



LIMPOPO PROVINCE  
LIMPOPO PROVINSIE  
XIFUNDZANKULU XA LIMPOPO  
PROFENSE YA LIMPOPO  
VUNDU LA LIMPOPO  
IPHROVINSI YELIMPOPO

**Provincial Gazette • Provinsiale Koerant • Gazete ya Xifundzankulu  
Kuranta ya Profense • Gazethe ya Vundu**

***Extraordinary • Buitengewoon***

*(Registered as a newspaper) • (As 'n nuusblad geregistreer) • (Yi rhijistariwile tanihi Nyuziphepha)  
(E ngwadisits'we bjalo ka Kuranta) • (Yo redzhistariwa sa Nyusiphepha)*

**Vol: 29**

**POLOKWANE,**  
27 MAY 2022  
27 MEI 2022

**No: 3273**

**We all have the power to prevent AIDS**



**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH

**Prevention is the cure**

**N.B. The Government Printing Works will not be held responsible for the quality of "Hard Copies" or "Electronic Files" submitted for publication purposes**

ISSN 1682-4563



9 771682 456003



0 3 2 7 3

## IMPORTANT NOTICE:

**THE GOVERNMENT PRINTING WORKS WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS THAT MIGHT OCCUR DUE TO THE SUBMISSION OF INCOMPLETE / INCORRECT / ILLEGIBLE COPY.**

**No FUTURE QUERIES WILL BE HANDLED IN CONNECTION WITH THE ABOVE.**

### Contents

<i>No.</i>		<i>Gazette No.</i>	<i>Page No.</i>
<b>LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS</b>			
356	Spatial Planning and Land Use Management Regulations, 2015: Erf 1581 Ellisras Extension 16 .....	3273	3
356	Ruimtelike Beplanning en Grondgebruikbestuursregulasies, 2015: Erf 1581 Ellisras Uitbreiding 16 .....	3273	4
357	Polokwane Municipal Planning By-Law, 2017: Portion 3 of Erf 6471, Pietersburg Extension 27 .....	3273	5
357	Polokwane Munisipale Beplanning By-Wet, 2017: Gedeelte 3 van Erf 6471, Pietersburg Uitbreiding 27 .....	3273	6
361	Modimolle- Mookgophong Local Municipality Spatial Planning and Land Use Management By-Laws, 2019: Various applications.....	3273	7

**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS****LOCAL AUTHORITY NOTICE 356 OF 2022****NOTICE OF APPLICATION FOR THE SIMULTANEOUS REMOVAL OF RESTRICTIVE CONDITIONS AND AN AMENDMENT OF LEPHALALE LAND USE SCHEME, 2017 IN TERMS OF SECTION 54 READ TOGETHER WITH SECTION 55 OF THE LEPHALALE SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2017, AMENDMENT SCHEME NO.: 68, WITH A SPECIAL CONSENT NO.: 09 OF 2022**

We, Plan' SA Group (Pty) Ltd being the authorised agent of the owner(s) of Erf 1581 Ellisras Extension 16, hereby gives notice in terms of Section 14(1) of the Spatial Planning and Land Use Management Regulations, 2015 read together with Section 54 and Section 55 of the Lephale Spatial Planning and Land Use Management By-Law, 2017 that we have applied to the Lephale Local Municipality for the Simultaneous Removal of Restrictive Conditions and an Amendment of the Lephale Land Use Scheme, 2017 by the Rezoning of Erf 1581 Ellisras Extension 16, from "Residential 1" to "Residential 2" with a Special Consent for the purposes of establishing "Residential Buildings" on the property.

Particulars of the application will lie for inspection during normal office hours at the office of the Executive Manager: Planning and Development Services, corner Joe Slovo and Douwater Avenue, Onverwacht Lephale Municipal Offices, for a period of 30 days from the 20<sup>th</sup> May 2022.

Objections to or representatives in respect of the application must be lodged with or made in writing to the Executive Manager: Planning and Development Services at the above-mentioned address or at Private Bag x 136, Lephale, 0555 and/or the applicant within a period of 30 days from the date of the first publication (20<sup>th</sup> May 2022).

