



**NORTH WEST
NOORDWES**

EXTRAORDINARY • BUITENGEWOON

**PROVINCIAL GAZETTE
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PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS**PROVINCIAL NOTICE 322 OF 2022****CONDITIONS OF ESTABLISHMENT****MOTHUTLUNG-A TOWNSHIP**

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE MADIBENG LOCAL MUNICIPALITY (HEREINAFTER REFERRED TO AS THE APPLICANT) IN TERMS OF UNDER OF THE PROVISIONS OF PART C OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR THE PERMISSION TO ESTABLISH A TOWNSHIP ON A PART OF PORTION 106 (PORTION OF PORTION 91) OF THE FARM ELANDSFONTEIN 440-J.Q, NORTH WEST, PROVINCE, HAS BEEN GRANTED.

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP

1.1 PROVISION AND INSTALLATION OF SERVICES

The applicant shall make the necessary arrangements with the local authority for the provision and installation of water, electricity and sanitation as well as the construction of roads and stormwater drainage in and for the township.

1.2 GENERAL

(a) The applicant shall satisfy the Madibeng Local Municipality that:

(i) the relevant amendment scheme (in terms of section 125 of Ordinance 15 of 1986) is in order and may be published simultaneously with the declaration of the township as an approved township.

(ii) satisfactory access is available to the township and that a public street system is available to all erven in the township.

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

2. CONDITIONS OF ESTABLISHMENT (CONDITIONS WHICH WILL BE APPLICABLE TO THE APPROVED TOWNSHIP IN TERMS OF SECTION 103 OF THE ORDINANCE 15 OF 1986)

2.1 NAME

The name of the township shall be Mothutlung-A.

2.2 LAYOUT AND DESIGN

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The layout shall consist of erven and streets as indicated on genera Plan No 9424/2005

2.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

2.3.1 In respect of Deed of Transfer T118360/2000 Portion 91 of Farm Elandsfontein no 440 J.Q:

- (a) Excluding the following servitudes which do not affect the township due to location:
- (i) Die eienaars van Gedeeltes 16, 17, 18, 19, en die resterende gedeelte van gedeelte 15 is geregtig om hulle vee en diere na voornoemde "zuiping" te neem met die Zuipingsweg 10,39 meter breed lopende langs en ten suide van die voornoemde spruit oor gedeeltes 17, 18, 19, 20 en die resterende gedeelte van Gedeelte 15 soos aangedoon op die voornoemde "sketskaart" en die voornoemd gedeeltes 17, 18, 19, 20 en die resterende gedeelte van Gedeelte 15 waarvoor genoemde "zuipingsweg" loop is respektiewelik en wederkeriglik onderworpe aan die Serwituut van genoemde weg ten gunste van gedeelte 16, 17, 18, 19 en die resterende gedeelte van gedeelte 15.
 - (ii) Al die voornoemde Gedeeltes is verder respektiewelik onderworpe aan en geregtig tot die gebruik van die tans bestaande publieke en private wee wat loop na die Weste na die Brits-Pretoria Hoof Weg, na die Noord Ooste na die Bosveld en na die Suid Ooste na de Wildt Stesie en Pretoria, soos aangewys op voornoemde Sektskaart.
 - (iii) Die Regering of haar opvolgers as eienaar van Gedeelte A van die voornoemde Plaas, groot 1,7131 hektaar blykens Transort Nr. 5322/1920 sal die voormalige-

RESTERENDE GEDEELTE van GEDEELTE 20 (gedeelte van Gedeelte 15) waarvan die gedeelte aangedui deur figuur AaePA op konsolidasie

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diagram L.G No. 12658/1997 hierby aangeheg ñ gedeelte vorm GEDEELTE 53 (gedeelte van GEDEELTE 20) waarvan die gedeelte aangedui deur figuur abgfNea op konsolidasie diagram L.G No. 12658/1997 hierby aangeheg ñ gedeelte vorm;

GEDEELTE 33 (gedeelte van GEDEELTE 21) waarvan die gedeelte aangedui deur figuur bBCdEjklMhgb op konsolidasie diagram L.G No. 12658/1997 hierby aangeheg ñ gedeelte vorm;

REMAINING EXTENT OF PORTION 21 (portion of Portion 15) waarvan die gedeelte aangedui deur figuur jFGHJKLlkj op konsolidasie diagram L.G No. 12658/1997 hierby aangeheg ñ gedeelte vorm, geleë ten noorde van die Elandsfontein Spruit, na en van die naaste of gemaklikste] bereikbare publieke weg en sodanige reg van weg na en van die naaste of gemaklikste bereikbare water op voornoemde gedeeltes, met die reg om daardie water te gebruik en soveel daarvan as nodige en gerieflik mag wees vir die gebruik en genot van genoemde grond en die doeleindes waarvoor bested met die reg om die water deur middle van pype, waterlope of andersins na genoemde drond te lei en daarvoor enige madjinerie vir kragontwikkeling op te rig en te debruik om die water op voormelde Gedeelte A te kry.

