

PROVINCIAL NOTICE 201 OF 2021

NOTICE TO ADJACENT OWNERS AND AFFECTED PARTIES RELATING TO A LAND DEVELOPMENT APPLICATION TO THE MATLOSANA LOCAL MUNICIPALITY, FOR THE SIMULTANEOUS SUBDIVISION AND THE CHANGE OF LAND USE RIGHTS (ALSO KNOWN AS REZONING), IN RESPECT OF PORTION 1046 (PORTION OF PORTION 328) OF THE FARM ELANDSHEUVEL 402, REGISTRATION DIVISION I.P., NORTH-WEST PROVINCE, SITUATED ADJACENT TO 29 DR. YUSUF DADOO AVENUE ("THE PROPERTY"); (AMENDMENT SCHEME 1310 WITH ANNEXURE 1240). I, Alexander Edward van Breda, ID 620501 5073 08 2, being the authorized Agent of the Owner of Portion 1046 (Portion of Portion 328) of the farm Elandsheuvel 402, Registration Division I.P., North-West Province ("the Property"), hereby give notice in terms of Sections 41(1)(a) and 41(2)(b),(d) of the Spatial Planning and Land Use Management Act ("SPLUMA"), Act 16 of 2013, read with Sections 62(1), 67(2), 94(1)(a), 95(1), 96 and 97(1)(a) of the Matlosana Local Municipality Spatial Planning and Land Use Management By-law, 2016 ("SPLUMA By-law"), read with Sections 56(1)(b)(i), 56(1)(b)(ii) and 92(1)(a) of the Transvaal Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986), that I have applied to the Matlosana Local Municipality for the simultaneous subdivision and change of the land use rights (also known as rezoning) of the Property. This Application contains the following proposal: (A)The intention is to rezone the Property 17 131 m² in extent from "Agricultural" to "Special" for professional offices, medical consulting rooms, commercial use, retail shops, place of refreshment, and light service industry purposes (Annexure 1240); (B)The Property will be subdivided into three full title Portions and will be utilized in line with existing land uses; (C)No restrictive title conditions are contained in Title Deed T109697/2000 (with endorsement BC: 62455/2021); (D)The following adjacent properties: Erven 264, Re/286, Re/288 and 2411, Wilkoppies Township; Holding 36, Wilkoppies Agricultural Holdings; Portions 467, 618 and 641, farm Elandsheuvel 402 I.P., as well as others in the vicinity of the abobe-mentioned Properties could possibly be affected hereby; (E)The rezoning will comply with the following development parameters: coverage of 50% and a height restriction of two (2) storeys. Any objection or comments including the grounds pertaining thereto and contact detail, must be lodged within a period of 30 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen Newspaper in writing during normal office hours to the Matlosana Local Municipality: Municipal offices, Records Section, Basement Floor, Klerksdorp, c/o Bram Fischer Street and OR Tambo Street, Klerksdorp Civic Centre or at the office of the Municipal Manager, PO Box 99, Klerksdorp, 2570. Any person who cannot write may during office hours attend at the address mentioned above where a named staff member of the Matlosana Local Municipality (Mr. Danny Selemoseng: 018 487 8300), will assist that person to transcribe that person's objections or comments. Full particulars of the Application and plans (if any) may be inspected and viewed during normal office hours at the above-mentioned offices, for a period of 30 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen Newspaper. Closing date for any objections: 24 December 2021. Address of the Applicant: Mr. A.E. van Breda, Posbus 3183, Freemanville, Klerksdorp, 2573, telephone number: 072 249 5400, vanbreda@lantic.net. Dates of publication of notices: 23 and 30 November 2021.

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PROVINSIALE KENNISGEWING 201 VAN 2021

