



# NORTH WEST NOORDWES

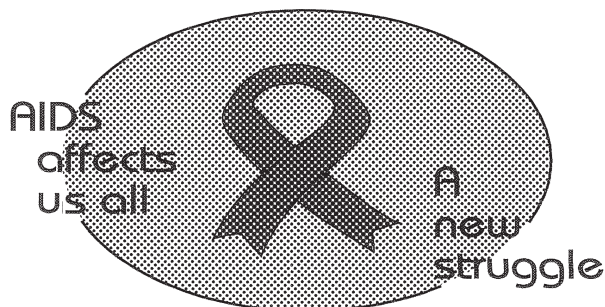
## PROVINCIAL GAZETTE PROVINSIALE KOERANT

Vol: 265

MAHIKENG  
20 December 2022  
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No: 8444

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

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

- **06 December**, Tuesday for the issue of Tuesday **13 December 2022**
- **13 December**, Tuesday for the issue of Tuesday **20 December 2022**
- **19 December**, Monday for the issue of Tuesday **27 December 2022**
- **23 December**, 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**
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- **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**
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- **09 May**, Tuesday for the issue of Tuesday **16 May 2023**
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**GENERAL NOTICES • ALGEMENE KENNISGEWINGS****GENERAL NOTICE 215 OF 2022**

NOTICE OF APPLICATION IN TERMS OF SECTION 98 (1) (a) OF THE MOSES KOTANE LOCAL SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2016, READ TOGETHER WITH THE PROVISIONS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT 2016 (ACT 16 OF 2016) FOR THE ESTABLISHMENT OF A TOWNSHIP KNOWN AS BODIRELO EXTENSION 1.

We, Aeterno Town Planning being the authorised agent of the owner of the properties mentioned below hereby give notice in terms of Section 98 (1) (a) of the Moses Kotane Spatial Planning and Land Use Management By-Law of 2016, that we have applied to the Moses Kotane Local Municipality terms of Section 59 for the establishment of an industrial township on the below mentioned properties. The properties on which the township is to be established are on a part of the Remainder of Portion 2 of the farm Olivenboom 62-JQ, the Remainder of Portion 1 of the farm Klipfontein 60-JQ and the Remainder of Portion 6 of the farm Klipfontein 60-JQ. The purpose of the application is to establish an industrial township which together with the adjacent Bodirelo Industrial townships comprise the Bojanala Special Economic Zone.

The township will comprise of the following land uses: 762 Industrial erven with a ruling erf size of  $\pm$  5000m<sup>2</sup>, 3 Residential areas which is 24,86ha in total and will be developed at a density not exceeding 80 units per hectare, 1 erf for offices and medical facilities (including a clinic), 1 hotel erf, 1 training facility erf to support the proper functioning of the Bojanala SEZ, 6 Business erven, 1 Educational erf, 1 Special erf for truck staging, truck stop, kiosk and restrooms, 1 erf for a logistics hub and various municipal erven to accommodate the service Infrastructure.

As the industrial area will be a bonded area with access control the roads and the open space in the proposed township will be private roads and private open space. Particulars of the application will lie for inspection during office hours at the office of the Department of Planning and Development Moses Kotane Local Municipality, Station Street, Mogwase for a period of 30 days upon publication of this notice. Objections to or representations in respect of the application with reasons must be lodged with or make in writing to the Municipal manager Moses Kotane Local Municipality at the above address or posted to Private Bag X1011, Mogwase, 0314 within a period of 30 days from the date of the publication of this notice. Closing date for objections and/or comments 12 January 2023 Address of agent: Aeterno Town Planning (Pty) Ltd, 338 Danny Street, Lynnwood Park, Pretoria, 0081, epos – [alex@aeternoplanning.com](mailto:alex@aeternoplanning.com), telephone number: 082 4435 008

**ALGEMENE KENNISGEWING 215 VAN 2022**

KENNISGEWING VAN AANSOEK IN GEVOLGE ARTIKEL 98 (1) (a) VAN DIE MOSES KOTANE RUIMTELIKE BEPLANNING EN GRONDGEBRUIK BY-WET VAN 2016 SAAM GELEES MET DIE BEPALINGS VAN DIE RUIMTELIKE BEPLANNING EN GRONDGEBRUIK BESTUURSWET 2016 (WET 16 VAN 2016) VIR DIE STIGTING VAN N DORP WAT BEKEND SAL STAAN AS BODIRELO UITBREIDING 1.