- (iv) Die eienaar van Gedeelte 31 (’n gedeelte van GEDEELTE 21) getranspoteer onder Akte van Transport Nr. 491/1930 zal geregtig zyn tot wiping voor zyn vee in de bestaande “Zuiping” in die Elandsspruit lopende door het resterende gedeelte van voorzegde gedeelte 20 groot als zulk 377,2752 hektaar zoals gehouden onder Verdellingstransport Nr. 13086/1925 ; (waarvan die gedeelte aangedui deur die figuur Aaepa en abgfNea op konsolidasie diagram L.G No. 12658/1997 hierby aangeheg ñ gedeelte vorm zoals thans gebruikt door al de eigenaren van voormeld gedeelte 15 van de plaats Elandsfontein met een recht van weg voor zulk vee over hel gezegd resterend gedeelte van gedeelte 20 naar gezegde zuiping langs de noordelike of zuidelike grens van gezegd resterend gedeelte zoals later door partyen te worden vasgesteld.
- (v) Die Resterende Gedeelte van Gedeelte 20 (gedeelte van Gedeelte 15)

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Van die gesegde plaas, groot as sodanig 270,2087 hektaar, waarvan die voormalige RESTERENDE GEDEELTE van GEDEELTE 20 (gedeelte van GEDEELTE 15) aangedui deur die figuur A a b c d e g h m n v z D E F A uitgeslote die figuur gg hh jj op die kaart aangeheg by Sertifikaat van Verenigde Titel T222/1980 (waarvan die eiendom aangedui deur die figuur AacA op aangehegte kaart L.G No. 12659/1997 hiermee geregistreer 'n gedeelte vorm), is onderhewig aan 'n reg van oorpad 4,72 meter wyd aangedui deur die stippelyn kl tot gl op die gemelde kaart ten gunste van Gedeelte 53 (gedeelte van Gedeelte 20) van die gesegde plaas gehou onder Transportakte Nr. 5989/1957 gedateer 15 Maart.1957;

- (vi) Die voormalige Resterende Gedeelte van Gedeelte 20 (gedeelte van Gedeelte 15) (waarvan die eiendom hiermee geregistreer 'n gedeelte vorm) is onderhewig aan 'n Serwituut Reg van Weg 4,72 meter wyd, aangedui deur die stippelyn k1 tot 9 op die kaart aangeheg by Sertifikaat van Verenigde Titel T222/1980, met bykomende verpligtinge ten gunste van Gedeelte 54 (gedeelte van Gedeelte 20) van die gesegde plaas, gehou onder Transportakte Nr. 5990/1957, gedateer 15 Maart, 1957.
- (vii) Die voormalige GEDEELTE 91 van die plaas waarvan die gedeeltes aangedui deur die figuur AabBCDEjFGHJKLIMhfNEPA op konsolidasie diagram L.G No. 12658/1997 hierby aangeheg 'n gedeelte vorm is onderhewig aan die volgende voorwaardes:

Die reg is aan Eskom verleen om elektrisiteit oor die hierinvermelde eiendom te lei deur middel van verskeie kraglyne met bykomende regte en onderworpe aan voorwaarde soos vollediger sal blyk uit Notariële Akte van Serwituut K5256/2000S welke middellyn van die kraglyn serwituut, 47 vierkante meter breed aangedui word die lyn aBb op diagram No. 9399/2007 geheg aan Notariële akte van roetebepaling K4260/2017S.

