

PROVINCIAL NOTICE 342 OF 2022

NOTICE TO ADJACENT OWNERS AND AFFECTED PARTIES RELATING TO A LAND DEVELOPMENT APPLICATION TO THE MATLOSANA LOCAL MUNICIPALITY, FOR THE CHANGE OF LAND USE RIGHTS, IN RESPECT OF ERF 1752, ALABAMA X 2 TOWNSHIP, REGISTRATION DIVISION I.P., PROVINCE NORTH-WEST, SITUATED AT 27 LANDSBERG AVENUE (AMENDMENT SCHEME 1395). I, Alexander Edward van Breda, ID 620501 5073 082, being the authorized Agent of the Executor of the late estate of Erf 1752, Alabama x 2 Township, Registration Division I.P., Province North-West ("the Property"), hereby give notice in terms of Sections 41(1)(a) and 41(2)(d) of the Spatial Planning and Land Use Management Act ("SPLUMA"), 2013, Act 16 of 2013, and in terms of Sections 62(1), 94(1)(a), 95(1), 96 and 97(1)(a) of the City of Matlosana Spatial Planning and Land Use Management By-law, 2016 (SPLUMA By-law"), read with Sections 56(1)(b)(i) and (ii) of the Transvaal Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986), that I have applied to the Matlosana Local Municipality for the amendment of the Klerksdorp Land Use Management Scheme, 2005 ("the LUMS"), for a change of land use rights (also rezoning) of the Property. The intention of the Application is to rezone the Property from "Residential 1" to "Business 1" and contains the following proposal: (A)The rezoning of the Property to "Business 1" (shops, office and storage); (B)No restrictive Title condition is present in Title Deed T10219/1988; (C)The following adjacent properties: Erven 1684, 1751, 1753, 1759-1761 and 1879, Alabama x 2 Township, as well as others in the vicinity of the Property could possibly be affected hereby; (D)The following development parameters will apply: maximum coverage of 70% and two story height restriction. Any objection or comments including the grounds pertaining thereto and contact detail, shall 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 City of Matlosana local Municipality: the Municipal Manager, Records section, Basement, Municipal Building, c/o Bram Fischer Street and OR Tambo Street, Klerksdorp or to PO Box 99, Klerksdorp, 2570. Any person who cannot write may during office hours attend at the address mentioned above where the designated official of the town planning section (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: 12 August 2022. Address of the Applicant: P.O. Box 3183, Freemanville, 2573, Telephone number: 072 249 5400, vanbreda@lantic.net. Dates on which notice will be published: 12 and 19 July 2022.

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PROVINSIALE KENNISGEWING 342 VAN 2022

KENNISGEWING AAN AANLIGGENDE EIENAARS EN GEAFFEKTEERDE PARTYE RAKENDE 'N GRONDONTWIKKELINGSAAANSOEK, NA DIE MATLOSANA PLAASLIKE BESTUUR, VIR DIE VERANDERING VAN DIE GRONDGEBRUIKSREGTE, TEN OPSIGTE VAN ERF 1752, ALABAMA X 2 DORP, REGISTRASIE AFDELING I.P., PROVINSIE NOORD-WES, GELEE TE LANDSBERGLAAN 27 (WYSIGINGSKEMA 1395). Ek, Alexander Edward van Breda, ID 620501 5073 08 2, synde die gemagtigde Agent van die Eksekuteur van die boedel van Erf 1752, Alabama x 2 Dorp, Registrasie Afdeling I.P., Provinsie Noord-Wes ("die Eiendom"), gee hiermee ingevolge Artikels 41(1)(a) and 41(2)(d) van die Wet op Ruimtelike Beplanning en Grondgebruikbestuur ("SPLUMA"), 2013, Wet 16 van 2013, en ingevolge Artikels 62(1), 94(1)(a), 95(1), 96 en 97(1)(a) van die Stad van Matlosana Plaaslike Munisipaliteit se Ruimtelike Beplanning en Grondgebruikbestuurverordening, 2016 ("SPLUMA By-wet"), saamgelees met Artikel 56(1)(b)(i) en (ii) van die Transvaal Ordonansie op Dorpsbeplanning en Dorpe, 1986 (Ordonansie 15 van 1986), kennis dat ek by die Matlosana Plaaslike Munisipaliteit aansoek gedoen het vir die verandering van die grondgebruiksregte (ook hersonering) van die Eiendom. Die voorneme van die Aansoek is om die Eiendom te hersoneer vanaf "Residensieel 1" na "Besigheid 1" en behels die volgende: (A)Die hersonering van die Eiendom na "Besigheid 1" (winkels, kantore en stoorruimte); (B)Geen beperkende Titelvoorwaarde kom in Titelakte T10219/1988, voor nie; (C)Die volgende aangrensende eiendomme: Erve 1684, 1751, 1753, 1759-1761 en 1879, Alabama x 2 Dorp, asook eiendomme in die onmiddellike omgewing van die eiendom kan moontlik hierdeur geraak word; (D)Die volgende ontwikkelingsparameters sal geld: maksimum dekking van 70% en twee vloer hoogte beperking. Enige besware 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 Plaaslike Munisipaliteit: Kantoor van die Munisipale Bestuurder, h/v Bram Fischerstraat en OR Tambostraat, Burgersentrum, Rekordsafdeling, Keldervloer, Klerksdorp, 2570 of Posbus 99, Klerksdorp, 2570. Enige persoon wat nie kan skryf nie, kan tydens kantoorure bogenoemde adres besoek waartydens die gevolmagtigde beampte van die stadsbeplanningsafdeling (Mnr. Danny Selemoseng: 018 487 8300) daardie persoon behulpsaam sal wees ten einde hul besware of kommentare 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. Sluitingsdatum vir enige besware: 12 Augustus 2022. Adres van die Applikant: Alex van Breda, Posbus 3183, Freemanville, 2573, Telefoon nommer: 072 249 5400, vanbreda@lantic.net. Datums waarop kennisgewing gepubliseer sal word: 12 en 19 Julie 2022.

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