Contact of the authorised agent: Plan's SA Group (Pty) Ltd, info@plan-sa.co.za , planners@plan-sa.co.za , Mobile (063) 270 1437 / (073) 336 6365

20–27

**PLAASLIKE OWERHEID KENNISGEWING 356 VAN 2022****KENNISGEWING VAN AANSOEK VIR DIE GELYKTYDIGE OPHEFFING VAN  
BEPERKENDE VOORWAARDES EN 'N WYSIGING VAN LEPHALALE-  
GRONDGEBRUIKSKEMA, 2017 INGEVOLGE ARTIKEL 54 LEES SAAM MET ARTIKEL  
55 VAN DIE LEPHALALE RUIMTELIKE BELANNING, SCHEEMMENT GEEN  
RUIMTELIKE BELANNING, SCHEEMMENT, 10ME, 7LA. 68, MET 'N SPESIALE  
TOESTEMMING NR.: 09 VAN 2022**

Ons, Plan' SA Group (Pty) Ltd synde die gemagtigde agent van die eienaar(s) van Erf 1581 Ellisras Uitbreiding 16, gee hiermee kennis ingevolge Artikel 14(1) van die Ruimtelike Beplanning en Grondgebruikbestuursregulasies, 2015 gelees saam met Artikel 54 en Artikel 55 van die Lephallale Ruimtelike Beplanning en Grondgebruikbestuur Verordening, 2017 wat ons by die Lephallale Plaaslike Munisipaliteit aansoek gedoen het vir die Gelyktydige Opheffing van Beperkende Voorwaardes en 'n Wysiging van die Lephallale Grondgebruikskema, 2017 deur die Hersonerings van Erf 1581 Ellisras Uitbreiding 16, vanaf "Residensiële 1" na "Residensiële 2" met 'n Spesiale Toestemming vir die doeleindes van die vestiging van "Residensiële Geboue" op die eiendom.

Besonderhede van die aansoek le ter insae gedurende gewone kantoorure by die kantoor van die Uitvoerende Bestuurder: Beplanning en Ontwikkelingsdienste, hoek Joe Slovo en Douwaterlaan, Onverwacht Lephallale Munisipale Kantore, vir 'n tydperk van 30 dae vanaf 20 Mei 2022.

Besware teen of verteenwoordigers ten opsigte van die aansoek moet binne 'n tydperk skriftelik by of by die Uitvoerende Bestuurder: Beplannings- en Ontwikkelingsdienste by bogenoemde adres of by Privaatsak x 136, Lephallale, 0555 en/of die aansoeker gemaak word. van 30 dae vanaf die datum van die eerste publikasie (20 Mei 2022).

Kontak van die gemagtigde agent: Plan's SA Group (Pty) Ltd, [info@plan-sa.co.za](mailto:info@plan-sa.co.za) , [planners@plan-sa.co.za](mailto:planners@plan-sa.co.za) , Selfoon (063) 270 1437 / (073) 336 6365

20–27

**LOCAL AUTHORITY NOTICE 357 OF 2022****POLOKWANE LOCAL MUNICIPALITY  
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 61 OF THE POLOKWANE MUNICIPAL  
PLANNING BY-LAW, 2017, POLOKWANE / PERSKEBULT AMENDMENT SCHEME 510**

I, Thomas Pieterse of the firm Natura Professional Planners (Pty) Ltd, being the applicant of the property, Portion 3 of Erf 6471 Pietersburg Extension 27 hereby give notice in terms of Section 95(1)(a) of the Polokwane Municipal Planning By-Law, 2017, that I have applied to the Polokwane Municipality for the amendment of the Polokwane / Perskebult Town Planning Scheme, 2016 by rezoning in terms of Section 61 of the Polokwane Municipal Planning By-Law, 2017 of the property as described above. The property is situated on the corner of The Crescent Drive and Tagora Street in Pietersburg Extension 27.