- (b) Excluding the following servitude which does not affect the township due to locality:

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Subject to an overhead Electrical Power line Servitude 18 metres wide on either side of the lines, in favour of Eskom together with ancillary rights, indicated by a B b with an 18 (eighteen) metres width on both sides of the line a B b on Servitude Diagram S.G. No.54/2005 annexed to Notarial Deed of Servitude K5001/2021S

- (c) Excluding the following entitlements which shall not be passed on to the ervens in the township:
- (i) Die resterende Gedeelte van Gedeelte 20 van gedeelte 15 van die gesegde plaas, groot as sodanig 291,6220 hektaar, aangedui deur die figuur ABCabcdeFA op aangehegte kaart L.G No. 2615/2007 (waarvan die eiendom hiermee geregistreer 'n gedeelte vorm) is geregtig tot 'n Serwituut van Suiping oor Gedeelte 41 (gedeelte van Gedeelte 20) van die gesegde plaas, gehou onder Transportakte Nr. 27983/1947 gedateer 9 September 1947.
- (ii) 'n Gedeelte van die voormalige Gedeelte 41 (Gedeelte van Gedeelte 20) Aangedui deur die figuur v w w1 m1 op die kaart aangeheg by Sertifikaat van Verenigde Titel T222/1980, verder onderworpe sal wees aan 'n serwituut van suiping ten gunste van die Resterende Gedeelte van Gedeelte 20 (gedeelte van Gedeelte 15) van die plaas ELANDSFONTEIN No. 440 J.Q. voormeld, groot 291,6220 hektaar.
- (iii) De eienaar van het gezegde gedeelte 31 waarvan die voormalige Resterende Gedeelte van GEDEELTE 31 (gedeelte van Gedeelte van Gedeelte 31) aangedui deur die figuur ff C dd ee ff op die kaart aangeheg by Sertifikaat van Verenigde Titel T222/1980 'n gedeelte uitmaak, zal gerechtigd zijn tot zuiping in de Elandspruit lopende door liet resterend gedeelte van voorzgd Gedeelte 20 groo Als zulks 377,2752 hektaar, zoals gehouden onder Verdelings Transport Nr.13086/1925, zoals thans gebruikt door al de eigenaren van voormeld Gedeelte 15 van die plaats ELANDSFONTEIN, met een recht van weg voor zulk vee over het gezegd resterende gedeelte van Geddeelte 20 naar gezegde zuiping langs de Noordelike of Zuidelike grens van gezegde Resterende Gedeelte zoals later door Partijente worden vastgesteld.
- Het gezegde Gedeelte 31 zal echter geen verdure oevereigendoms rechten hebben tot het water in de Elandsspruit en zal ook hoegenaamd geen recht hebben tot in de bestaande dam in de Spruit.
- (iv) Gezegde Gedeelte 31 ('n gedeelte van Gedeelte 20) waarvan die Voormalige GEDEELTE 48 (gedeelte van Gedcelte 31) aangedui deur die figuur ff C dd ee ff op die

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kaart aangeheg by Sertifikaat van Verenigde Titel T222/1980 'n gedeelte uitmaak, is geregtig tot 'n ewigdurende reg van weg oor die volgende eiendom: Gedeelte van die plaas SCHIETFONTEIN Nr. 437, geleë in die Registrasie Afdeling JQ, distrik Brits, groot 52,9623 hektaar, welke reg van weg 4.72 meter wyd sal wees en sal begin op die Suid-Westelike baken gemerk C op Die kaart Nr. 1149/96 wat betrekking het op Transportakte Nr. 9287/1904 gedateer 4 Oktober 1904, vandaar sal die reg van weg met 'n reguit lyn in 'n Noodelike regting loop na die grenslyn gemerk A B op die voormelde kaart en sal eindig by 'n Punt 630 tree regs geleë van die Noord-Westelike baken gemerk A op gemelde kaart.