Ons Aeterno Stadsbeplanning synde die gemagtigde agent van die eienaar van ondergenoemde eiendomme gee hiermee in gevolge Artikel 98 (1) (a) van die Moses Kotane Ruimtelike Beplanning en Grondgebruik Bestuurs By-Wet van 2016 kennis dat ons by die Moses Kotane Plaaslike Munisipaliteit aansoek gedoen het in terme van Artikel 59 vir die stigting van 'n nywerheidsdorp op die ondergenoemde eiendomme: Die eiendomme waarop die dorp gestig staan te word is n gedeelte van die Restant van Gedeelte 2 van die plaas Olivenboom 62-JQ, die Restant van Gedeelte 1 van die plaas Klipfontein 60-JQ en die Restant van Gedeelte 6 van die plaas Klipfontein 60-JQ. Die doel van die aansoek is om n nywerheidsdorp te stig wat tesame met die aangrensende Bodirelo nywerheidsdorp die Bojanala Spesiale Ekonomiese Sone sal uitmaak.

Die dorp bestaan uit die volgende grondgebruike: 762 nywerheids erwe met 'n heersende erf grootte van  $\pm 5000\text{m}^2$ , 3 residensiële erwe wat 24,86ha in totaal groot is en wat teen n digtheid van nie meer as 80 eenhede per hektaar sal ontwikkel nie, 1 erf vir kantore en mediese fasiliteite wat 'n kliniek insluit, 1 hotel erf, 1 erf vir n opleidingsfasiliteit wat noodsaaklik is vir die funksionering van die Bojanala SES, 6 besigheids erwe, 1 opvoedkundige erf, 1 spesiale erf vir n vragmotor opstel area, oornag stopplek vir vragmotors, kiosk en ruskamers, 1 erf vir n logistieke hub en verskeie munisipale erwe om die dienste infrastruktuur te akkommodeer. Omdat die nywerheids area omhein gaan word met toegangsbeheer word die paaie en parke in die voorgestelde dorp privaat paaie en privaat oop ruimte.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Departement van Beplanning en Ontwikkeling Moses Kotane Plaaslike Munisipaliteit, Stasiestraat, Mogwase vir 'n tydperk van 30 dae vanaf publikasie van hierdie kennisgewing .Besware teen of verhoë te opsigte van die aansoek moet binne n tydperk van 30 dae vanaf die datum van publikasie van hierdie kennisgewing by die Munisipale Bestuurder Moses Kotane Plaaslike Munisipaliteit by bovermelde adres ingedien word of gepos word na privaatsak X1011, Mogwase, 0314 binne 30 dae vanaf die datum van die publikasie van hierdie kennisgewing. Sluitingsdatum vir besware en/of kommentare 12 Januarie 2023. Adres van agent: Aeterno Town Planning (Pty) Ltd, 338 Danny Street, Lynnwood Park, Pretoria , 0081, epos –[alex@aeternoplanning.com](mailto:alex@aeternoplanning.com) , telephone number: 082 4435 008

**PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS****GENERAL NOTICE 421 OF 2022****JB MARKS LOCAL MUNICIPALITY****TLOKWE AMENDMENT SCHEME 2374**

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>
2374	Remaining Extent of Erf 1065 and Remaining Extent of Portion 2 of Erf 1065, Potchefstroom	Respectively "Residential 1" "Business 2"	"Residential 3"

Annexure 1196 is hereby repealed only as far as it relates to Amendment Scheme 1375.

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 respectively known as Tlokwe Amendment Scheme 2374 and shall come into operation on the date of publication of this notice.

Notice 49/2022

**ACTING MUNICIPAL MANAGER**

**ALGEMENE KENNISGEWING 421 VAN 2022****JB MARKS PLAASLIKE MUNISIPALITEIT****TLOKWE WYSIGINGSKEMA 2374**

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>
2374	Resterende Gedeelte van Erf 1065 en Resterende Gedeelte van Gedeelte 2 van Erf 1065, Potchefstroom	Onskeidelik "Residensieel 1" "Besigheid 2"	"Residensieel 3"

Bylae 1196 word hiermee herroep slegs insoverre dit op Wysigingskema 1375 betrekking het.