KENNISGEWING AAN OMLIGGENDE EIENAARS EN GEAFFEKTEERDE PARTYE RAKENDE 'N GRONDONTWIKKELINGS AANSOEK NA DIE MATLOSANA PLAASLIKE MUNISIPALITEIT, VIR DIE GELYKTYDIGE ONDERVERDELING EN VERANDERING IN GRONDGEBRUIKS REGTE (OOK BEKEND AS HERSONERING), TEN OPSIGTE VAN GEDEELTE 1046 (GEDEELTE VAN GEDEELTE 328) VAN DIE PLAAS ELANDSHEUVEL 402, REGISTRASIE AFDELING I.P., PROVINSIE NOORD-WES, GELEE TE DR. YUSUF DADOO LAAN 29 ("DIE EIENDOM"); (WYSIGINGSKEMA 1310 MET BYLAAG 1240). Ek, Alexander Edward van Breda, ID 620501 5073 08 2, synde die gemagtigde Agent van die Eienaar van Gedeelte 1046 (Gedeelte van Gedeelte 328) van die plaas Elandsheuvel 402, Registrasie Afdeling I.P., Noord-Wes Provinsie ("die Eiendom"), gee hiermee ingevolge Artikels 41(1)(a) en 41(2)(b),(d) van Wet op Ruimtelike Beplanning en Grondgebruikbestuur ("SPLUMA"), Wet 16 van 2013, saamgelees met Artikels 62(1), 67(2), 94(1)(a), 95(1), 96 en 97(1)(a) van die Matlosana Plaaslike Munisipaliteit se Ruimtelike Beplannings en Grondgebruikbestuurverordening, 2016 ("SPLUMA By-wet"), saamgelees met Artikels 56(1)(b)(i), 56(1)(b)(ii) en 92(1)(a) van die Transvaal Ordonansie op Dorps beplanning en Dorpe, 1986 (Ordonansie 15 van 1986), kennis dat ek by die Matlosana Plaaslike Munisipaliteit aansoek gedoen het vir die gelyktydige onderverdeling en verandering van die grondgebruiksregte (ook bekend as hersonering) van die Eiendom. Hierdie Aansoek behels die volgende: (A)Die voorneme is om die Eiendom, 17 131 m² groot, te hersoneer vanaf "Landbou" na "Spesiaal" vir doeleindes van professionele kantore, mediese spreekkamers, kommersieel, winkels, verversingsplek, en ligte diensindustrie gebruike (Bylaag 1240); (B)Die Eiendom sal in drie voltitel Gedeeltes onderverdeel en volgens huidige grondgebruike aangewend word; (C)Titelakte T109697/2000 (met endossement BC: 62455/2021) bevat geen beperkende titelvoorwaardes nie; (D)Die volgende aangrensende eiendomme: Erve 264, Re/286, Re/288 en 2411, Wilkoppies Dorpsgebied; Hoewe 36, Wilkoppies Landbouhoewes; Gedeeltes 467, 618 en 641, plaas Elandsheuvel 402 I.P.; asook eiendomme in die onmiddellike omgewing van die bogenoemde Eiendomme kan moontlik hierdeur geraak word; (E)Die hersonering sal aan die volgende ontwikkelingsparameters voldoen: maksimum dekking van 50% en hoogte beperking van twee (2) verdiepings. Enige besware teen of kommentaar, met gronde daarvoor asook kontakbesonderhede, moet skriftelik ingedien word binne n tydperk van 30 dae vanaf die datum van eerste publikasie van die kennisgewing in die Provinsiale Gazette, Beeld en Citizen Nuusblad na die Matlosana Munisipaliteit: Die kantoor van die Munisipale Bestuurder, Rekordsafdeling, Kelderverdieping kantore, h/v Bram Fischerstraat en OR Tambostraat, en/of Posbus 99, Klerksdorp, 2570. Enige persoon wat nie kan skryf nie, mag tydens kantoorure bogenoemde adres besoek waartydens 'n aangewese amptenaar van die Matlosana Plaaslike Munisipaliteit (Mnr Danny Selemoseng: 018 487 8300) daardie persoon behulpsaam sal wees ten einde hul besware, kommentare of vertoe te transkribeer. Besonderhede van die Aansoek en planne (indien enige) is beskikbaar vir inspeksie en insae gedurende gewone kantoorure by die bovermelde kantore, vir n tydperk van 30 dae van die datum van eerste publikasie van die kennisgewing in die Provinsiale Gazette, Beeld en Citizen Nuusblad. Sluitings datum vir enige besware: 24 Desember 2021. Adres van die Applikant: Mnr. A.E. van Breda, Posbus 3183, Freemanville, Klerksdorp, 2573, Telefoon nommer:072 249 5400, vanbreda@lantic.net. Datums waarop kennisgewings gepubliseer sal word: 23 en 30 November 2021.

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