- (v) Die eienaar of eienare van die voormalige Gedeelte 54 (gedeelte van Gedeelte 20) aangedui deur die figuur gg hh jj kk gg op die kaart aangeheg by Sertifikaat van Verenigde Titel T222/1980 sal vir die doel van toegang tot en uitgang van die gesegde gedeelte geregtig wees tot 'n serwituut reg van weg 4,72 meter wyd oor die Restant van Gedeelte 20 (gedeelte van Gedeelte 15) van die plaas Elandsfontein No. 440 JQ, distrik ODI, groot 261,6434 hektaar aangedui deur die stippellyn k1 tot 9 op die gemelde kaart, met die voorbehoud dat die eienaar of eienare van die genoemde restant van Gedeelte 20 (gedeelte van Gedeelte 15) en sodanige ander persone aan wie die eienaar of eienare van die genoemde restant van Gedeelte 20 (gedeelte van Gedeelte 15) die reg mag verleen om genoemde serwituut reg van weg te gebruik.
- (d) Excluding the following conditions which shall not affect the erven in the township:
- (i) Gedeelte 20 ('n gedeelte van Gedeelte 15) is onderworpe ten gunste van die eienaars van al die genoemde gedeeltes tot 'n reg van "zuiping" soos aangedui deur die figuur nw w1 m op aangewese plek kort onderkant die voornoemde dam gemerk "zuiping" op die Sketskaart geheg aan Verdelings Transport Nr. 13082/195.
- (ii) Dat die eienaar of eienare van gesegde voormalige GEDEELTE 53 (gedeelte van Gedeelte 20) (waarvan die eiendom aangedui deur die figuur abedMca op aangehegte kaart LG No. 12659/1997 hiermee geregistreer 'n gedeelte vorm) geregtig sal wees vir die doeleindes van toegang tot en uigang van die gesegde gedeelte om gebruik te maak van die bestaande pad oor die restant van Gedeelte 20 (gedeelte van Gedeelte 15) van die plaas Elandsfontein No. 440 J.Q., distrik ODI, groot 270,2087 hektaar, en synde die pad wat lei na die Noord-Ooste na die Bosveld en na verwys in paragraaf B.1(f) hierbo. Die gemelde gebruik van genoemde pad sal wees vanaf die Brits-De Wildt publieke pad tot waar die pad die gesegde Gedeelte 53 (gedeelte van Gedeelte 20) bereik, en sodanige gebruik sal wees gesamentlik met die eienaar of eienare van die genoemde restant van Gedeelte 20 (gedeelte van Gedeelte 15), en sodanige ander persone wie tot die gebruik van die enoemde pad geregtig mag wees, of aan wie die eienaar of eienare van genoemde restant van Gedeelte 20 (gedeelte van Gedeelte 15) reg mag verleen tot die gebruik van genoemde pad, en met die verdure voorbehoud dat indien die genoemde pad ten enige tyd verlé word, dan sal die eienaar of eienare van genoemde restant van Geedelte 20 (gedeelte van Gedeelte 15) 'n ander rybare pad aanwys vir die gebruik van gesegde

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Gedeelte 53 (gedeelte van Gedeelte 20) oor die genoemde restant van Gedeelte 20 (gedeelte van Gedeelte 15) op dieselfde voorwaardes soos hierintevore vermeld. Die eienaar of eienare van genoemde restant van Gedeelte 20 (gedeelte van Gedeelte 15) sal nie verplig wees om die genoemde pad of 'n verlegging daarvan in rybare toestand te hou nie.

- (iii) Dat die eienaar of eienare van die voormalige Gedeelte 54 (gedeelte van Gedeelte 20) aangedui deur die figuur gg hh jj kk gg op die kaart aangeheg by Sertifikaat van Verenigde Titel T222/1980, verplig sal wees om gesegde gedeelte op sy of hulle koste behoorlik en doeltreffend te omheem, voldoende om vee daarvan uit word by die plek waar die serwituut reg van weg die gesegde gedeelte bereik, en gemelde hek sal deur die eienaar of eienare van gesegde gedeelte toegehou word ten alle tye wat die deurgang by die hek nie in gebruik is nie. Gemelde omheining en hek sal deur die eienaar van die gesegde gedeelte ten alle tye in goeie orde en toestand gehou word.

2.4 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

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

2.5 DEMOLITION OF BUILDINGS AND STRUCTURES

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

2.6 REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING ESKOM POWER LINES

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

2.7 COMPLIANCE WITH CONDITIONS IMPOSED BY NORTHWEST DEPARTMENT OF AGRICULTURE, CONSERVATION, ENVIRONMENT

The township owner shall at his own expense comply with all the conditions imposed, by which the North West Department of Agriculture, Conservation, Environment has granted the applicant authorisation in terms of Section 22(3) of the Environmental Conservation Act, 1989 (Act 73 of 1989) for the change of land use from in terms of Schedule of Government Notice No. R1182 of 5 September 1997 as amended.

2.8 LAND FOR MUNICIPAL PURPOSES

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The following erven shall be utilised for municipal uses:

Erven 1,336,774,830,1205 and 1209 shall be reserved by the township owner as parks.

2.9 ACCESS

Ingress to and egress from the township will be as indicated on the General Plan from the Provincial Roads D2284 as approved.

2.10 ACCEPTANCE AND DISPOSAL OF STORM WATER

The township owner shall arrange the stormwater drainage of the township to fit in with that of Provincial Road 2284 and for all stormwater running off or being diverted from the road to be received and disposed of.