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

Hierdie wysigings staan onskeidelik bekend as Tlokwe Wysigingskema 2374 en tree in werking op datum van publikasie van hierdie kennisgewing.

Kennisgewing 49/2022

**WAARNEMENDE MUNISIPALE BESTUURDER**

**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS****LOCAL AUTHORITY NOTICE 302 OF 2022****JB MARKS LOCAL MUNICIPALITY****DECLARATION THAT THE TOWNSHIP OF VAN DER HOFFPARK EXTENSION 62, HAS BEEN ESTABLISHED**

In terms of the provisions of Section 101(1) of the Town Planning and Townships ordinance, 1986 (Ordinance 15 of 1986), the JB Marks Local Municipality hereby declares that the Township of Van der Hoffpark Extension 62, situated on Portion 1523 (a portion of Portion 640) of the farm Vyfhoek 428, Registration Division IQ, North West Province, by Hannes Jonker Eiendomme (Pty) Ltd, Registration Number 2010/020063/07 (hereinafter referred to as The Township Establisher) and being the Registered Owner of the land, has been established, subject to the conditions as set out in the Schedule hereto.

**SCHEDULE****3.1 Name**

The name of the township shall be Van Der Hoffpark Extension 62.

**3.2 General Plan/Lay-out / Design**

The township shall consist of erven and streets as indicated on General Plan S.G. No 13/2018

**3.3 Access**

Access to the township will be granted from North Avenue and Hennie Bingle Avenue as indicated on General Plan S.G. No 13/2018

**4. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE REGISTRATION OF THE ERVEN IN THE TOWNSHIP****4.1 Provision and installation of external and internal services**

4.1.1 The township establisher must make the necessary arrangements with the JB Marks Local Municipality in relation to the provision and installation of water, electricity and sanitation services as well as the building of streets and storm water drainage in the township.

4.1.2 The township establisher shall install and provide internal engineering services in the township, as provided for in the services agreement.

4.1.3 The JB Marks Local Municipality shall install and provide external engineering services to the township, as provided for in the services agreement.

**4.2 Obligations regarding services and guarantees**

The township establisher must within a period of twelve (12) months or such an extended time period as that the JB Marks Local Municipality may determine, fulfil his obligations with regard to the provision of water, electricity and sanitation services as well as the construction of roads and storm water and the installation of systems therefore, as beforehand agreed between the township establisher and the JB Marks Local Municipality. No erven may be alienated or transferred in the name of the buyer before the JB Marks Local Municipality confirmed that sufficient guarantees/cash contributions is delivered by the township establisher to the JB Marks Local Municipality for the provision of services.



### **4.3 Engineering Services**

#### **4.3.1 Storm water drainage and street construction**

4.3.1.1 On request of the JB Marks Local Municipality the township establisher shall submit a detailed scheme, complete with plans, sections and specifications, compiled by a registered professional civil engineer approved by the JB Marks Local Municipality, for the storage and drainage of storm water through the township by proper disposal works and for the installation, tarmacing, curbing and canalisation of streets there-in, together with the provision of such retaining walls as the JB Marks Local Municipality may deem necessary, for approval.

4.3.1.2 When required by the JB Marks Local Municipality, the township establisher shall, for his own account, carry out the approved scheme to the satisfaction of the JB Marks Local Municipality under supervision of a registered professional civil engineer, approved by the JB Marks Local Municipality.

4.3.1.3 The township establisher is responsible for the maintenance of streets and storm water services in the township to the satisfaction of the JB Marks Local Municipality until such streets and storm water conduits have been taken over by the JB Marks Local Municipality, according to the services agreement.

4.3.1.4 Designs and specifications shall be done in accordance with the conditions of the JB Marks Local Municipality taking into consideration:

4.3.1.4.1 “Guidelines for the provision of engineering services and facilities in residential township development (National Housing Council revised May, 1995)”, as amended from time to time,

4.3.1.4.2 SANS 1200, Standardised specifications for Civil Engineering Construction,

4.3.1.4.3 The Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986),

4.3.1.4.4 The requirements of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977), and

4.3.1.4.5 Clause 12(1)(b) of the Potchefstroom Town Planning Scheme 1980 where the latter reads as follows:

“Where, in the opinion of the local authority it is impracticable for storm water to be drained from higher lying erven direct to a public street or stream the owner of the lower lying erf shall be obliged to accept and/or permit the passage over the erf of such storm water: Provided that the owners of any higher lying erven, the storm water from which is discharged over any lower lying erf, shall negotiate point of discharge and 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.”

