITELVOORWAARDES OPGELÊ TEN GUNSTE VAN DERDE PARTYE WAT GEREGISTREER / GESKEP MOET WORD OP EERSTE REGISTRASIE VAN DIE BETROKKE ERWE

###### (a) ERWE 4498 TOT 4507

- (i) Die erwe sal onderworpe wees aan die volgende voorwaardes ten gunste van die Bordeaux Park NWM (2012/024760/08) Huiseienaarsvereniging gestig ingevolge die bepalings van Artikel 14 van die Wet op Maatskappye, 2008 (Wet 71 van 2008) wat geskep moet word op oordrag van die erwe aan enige koper: Elke eienaar van 'n erf in die dorp sal op oordrag outomaties lid word van die Bordeaux Park (NWM) (2012/024760/08) Huiseienaarsvereniging gestig ingevolge die bepalings van Artikel 14 van die Wet op Maatskappye, 2008 (Wet 71 van 2008) (hierna verwys na as die “Vereniging”) en die dorpstigter sal

toesien dat elke erf onderworpe gestel word aan die volgende voorwaardes ten gunste van die Vereniging:

- (aa) Elke eienaar van 'n erf binne die dorpsgebied of die onderverdeelde gedeeltes of konsolidasie daarvan, of enige belang daarin, of enige eenheid soos omskryf in terme van die Deeltitelwet, 1986 (Wet 95 van 1986) sal op oordrag outomaties lid word en lid bly van die Vereniging en sal onderworpe wees aan sy Konstitusie totdat hy/sy/dit ophou om 'n eienaar te wees soos voormeld.
- (bb) Die eienaar van 'n erf binne die dorpsgebied of enige onderverdeling of konsolidasie daarvan, of enige belang daarin, of enige eenheid soos omskryf in terme van die Deeltitelwet, 1986 (Wet 95 van 1986) sal nie geregtig wees om die erf of enige onderverdeling of enige belang daarin of eenheid daarop oor te dra sonder 'n uitklaringsertifikaat vanaf die Vereniging dat alle gelde daaraan verskuldig betaal is nie.

**BURGERSENTRUM  
KLERKSDORP**  
Kenningsgewing No. LUM32/2023  
13/1/7/333

**L. SEAMETSO  
MUNISIPALE BESTUURDER**

**LOCAL AUTHORITY NOTICE 382 OF 2023****MAHIKENG LOCAL MUNICIPALITY****MAHIKENG BY-LAW ON SPATIAL PLANNING AND LAND USE MANAGEMENT, 2018****REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS ON ERF 1574 MAFIKENG EXTENSION 18, REGISTRATION DIVISION J.O., NORTH WEST PROVINCE**

It is hereby notified in terms of Section 67(1) of the Mahikeng By-Law on Spatial Planning and Land Use Management 2018, that the Mahikeng Local Municipality has approved that Restrictive Title Conditions B.2., 5., 6., 7., 8. and 9., in Deed of Transfer T729/2002, in respect of Erf 1574 Mafikeng Extension 18, Registration Division J.O., North West Province, be removed.

**MUNICIPAL MANAGER**

**Mahikeng Local Municipality, Private Bag X59, Mmabatho, 2735**

**PLAASLIKE OWERHEID KENNISGEWING 382 VAN 2023****MAHIKENG PLAASLIKE MUNISIPALITEIT****MAHIKENG VERORDENING OOR RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBESTUUR, 2018****VERWYDERING VAN BEPERKENDE TITELAKTEVOORWAARDES OP ERF 1574 MAFIKENG UITBREIDING 18, REGISTRASIE AFDELING J.O., NOORDWES PROVINSIE**

Dit word hiermee ingevolge Artikel 67(1) van die Mahikeng-verordening op Ruimtelike Beplanning en Grondgebruikbestuur 2018 in kennis gestel dat die Mahikeng Plaaslike Munisipaliteit goedgekeur het dat Beperkende Titelvoorwaardes B.2., 5., 6., 7., 8. en 9., in Transportakte T729/2002, ten opsigte van Erf 1574 Mafikeng Uitbreiding 18, Registrasie Afdeling J.O., Noordwes Provinsie, verwyder word.

**MUNISIPALE BESTUURDER**

**Mahikeng Plaaslike Munisipaliteit, Privaatsak X59, Mmabatho, 2735**

**LOCAL AUTHORITY NOTICE 383 OF 2023**  
**CITY COUNCIL OF MATLOSANA**  
**APPROVAL OF THE REMOVAL OF RESTRICTIVE TITLE CONDITIONS**

The City of Matlosana hereby give notice in terms of the provisions of Section 57(1) of the Town Planning and Townships Ordinance 15 of 1986, and the Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA), and Sections 63 and 64 of the City of Matlosana Spatial Planning and Land Use Management By-Law, 2016, declares the approval of the removal of restrictive title condition B.(j), B.(j)(i-ii) and B.(o) on pages 4,5, and 6 of Title Deed T47450/1974, with regards to Erf 423, Naserhof Township zoned "Residential 2", with a density of 30 dwelling units per hectare, with a density of 50% and two-story height restriction, as per Schedule H in the Klerksdorp Land Use Management Scheme. The approval is filed with the Municipal Manager, Klerksdorp and are open for inspection at all reasonable times and shall come into operation from the date of operation of this notice.

Civic Centre

Klerksdorp

Notice No: 118/2023

(13/1/11/118)

25 July 2023

**L. SEAMETSO**

**MUNICIPAL MANAGER**

**PLAASLIKE OWERHEID KENNISGEWING 383 VAN 2023**  
**STADSRAAD VAN MATLOSANA**  
**GOEDKEURING VAN VERWYDERING VAN BEPERKENDE TITLVOORWAARDES**

Die Stadsraad van Matlosana verklaar hierby ingevolge Artikel 57(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 15 van 1986, asook die Ruimtelike Beplanning en Grondgebruikbestuurswet 16 van 2013 (SPLUMA) en Artokels 63 en 64 van die Stadsraad van Matlosana se Ruimtelike en Grongebruikbestuursverordening, 2016, die goedkeuring vir die verwydering van beperkende titelvoorwaardes B.(j), B.(j)(i-ii) en B.(o) op bladsye 4, 5, en 6 van Titelakte T47450/1974, met betrekking tot Erf 423, Naserhof Dorpsgebied met sonering van "Residensieel 2", met digtheid van 30 wooneenhede per hektaar, en dekking van 50%, en twee vloer hoogtebeperking, soos per Skedule H in die Klerksdorp Grondgebruikbestuurskema. Die goedkeuring word in bewaring gehou deur die Munisipale Bestuurder, Klerksdorp en is beskikbaar vir inspeksie op alle redelike en tree in werking van die datum van publikasie van hierdie kennisgewing.

Burgersentrum

Klerksdorp

Kennisgewing nr: 118/2023

(13/1/11/118)

25 Julie 2023

**L. SEAMETSO**

**MUNISIPALE BESTURDER**





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