3. CONDITIONS OF TITLE

3.1 THE ERVEN MENTIONED HEREUNDER SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED HEREUNDER AND IMPOSED BY THE MADIBENG LOCAL MUNICIPALITY IN TERMS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO. 15 OF 1986).

(a) ALL ERVEN WITH THE EXCEPTION OF THE ERVEN MENTIONED IN CLAUSE 2(e)

- i. The erf is subject to a servitude, 2 metre wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf an additional servitude for municipal purposes 2 metre wide across the access portion of the erf, if and when required by the local authority; Provided that the local authority may dispense with any such servitude.
- 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 metres thereof.
- ii. The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitudes 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.

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4. CONDITIONS TO BE INCORPORATED IN THE TOWN-PLANNING SCHEME IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986, IN ADDITION TO THE PROVISIONS OF THE BRITS TOWN PLANNING SCHEME, 1 OF 1958.

(1) GENERAL CONDITIONS (APPLICABLE TO ALL ERVEN)

- (a) Except with the written consent of the local authority, and subject to such conditions as it may impose, neither the owner nor any other person shall -
- i) save and except to prepare the erf for building purposes, excavate any material therefrom;
 - ii) sink any wells or boreholes on the erf or extract any subterranean water therefrom;
 - iii) make or permit to be made, on the erf for any purposes whatsoever, any tiles or earthenware pipes or other articles of a like nature.
- (b) Where, in the opinion of the local authority, it is impracticable for stormwater to be drained from higher-lying erven direct to a public street the owner of the lower-lying erf shall be obliged to accept or permit the passage over the erf of such stormwater : Provided that the owners of any higher-lying erven, the stormwater from which is discharged over any lower-lying erf, shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of such lower-lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf.
- (c) The siting of buildings, including outbuildings, on the erf and entrances to and exits from the erf to a public street system shall be to the satisfaction of the local authority.
- (d) The main building, which shall be a completed building and not one which has been partly erected and is to be completed at a later date, shall be erected simultaneously with, or before, the outbuildings.
- (e) No material or goods or any nature whatsoever shall be dumped or placed within the building restriction area along any street, and such area shall be used for no other purpose than the laying out of lawns, gardens, parking or access roads: Provided that if it is necessary for a screen wall to be erected on such boundary this condition may be relaxed by the local authority subject to such conditions as may be determined by it.
- (f) A screen wall or walls shall be erected and maintained to the satisfaction of the local authority as and when required by it.
- (g) If the erf is fenced such fence and the maintenance thereof shall be to the satisfaction of the local authority.

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- (h) The registered owner is responsible for the maintenance of the whole development on the erf. If the local authority is of the opinion that the erf or any portion of the development is not being satisfactorily maintained, the local authority shall be entitled to undertake such maintenance at the cost of the registered owner.
 - (i) No French drain shall be permitted on the erf.
 - (j) Trenches and excavations for foundations, pipes, cables or for any other purposes shall be properly refilled with damp soil in layers not thicker than 150 mm and shall be compacted until the same grade of compaction as that of the surrounding material is obtained to the satisfaction of the local authority.
 - (k) All pipes that carry water shall be watertight and shall be provided with watertight flexible couplings.
 - (l) The entire surface of the erf shall be drained to the satisfaction of the local authority in order to prevent surface water from damming up, and water from roof gutters shall be discharged away from the foundations.
 - (m) The erf is situated in an area with soil conditions which can affect buildings and structures detrimentally and result in damage. Building plans submitted to the local authority shall indicate measures in accordance with recommendations contained in the Engineering-geological report compiled for the township, to limit possible damage to the buildings and structures as a result of the unfavourable foundation conditions, unless proof is submitted to the local authority that such measures are unnecessary or the same purpose can be achieved by alternative measures.
- (2) **ERVEN 2 UP TO 224, 227 UP TO 335, 337 UP TO 443, 445 UP TO 538, 540 UP TO 752, 754 UP TO 773, 775 UP TO 829, 831 UP TO 887, 889 UP TO 975, 977 UP TO 1202, 1210 UP TO 1245, 1260 UP TO 1357, 1359 UP TO 1481, 1484 UP TO 1548, 1552 UP TO 1591, 1595 UP TO 1603 AND INCLUDING 1605 UP TO AND INCLUDING 1895.**

USE ZONE I: SPECIAL RESIDENTIAL

- (a) The erf and the buildings erected thereon or to be erected thereon, shall be used solely for the purposes of a dwelling house and with the special consent of the local authority for places of public worship, place of instruction, institution, social halls, Special Buildings.
- (b) The occupants of a dwelling house may practice, *inter alia*, their social and religious activities and their occupations, professions or trades, including retail trade, on the property on which such dwelling house is erected; Provided that:-
 - (i) The dominant use of the property shall remain residential;