The Rezoning is from "Special" for a Vehicle Sales Lot with subordinate and ancillary offices/shops and the carrying on of the business servicing, repairing, washing, cleaning, polishing of vehicles and related purposes, that include the parking or storage of vehicles, as well as the sale of spare parts, accessories and lubricants for vehicles to "Special" for retail and bulk retail trade (restricted to a maximum of 2 666m<sup>2</sup> building area) or a Vehicle Sales Lot with subordinate and ancillary offices/shops and the carrying on of the business servicing, repairing, washing, cleaning, polishing of vehicles and related purposes, that include the parking or storage of vehicles, as well as the sale of spare parts, accessories and lubricants for vehicles, subject to specific development conditions including those previously approved as described in Annexure 203.

The intension of the applicant in this matter is to use the existing vacant building on the property to accommodate a new well-known bulk retail/retail business in the R101 mixed-use corridor.

Any objections and/or comments, including the grounds for such objections and/or comments with full contact details, without which the Municipality cannot correspond with the person or body submitting the objections and/or comments, shall be lodged with, or made in writing to: Manager: City and Regional Planning, Directorate: Planning and Economic Development, P O Box 111, Polokwane, 0700 from 20 May 2022, until 17 June 2022. Any person who cannot write may during office hours attend the Office of the Municipal Manager, where an official will assist that person to lodge comment.

Full particulars and plans may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from the date of first publication of the notice in the Limpopo Provincial Gazette and Observer newspaper.

Address of Municipal offices: Civic centre, Cnr Landdros Mare & Bodenstein Streets, Polokwane

Closing date for any objections and/or comments: 17 June 2022

Address of applicant: Verloren Estate, Stand 52, Modimolle, Limpopo / P O Box 3501, Modimolle, 0510.

Telephone No: 0824467338, Email: theo@profplanners.co.za

Dates on which notice will be published: 20 May 2022 & 27 May 2022

20-27

**PLAASLIKE OWERHEID KENNISGEWING 357 VAN 2022****POLOKWANE PLAASLIKE BESTUUR  
KENNISGEWING VIR HERSONERING IN TERME VAN ARTIKEL 61 VAN DIE POLOKWANE MUNISIPALE  
BEPLANNING BY-WET, 2017. POLOKWANE / PERSKEBULT WYSIGINGSKEMA 510**

Ek, Thomas Pieterse van the firma Natura Professional Planners (Pty) Ltd, die applikant vir die eiendom, Gedeelte 3 van Erf 6471 Pietersburg Uitbreiding 27, gee hiermee kennis in terme van Artikel 95(1)(a) van die Polokwane Munisipale Beplanning By-Wet, 2017, dat ek aansoek gedoen het by Polokwane Munisipaliteit vir die wysiging van die Polokwane / Perskebult Dorpsbeplanningskema, 2016 deur middel van hersonering van die eiendom soos hierbo beskryf in terme van Artikel 61 van die Polokwane Munisipale Beplanning By-Wet, 2017. Die eiendom is geleë op die hoek van The Crescent rylaan en Tagora straat in Pietersburg Uitbreiding 27.

Die hersonering is van "Spesiaal" vir n voertuighandelaarsaak met ondergeskikte en aanverwante kantore/winkels en die bedryf van besigheid soos diens van voertuie, herstelwerk, was, skoonmaak, politoer van voertuie en verwante doeleindes wat insluit die parkering of stoor van voertuie asook die verkoop van spaaronderdele, toebehore en smeermiddels vir voertuie na "Spesiaal" vir kleinhandel en grootmaatkleinhandel (met die gebou oppervlakte beperk tot n maksimum van 2 666m<sup>2</sup>) of vir n voertuighandelaarsaak met ondergeskikte en aanverwante kantore/winkels en die bedryf van besigheid soos diens van voertuie, herstelwerk, was, skoonmaak, politoer van voertuie en verwante doeleindes wat insluit die parkering of stoor van voertuie asook die verkoop van spaaronderdele, toebehore en smeermiddels vir voertuie onderworpe aan spesifieke ontwikkelingsvoorwaardes, insluitende voorwaardes wat voorheen goedgekeur was soos omskryf in Bylae 203.

Die oogmerk van die applikant met hierdie aansoek is om die vakante gebou op die eiendom te gebruik vir n nuwe welbekende grootmaat kleinhandel/klein handel besigheid. Die eiendom is voorts binne die R101 gemengde gebruik korridor gelee.