#### **4.3.2 Water and sewerage**

4.3.2.1 The township establisher, through an approved professional engineer, is responsible for the design and construction of the water provision and sewerage systems in accordance with the requirements and specifications of the JB Marks Local Municipality, taking into consideration:

4.3.2.1.1 “Guidelines for the provision of engineering services and facilities in residential township development (National Housing Council revised May, 1995)”, as amended from time to time,

- 4.3.2.1.2 SANS 1200, Standardised specifications for Civil Engineering Construction,
- 4.3.2.1.3 The Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), and
- 4.3.2.1.4 The requirements of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977).

4.3.2.2 The township establisher is responsible for the maintenance of the water and sewerage services in the township to the satisfaction of the JB Marks Local Municipality, until such services have been taken over by the JB Marks Local Municipality, according to the services agreement.

### **4.3.3 Electricity**

4.3.3.1 If a private contractor performs the installation of electricity of the township, the township establisher shall appoint a professional engineer that will be responsible for the design and construction of the electricity distribution network and where medium tension installation forms part of the reticulation system the network installation shall be done in accordance with the following:

- 4.3.3.1.1 "Guidelines for the provision of engineering services and facilities in residential township development (National Housing Council revised May, 1995)", as amended from time to time,
- 4.3.3.1.2 SANS Code 0142, as amended from time to time, and
- 4.3.3.1.3 The Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

4.3.3.2 The township establisher is responsible for the maintenance of the electricity services in the township to the satisfaction of the JB Marks Local Municipality, until such services have been taken over by the JB Marks Local Municipality, according to the services agreement.

### **4.3.4 Refuse removal**

4.3.4.1 The township establisher is responsible for the maintenance of the refuse removal services in the township to the satisfaction of the JB Marks Local Municipality, until such services have been taken over by the JB Marks Local Municipality, according to the services agreement.

### **4.4 Home Owners Association**

4.4.1 A Home Owners Association or similar Section 8 Company must be established in terms of the conditions of the Companies Act 2008 (Act 71 of 2008).

4.4.2 The Home Owners Association or similar Section 8 Company shall bear full responsibility for the functioning and proper maintenance of the Private Open Space (Erf 1813) and the private internal streets, internal services according to the services agreement and the erf/en must be transferred to the association. The JB Marks Local Municipality accepts no responsibility or liability in this regard.

### **4.5 Demolition of buildings and structures**

4.5.1 The township establisher must, at his expense, demolish all existing buildings and structures that are located within building line reserves, side spaces or over mutual boundaries of proposed erven to the satisfaction of the JB Marks Local Municipality, when required by the JB Marks Local Municipality to do so.

#### **4.6 Conditions of the Department of Public Works, Roads and Transport, North West**

The township establisher shall comply with all conditions as stipulated in the letter of comment, dated 11 September 2014.

#### **4.7 Conditions of the Department of Rural, Environment And Agricultural Development**

The township establisher shall comply with all conditions as stipulated in the letter of comment, dated 2 August 2014.

### **5. DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven shall be subject to existing conditions of title and servitudes, if any, in accordance with and as proven by a land surveyor certificate.

### **6. CONDITIONS OF TITLE**

#### **6.1 Conditions imposed by the JB Marks Local Municipality in terms of the conditions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)**

##### **6.1.1 All erven**

All erven are subject to the following conditions:

6.1.1.1 The erf is subject to a servitude, 2 metres wide, in favour of the JB Marks Local Municipality, for sewerage and other municipal purposes, along any two of the boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude of 2 metres wide for municipal purposes across the access portion of the erf, if and when required by the JB Marks Local Municipality, provided that the JB Marks Local Municipality may relax or grant exemption from the required servitudes.

6.1.1.2 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 2 metres thereof.

6.1.1.3 The JB Marks Local Municipality 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 JB Marks Local Municipality.

6.1.1.4 Proposals to overcome unfavourable soil conditions shall be incorporated into all building plans submitted for approval. All buildings shall be constructed in accordance with such preventative measures. The JB Marks Local Municipality accepts no liability for any claims whatsoever which may result from the unfavourable soil conditions, for it remains the responsibility of the owner to satisfy him or herself that the foundation solution as proposed for the erven in the township is sufficient.