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- (ii) The occupation, trade or profession or any other activity shall not be noxious; and
 - (iii) the occupation, trade or profession shall not interfere with the amenity of the neighbourhood.
- (c) The height of the buildings shall not exceed 2 storeys.
- (d) The coverage of the buildings shall not exceed 60%
- (e) No building other than boundary walls, fences or temporary buildings that are required in connection with building operations being conducted on the property shall be erected without a space, free of any building or structure, tween it and onto the side boundaries and between the building and the street boundary of the property
- (i) the space at the side of the building shall be a minimum of 2 metres wide, provided the local authority may reduce this requirement to 1 (one) metre.
 - (ii) The space at the rear of the building shall be a minimum of 2 metres.
 - (iii) The space at the street boundary shall be minimum of 5 metres

(3) ERVEN 1206, 1898, 1899, 1906, 1917 AND 1918

USE ZONE XII: CIVIC

The erf and the buildings erected thereon or to be erected thereon, shall be used solely for government and municipal purposes, subject to standard conditions of the Brits Town Planning Scheme, 1 of 1958.

(4) ERF 1907 to 1914 and 1919

USE ZONE III: SPECIAL BUSINESS

- (a) The erf and the buildings erected thereon or to be erected thereon, shall be used solely for the purpose of shops, Business Premises, Professional Chambers and Dwelling House and with the special consent of the local authority for Residential buildings. Place of Public Worship, Place of Instruction, Social Halls, Public Garages, Hotels, Domestic Industrial Buildings, Theatres, Special Buildings, building for trade of Frying Fish or cooking of Food or for the sales of animals or birds.
- (b) The height of the buildings shall not exceed 3 storeys.
- (c) The coverage of buildings shall not exceed 70% of the area erf.
- (d) No building other than boundary walls, fences or temporary buildings that are required in connection with building operations being

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conducted on the property shall be erected without a space, free of any building structure between it and onto the side boundaries and also between the building and the rear boundary of the property:

- (i) the space at the side of the building shall be a minimum of 2 metres wide, provided that the local authority may reduce this requirement to 1 (one) metres;
- (ii) the space at the rear of the building shall be a minimum of 2 metres
- (iii) The space at the street boundary shall be a minimum of 5 metres
- (iv) All other conditions as the local authority may impose.

5. ERVEN 444, 539, 753, 888, 976, 1358, 1897, 1901, 1903 AND 1926

USE ZONE X: INSTITUTIONAL

- (a) The erf and the buildings erected thereon or to be erected thereon, shall be used solely for the purposes of places of Institutions, Place public worship, places of instruction, social halls and with the special consent of the local authority for Dwellings house, Residential buildings and Special Buildings.
- (b) The height of the buildings shall not exceed 3 storeys.
- (c) The coverage of buildings shall not exceed 70% of the area of the erf.
- (d) Parking to be provided to the satisfaction of the local authority.
- (e) All other conditions as the local authority may impose.

6. ERVEN 1203, 1204, 1207, 1208, 1594 and 1604

USE ZONE XI: EDUCATIONAL

- (a) The erf and the buildings erected thereon or to be erected thereon, shall be used solely for the purposes of places of Institutions, Place public worship, places of instruction, social halls and with the special consent of the local authority for Dwellings house, Residential buildings, Institutions and Special Buildings.
- (b) The height of the buildings shall not exceed 3 storeys.
- (c) The coverage of buildings shall not exceed 70% of the area of the erf.
- (d) Parking to be provided to the satisfaction of the local authority.
- (e) All other conditions as the local authority may impose.

7. ERVEN 1900, 1902 AND 1932

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USE ZONE VII: INDUSTRIAL

- a) The erf and the buildings erected thereon or to be erected thereon, shall be used solely for the purposes of Industrial buildings. Domestic Industrial Buildings and with the special consent of the local authority for worship, places of instruction, Business Premises, Shops, Public Garages, Noxious Industrial buildings for production of or which employ pulverized fuel, Special buildings and Dwellings houses.
- b) The height of the buildings shall not excess 3 storeys.
- c) The coverage of buildings shall not exceed 70% of the area of the erf.
- d) Parkings to be provided to the satisfaction of the local authority.
- e) All other conditions as the local authority may impose.

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