Alle besware en/of kommentare, met insluiting van die redes vir sodanige besware en/of kommentare, moet ingedien word met volledige kontak besonderhede, waarsonder die Munisipaliteit nie met die persoon of instansie kan korrespondeer wat die besware en/of kommentare ingedien het nie. Alle besware en/of kommentare moet ingedien word by, of skriftelik gerig word aan die Bestuurder: Stad- en Streekbeplanning, Direkoraat: Beplanning en Ekonomiese ontwikkeling, Posbus 111, Polokwane, 0700 vanaf 20 Mei 2022, tot 17 Junie 2022. Enige persoon wat nie kan skryf nie sal tydens kantoor-ure deur 'n amptenaar by die Kantoor van die Munisipale Bestuurder bygestaan word om kommentaar in te dien.

Volledige aansoek besonderhede en planne vir die aansoek kan nagegaan word gedurende normale kantoor ure by die Munisipale kantore soos hieronder uiteengesit, vir n periode van 28 dae, vanaf datum van eerste publikasie van die kennisgewing in die Limpopo Provinsiale koerant en Observer plaaslike koerant.

Adres van die Munisipale kantore: Gemeenskapsentrum, H/v Landdros Mare & Bodenstien Strate, Polokwane.

Sluitings datum vir alle besware en/of kommentare: 17 Junie 2022

Adres van applikant: Verloren Landgoed, Gedeelte 52, Modimolle, Limpopo / Posbus 3501, Modimolle, 0510.

Telefoon nommer: 0824467338, Epos: theo@profplanners.co.za

Datums waarop die kennisgewing gepubliseer word: 20 Mei 2022 & 27 Mei 2022

**LOCAL AUTHORITY NOTICE 361 OF 2022****MODIMOLLE-MOOKGOPHONG MUNICIPALITY**

Notice is hereby given that the Modimolle-Mookghopong Local Municipality has in terms of Section 59(1) of the Modimolle- Mookghopong Local Municipality Spatial Planning and Land Use Management By-Laws, 2019 approved the rezoning of:

Erf 365/R & 365/4/R, Nylstroom from “Residential 1” to “Educational”, subject to certain conditions.

The amendment scheme will be known as Amendment Scheme MMLM 045 with Annexure MMLM 0045.

Erf 367/1, Nylstroom from “Residential 1” to “Educational”, subject to certain conditions.

The amendment scheme will be known as Amendment Scheme MMLM 046 with Annexure MMLM 0046.

Erf 1647, Nylstroom x 10 from “Residential 1” for Industrial land uses, shooting range, related offices and dwelling units and associated land uses, subject to certain conditions.

The amendment scheme will be known as Amendment Scheme MMLM 053 with Annexure MMLM 0053.

Erf 314, Nylstroom from “Residential 1” to “Residential 2”, subject to certain conditions.

The amendment scheme will be known as Amendment Scheme MMLM 060 with Annexure MMLM 0060.

Erf 4106. Phagameng x 5 from “Residential 1” to “Residential 3”, subject to certain conditions.

The amendment scheme will be known as Amendment Scheme MMLM 061 with Annexure MMLM 0061.

The above amendment schemes are filed with The Director: Strategic Planning and Economic Development at OR Tambo Square, Harry Gwala Street, Modimolle 0510 and open for inspection at all reasonable times.

Amendment Scheme MMLM 045, 046, 053, 060 and 061 will come into operation on the date of publication thereof.

MAGDE BERRENCE

ACTING MUNICIPAL MANAGER

MODIMOLLE-MOOKGOPHONG LOCAL MUNICIPALITY

DATE:

NOTICE NUMBER:

20–27

Printed by and obtainable from the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001.  
Contact Centre Tel: 012-748 6200. eMail: info.egazette@gpw.gov.za  
Publications: Tel: (012) 748 6053, 748 6061, 748 6065

Also available at **The Provincial Administration: Limpopo Province**, Private Bag X9483, Office of the Premier, 26  
Bodenstein Street, Polokwane, 0699. Tel. (015) 291-3910

This gazette is also available free online at [www.gpwnline.co.za](http://www.gpwnline.co.za)