#### **6.2 Conditions in favour of third parties to be registered**

In addition to the relevant conditions as set out above, the under-mentioned erven shall be subject to the following additional conditions and servitudes:

6.2.1 None of Erven 1823 and 1824 may be transferred unless the following conditions are imposed by the township establisher and accepted by the Home Owners Association or similar Section 8 Company.

6.2.1.1 Every owner of an erf or subdivision or consolidation thereof shall become and shall remain a member of the Home Owners Association or similar Section 8 Company and shall be subject to its memorandums and articles of association until he ceases to be an owner as aforesaid. The erf shall not be transferred to any person that has not become a member of the association.

6.2.1.2 The owner of the erf shall not be entitled to transfer the erf without a clearance certificate from the association that all amounts payable by such owner to the association have been paid.

**7. CONDITIONS THAT IN ADDITION TO THE EXISTING PROVISIONS OF THE TOWN PLANNING SCHEME, IN RESPECT OF ARTICLE 125 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 1986 (ORDINANCE 15 OF 1986), NEED TO BE INCLUDED IN THE TOWN PLANNING SCHEME, 2015**

**7.1 Zonings**

7.1.1 Erven 1823 to 1824

The use zone of the erven is "Residential 2"

7.1.2 Erf 1825

The use zone of the erf is "Private Open Space".

7.1.3 Erf 1941

The use zone of "Public Road".

**7.2 Building Lines**

The following street building lines shall be applicable to the erven in the township:

7.2.1 Bordering Hennie Bingle Avenue: Six (6) metres

7.2.2 Bordering North Avenue: Six (6) metres

7.2.3 Side and rear building lines shall be in line with the Tlokwe Town Planning Scheme, 2015

**7.3 Line-of-no-access**

7.3.1 A line-of-no-access shall be applicable along Hennie Bingle Avenue on the western boundary of township that affects Erf 1824 and 1825, subject to one access point per erf.

7.3.2 A line-of-no-access shall be applicable along North Avenue on the norther boundary of the township that affects Erf 1823 subject to one access point per erf.

**7.4 Soil and Flood Conditions**

7.4.1 Erven 1824 and 1825 is subject to a flood line and must comply with the specifications of the National Water Act, 1998 (Act 36 of 1998). Any development of the erven shall be overseen by a professional registered engineer and shall be for the owners own risk and therefore no claim for flood damage shall be accepted by the City Council.

7.4.2 In order to overcome the proven detrimental soil and flood conditions on all erven, the foundation and other structural aspects of the building shall be designed by a competent professional registered engineer and the details of such design shall be shown on the building plans submitted to the JB Marks Local Municipality for approval unless it is proved to the JB Marks Local Municipality that such measures are unnecessary or that

the same purpose can be achieved by other more effective means.

7.4.3 The following wording must be included on all building plans submitted to the JB Marks Local Municipality for approval:

- “a. The approval of this building plan by the JB Marks Local Municipality does not imply that the design and precautions to prevent, to control or to combat the possible consequences of possible weak soil conditions and flooding are necessarily sufficient.
- b. It remains the exclusive responsibility of the owner to satisfy him or herself that the design and precautionary measures are sufficient.
- c. The JB Marks Local Municipality accepts no liability for any claims whatsoever which may result from the weak soil conditions and flooding of this property.”

Notice 50/2022

**ACTING MUNICIPAL MANAGER**

**JB MARKS LOCAL MUNICIPALITY****TLOKWE AMENDMENT SCHEME 2425**

It is hereby notified in terms of the provisions of Section 61 of the Tlokwe City Council Spatial Planning and Land Use Management By-Law 2015, that the JB Marks Local Municipality has approved an amendment scheme with regard to the land in the Township Van der Hoffpark Extension 62 being an amendment of the Tlokwe Town Planning Scheme, 2015.

Map 3 and the scheme clauses of the amendment scheme are filed with the Municipal Manager, Dan Tloome Complex, corner of Sol Plaatjie Avenue and Wolmarans Streets, P O Box 113, Potchefstroom, and are open for inspection during normal office hours.

This amendment is known as Potchefstroom Amendment Scheme 2425.

**ACTING MUNICIPAL MANAGER**

Notice 51/2022



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