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Ref: **8/6/49/K/T**  
Enq: **K RAUBENHEIMER**

06 January 2022

**South African Heritage Resources Agency (SAHRA)**  
111 Harrington Street  
**CAPE TOWN**  
**8001**

**Attention: (Built Environment Manager)**

**By Online Portal**

To whom it may concern,

***APPLICATION FOR TOWNSHIP ESTABLISHMENT, REMOVAL OF RESTRICTIVE TITLE CONDITIONS, SUBDIVISION AND CONSOLIDATION ON A PORTION OF PORTION 8 (A PORTION OF PORTION 2), A PORTION OF PORTION 24 (A PORTION OF PORTION 9), A PORTION OF PORTION 25 (A PORTION OF PORTION 9) AND PORTION 32 (A PORTION OF PORTION 9) OF THE FARM NOOITGEDACHT 429, REGISTRATION DIVISION I.P., NORTH WEST PROVINCE AND A PORTION OF PORTION 100 (A PORTION OF PORTION 2) OF THE FARM NOOITGEDACHT 434, REGISTRATION DIVISION I.P., NORTH WEST PROVINCE, IN TERMS OF SECTIONS 67(2), 73(1) 56(1) AND 63(2) OF THE CITY OF MATLOSANA SPATIAL PLANNING AND LAND USE MANAGEMENT MUNICIPAL BY-LAW ON SPATIAL PLANNING AND LAND USE MANAGEMENT, 2016, READ TOGETHER WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013) AND CHAPTER IV OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)***  
***PROPOSED TOWNSHIP: JOUBERTON EXTENSION 31***

I, Koot Raubenheimer of the company Maxim Planning Solutions (Pty) Ltd (2002/017393/07), being the authorised agent of the City of Matlosana Local Municipality (NW403), hereby gives notice that we have applied to the City of Matlosana Local Municipality in terms of:

- Section 67(2) of the City of Matlosana Spatial Planning and Land Use Management Municipal By-law on Spatial Planning and Land Use Management, 2016, read together with the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) for the subdivision of:

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**KLERKSDORP - RUSTENBURG**

- Portion 8 (a portion of Portion 2) of the farm Nooitgedacht 429, Registration Division I.P., North West Province into two (2) portions (one of which will comprise the Remainder of the subject property);
- Portion 24 (a portion of Portion 9) of the farm Nooitgedacht 429, Registration Division I.P., North West Province into two (2) portions (one of which will comprise the Remainder of the subject property);
- Portion 25 (a portion of Portion 9) of the farm Nooitgedacht 429, Registration Division I.P., North West Province into two (2) portions (one of which will comprise the Remainder of the subject property); and
- Portion 100 (a portion of Portion 2) of the farm Nooitgedacht 434, Registration Division I.P., North West Province into two (2) portions (one of which will comprise the Remainder of the subject property)
- Section 73(1) of the City of Matlosana Spatial Planning and Land Use Management Municipal By-law on Spatial Planning and Land Use Management, 2016, read together with the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) for the consolidation of:
  - A portion of Portion 8 (a portion of Portion 2) of the farm Nooitgedacht 429, Registration Division I.P., North West Province;
  - A portion of Portion 24 (a portion of Portion 9) of the farm Nooitgedacht 429, Registration Division I.P., North West Province;
  - A portion of Portion 25 (a portion of Portion 9) of the farm Nooitgedacht 429, Registration Division I.P., North West Province;
  - Portion 32 (a portion of Portion 9) of the farm Nooitgedacht 429, Registration Division I.P., North West Province; and
  - A portion of Portion 100 (a portion of Portion 2) of the farm Nooitgedacht 434, Registration Division I.P., North West Province
- Section 56(1) of the City of Matlosana Spatial Planning and Land Use Management Municipal By-law on Spatial Planning and Land Use Management, 2016, read together with the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) and Chapter IV of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), for township establishment on:
  - A portion of Portion 8 (a portion of Portion 2) of the farm Nooitgedacht 429, Registration Division I.P., North West Province;
  - A portion of Portion 24 (a portion of Portion 9) of the farm Nooitgedacht 429, Registration Division I.P., North West Province;
  - A portion of Portion 25 (a portion of Portion 9) of the farm Nooitgedacht 429, Registration Division I.P., North West Province;
  - Portion 32 (a portion of Portion 9) of the farm Nooitgedacht 429, Registration Division I.P., North West Province; and
  - A portion of Portion 100 (a portion of Portion 2) of the farm Nooitgedacht 434, Registration Division I.P., North West Province

to establish the proposed township Jouberton Extension 31 comprising Erven 32 447 to 35 484, which makes provision for approximately 3000 erven zoned “Residential 1”, 3 erven zoned “Business 1”, 21 erven zoned “Institutional”, 2 erven zoned “Municipal”, 2 erven zoned “Special” (for the purposes of a road widening), 2 erven zoned “Special” (for the purposes of parking), 1 erf zoned “Recreational”, 7 erven zoned “Public Open Space” and the associated public streets that will be zoned “Existing Public Roads”
- Section 63(2) of the City of Matlosana Spatial Planning and Land Use Management Municipal By-law on Spatial Planning and Land Use Management, 2016, read together

with the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) for the removal of:

- Conditions D. and E. in Deed of Transfer T90619/2018 in respect of Portion 24 (a portion of Portion 9) of the farm Nooitgedacht 429, Registration Division I.P., North West Province;
- Condition C. in Deed of Transfer T90619/2018 in respect of Portion 25 (a portion of Portion 9) of the Farm Nooitgedacht 429, Registration Division I.P., North West Province; and
- Conditions V.1 to V.10 in Deed of Transfer T44091/1973 in respect of Portion 100 (a portion of Portion 2) of the farm Nooitgedacht 434, Registration Division I.P., North West Province

The proposed development/township area is located south-east of the existing Jouberton urban area, south of Jouberton cemetery, and is bordered to the west by District Road D152 (Swartkoppies Road).

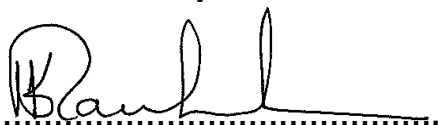
**Attached please find a copy of the Memorandum, Location Map, Detail Layout Plan, Subdivision Map and Consolidation Map in respect of the above-mentioned application for your comments within a period of sixty (60) days from date of service of this letter (date of delivery). If no response is however received from your Department / Organisation within the said time, it will be assumed that your Department / Organisation does not wish to comment in this matter and the application will be processed further in accordance with the provisions of fore-mentioned By-Law.**

Comments, objections or representations in respect of the application, together with the reasons therefore, must be lodged with or made in writing to the authorized agent and the Municipal Manager at the above address or posted to P.O. Box 99, Klerksdorp, 2570, within a period of 60 days from 11 January 2022. The closing date for submission of comments, objections or representations is 14 March 2022.

In the event of your Department / Organisation not wishing to comment in this matter, it would be appreciated if we could receive written confirmation thereof to enable us to continue with the finalisation of the application.

In closing we avail ourselves to furnish you with such additional information that may be required.

Yours faithfully



**K. RAUBENHEIMER**

**Pr. PIn A/924/1996**

**On behalf of Maxim Planning Solutions (Pty) Ltd**