

GENERAL NOTICE 123 OF 2021

**RUSTENBURG LOCAL MUNICIPALITY
NOTICE OF APPLICATION FOR SUBDIVISION, EXTENSION OF THE BOUNDARIES OF THE TOWNSHIP
TLHABANE UNIT 1 BY THE INCORPORATION OF A PORTION OF THE REMAINING EXTENT OF PORTION
207 OF THE FARM RUSTENBURG TOWN AND TOWNLANDS 272, REGISTRATION DIVISION J.Q. NORTH
WEST PROVINCE, PERMANENT CLOSURE OF THE UNNAMED STREET (16M WIDE) LOCATED DIRECTLY
SOUTH-EAST OF ERVEN 3463 AND 3464, TLHABANE UNIT 1, PARTIAL AMENDMENT OF THE GENERAL
PLAN (SG NO. 11054/2004) OF TLHABANE UNIT 1 AND REZONING**

I, Dawid Jacobus Bos (ID No: 5712165113080), of the firm Maxim Planning Solutions (Pty) Ltd (2002/017393/07), being the authorised agent of the Provincial Government of the Northwest Province being the registered owner of:

- Erf 3464 Tlhabane Unit 1, Registration Division J.Q., Province of the North West (held by Certificate of Registered Title T90625/2008);
- Erf 3465 Tlhabane Unit 1, Registration Division J.Q., Province of the North West (held by Certificate of Registered Title T90625/2008);
- Erf 3466 Tlhabane Unit 1, Registration Division J.Q., Province of the North West (held by Certificate of Registered Title T90625/2008);
- Erf 3467 Tlhabane Unit 1, Registration Division J.Q., Province of the North West (held by Certificate of Registered Title T90625/2008);
- The Remaining Extent of Portion 207 of the farm Rustenburg Town and Townlands 272, Registration Division J.Q., Province of the Northwest (held by Certificate of Consolidated Title T70229/2008); and
- Unnamed street (16m wide) in the Township area of Tlhabane Unit 1 located south-east of Erven 3463 and 3464, Tlhabane Unit 1 West (held by Certificate of Registered Title T90625/2008).

hereby gives notice that application has been made to the Rustenburg Local Municipality:

- In terms of Section 17(15)(a)(iii) of the Rustenburg Local Municipality Spatial Planning and Land Use Management By-Law, 2018 read with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) for the subdivision of the Remaining Extent of Portion 207 of the farm Rustenburg Town and Townlands 272, Registration Division J.Q., North West Province into two (2) portions;
- In terms of Section 17(7)(a) of the Rustenburg Local Municipality Spatial Planning and Land Use Management By-Law, 2018 read with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) for the extension of the boundaries of the approved township Tlhabane Unit 1 by the incorporation of a portion of the Remaining Extent of Portion 207 of the farm Rustenburg Town and Townlands 272, Registration Division J.Q., North West Province into the approved township area of Tlhabane Unit 1 as an erf;
- In terms of Section 17(19) of the Rustenburg Local Municipality Spatial Planning and Land Use Management By-Law, 2018 read with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and Section 67 of the Local Government Ordinance, 1939 (Ordinance 17 of 1939) for the permanent closure of the unnamed street (16m wide) located directly south-east of Erven 3463 and 3464, Tlhabane Unit 1 as indicated on General Plan SG No. 11054/2004;
- In terms of Section 17(18)(a) of the Rustenburg Local Municipality Spatial Planning and Land Use Management By-Law, 2018 read with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) for the amendment of the General Plan SG No. 11054/2004 of the approved township area of Tlhabane Unit 1 by the re-layout of:
 - Erven 3464, 3465, 3466 and 3467, Tlhabane Unit 1, Registration Division J.Q., Province of the North West;
 - The proposed newly incorporated erf in the township area of Tlhabane Unit 1 (comprising the former portion of the Remaining Extent of Portion 207 of the farm Rustenburg Town and Townlands No. 272, Registration Division J.Q., North West Province); and
 - The closed former unnamed street (16m wide) located directly south-east of Erven 3463 and 3464, Tlhabane Unit 1 as indicated on General Plan SG No. 11054/2004
 to create ten (10) erven zoned "Residential 4" (density: 80 dwelling units per hectare), two (2) erven zoned "Public Open Space" as well as two (2) Existing Public Roads.
- In terms of Section 17(1)(a) of the Rustenburg Local Municipality Spatial Planning and Land Use Management By-Law, 2018 read with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) for the amendment of the Rustenburg Land Use Scheme, 2021 by the rezoning of:
 - Erven 3464, 3465, 3466 and 3467, Tlhabane Unit 1, Registration Division J.Q., Province of the North West from "Industrial 1";
 - The proposed newly incorporated erf in the township area of Tlhabane Unit 1 (comprising the former portion of the Remaining Extent of Portion 207 of the farm Rustenburg Town and Townlands No. 272, Registration Division J.Q., North West Province) from "Agricultural"; and
 - The closed former unnamed street (16m wide) located directly south-east of Erven 3463 and 3464, Tlhabane Unit 1 as indicated on General Plan SG No. 11054/2004 from "Existing Public Street"
 to ten (10) erven zoned "Residential 4" (density: 80 dwelling units per hectare), two (2) erven zoned "Public Open Space" as well as two (2) streets zoned "Existing Public Roads"

The proposed development area is situated along Lebone- and Refengotso Streets in Tlhabane, north- west of the Rustenburg CBD. Coordinates for the development area are 25°38'22.13"S 27°13'29.56"E

Particulars of the application will lie for inspection during normal office hours at the office of the Municipal Manager, Room 319, Missionary Mpheni House, corner of Nelson Mandela- and Beyers Naude Drive, Rustenburg for the period of 28 days from **16 November 2021**.

Comments, objections to or representations in respect of the application, together with the grounds therefore, must be lodged with or made in writing, or verbally if the objector is unable to write to the Municipal Manager at the above address or at P.O. Box 16, Rustenburg, 0300 within a period of 28 days from **16 November 2021**.

Closing date for any objection: **14 December 2021**.

Address of authorised agent: Maxim Planning Solutions (Pty) Ltd (2002/017393/07), @ Office Building, 67 Brink Street, Rustenburg, P.O. Box 21114, Proteapark, 0305, Tel: (014) 592-9489. e-mail: dawie@maxim.co.za (3/181)

Dates on which notice will be published: **16 November 2021 and 23 November 2021**.