



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**

*(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,
24 JUNE 2022
24 JUNIE 2022**

No: 3289

We all have the power to prevent AIDS



Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

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 8 9

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>
PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS			
258	Thulamela Spatial Planning and Land Use Management By-Law, 2016: Portion 153 farm Mpapuli 278 MT, (Mavhunda Village), Limpopo Province.....	3289	3
LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS			
385	Local Government: Municipal System Act, 2000 (Act 32 of 2000): Draft Polokwane Integrated Land Use Scheme, 2022	3289	4
385	Wet op Plaaslike Regering: Munisipale Stelsels, 2000 (Wet 32 van 2000): Konsep Polokwane Geïntegreerde Grondgebruikskema, 2022	3289	5
386	Local Government: Municipal Property Rates Act, 2004: Maruleng Property Rates By-Law	3289	6
387	Spatial Planning and Land Use Management Act, (Act 16 of 2013): Makhado Amendment Schemes 448, 366 & 433	3289	11
387	Makhado Munisipaliteit se Ruimtelike Beplanning, Grond Ontwikkeling en Grondgebruiksbestuur By-wet, 2016: Makhado-wysigingskemas 448, 366 & 433	3289	11
388	Polokwane Municipal Planning By-law 2017: Polokwane Amendment Scheme 547	3289	12
389	Polokwane Municipal Planning By-Law, 2017: Erf 5614 Pietersburg Extension 11	3289	13
389	Polokwane Munisipale Beplanning By-Wet, 2017: Erf 5614 Pietersburg Uitbreiding 11	3289	13
390	Polokwane Municipal Planning By-Law, 2017: Erf 26980 Polokwane Extension 124	3289	14
390	Polokwane Munisipale Beplanning By-Wet, 2017: Erf 26980 Polokwane Uitbreiding 124	3289	15
391	Polokwane Municipal Planning By-Law, 2017: Polokwane Extension 138	3289	16
392	Polokwane Municipal Planning By-Law, 2017: Remainder of Erf 6861 Pietersburg Extension 30	3289	24
392	Polokwane Munisipale Beplanning By-Wet, 2017: Restant van Erf 6861 Pietersburg Uitbreiding 30	3289	25

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS**PROVINCIAL NOTICE 258 OF 2022****THULAMELA LOCAL MUNICIPALITY
NOTIFICATION OF SUBMISSION OF LAND DEVELOPMENT APPLICATION BY ESTABLISHMENT OF TOWNSHIP**

We, Ndani Projects (Pty) Ltd, as the authorized agent of the owner of **Portion 153 farm Mpapuli 278 MT, (Mavhunda Village), Limpopo Province** hereby give a notice that we have lodged an application for Township Establishment in terms of section 56 of the Thulamela Spatial Planning and Land Use Management By-Law, 2016, read together with the provision of the Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA). Township will be Known as **S & V Township**

The relevant plan(s) ,document(s) and information are available for inspection at the office of the Senior Manager: Planning and Economic Development, Thulamela local Municipality, first floor, Thohoyandou for a period of 30 days from the **22nd June 2022**, any objection or representation pertaining to the above land development applications must be submitted in writing to the Municipal Manager, P.O. Box 5066, Thohoyandou, 0950 before the expiry of the 30 day period or to the offices of the Thulamela municipality during office hours from 07:45 to 16:30.

Address of the applicant: Ndani Projects (Pty) Ltd, 41 Urban Ridge South, 3rd Road, Halfway Gardens, Midrand, 1683, email info@ndani.co.za, cellphone 0691589257

24-1

**MASIPALA WAPO WA THULAMELA
NDIVHADZO YA KHUMBELO YO ITWAHO YA MVELAPHANDA HU U ITELA U BVELEDZWA HA DOROBO**

Rine, vha **Ndani Projects (Pty) Ltd** ro imela mune wa Mavu a divheaho sa **Portion 153 of the farm Mpapuli 278 MT, (Mavhunda Village), Limpopo Province** ri khou divhadza nga ha khumbelo yo itwaho ya Mveledziso ya Dorobo hu tshi khou shumiswa khethekanyo ya 56 ya Thulamela Spatial Planning and Land Use Management By-Law 2016, I vhaleaho khathihi na mulayo wa Spatial Planning and Land Use Management Act, 16 of 2013 (SPLUMA). Dorobo iyo ido divhea sa **S & V Township**

Pulane na manwalo a yelanaho na khumbelo yo bulwaho afho ntha zwi do wanala kha ofisi ya mulanguli muhulwane wa: vhupulani na mveledziso, kha luta lwa u thoma kha masipala wa Thulamela, Thohoyandou lwa tshifhinga tshi swikaho maduvha a Furaru (30) u bva nga duvha la vhu **22 Fulwi 2022**, arali vha na mbilaelo malugana na khumbelo iyi vha nga nwalela mulanguli wa masipala wa Thulamela hu sa athu u fhela maduvha a furaru (30) kha diresi itevhelaho: P.O. Box 5066, Thohoyandou, 0950 kana vha ise marumelwa ofisini ya zwa vhupulani nga tshifhinga tsha mushumo:

Diresi ya dzhendedzi lire mulayoni: Ndani Projects (Pty) Ltd, 41 Urban Ridge South, 3rd Road, Halfway Gardens, Midrand, 1683, email info@ndani.co.za, cellphone 0691589257

24-1

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 385 OF 2022****DRAFT POLOKWANE INTEGRATED LAND USE SCHEME, 2022**

Notice is hereby given in terms of the provisions of Sections 13 and & 21(a) (b) of the Local Government: Municipal System Act, 2000 (Act 32 of 2000) that the Polokwane Municipality has prepared a draft Integrated Land Use Scheme for the Municipality's area of jurisdiction to be known as the Polokwane Integrated Land Use Scheme, 2022.

The draft Polokwane Integrated Land Use Scheme, 2022 has been prepared in terms of Section 27 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) read together with Sections 31 and 16 of the Polokwane Municipal Planning by-law, 2017. The purpose of the scheme is to merge the Polokwane/Perskebult Town Planning Scheme 2016 and the Polokwane Land Use Management Scheme 2017 for Mankweng/Sebayeng/Aganang and the Rural areas, into one integrated land use scheme covering the entire municipal area of jurisdiction.

The draft scheme is available for viewing during normal office hours at the Polokwane Municipality offices, 2nd Floor West Wing, Civic Centre, c/o Landros Mare and Bodenstein Streets Polokwane, or may also be viewed on the municipality's website at: <https://www.polokwane.gov.za>. Interested and affected parties are hereby invited to view the draft scheme and lodge written comments and/or objections for consideration. Submission, including the grounds for such objection(s) and/or comments as well as complete contact details of the person or body submitting the objection(s) and/or comments, shall be lodged in writing within a period of 60 days from the date of first notice in the Provincial Gazette to: The Manager City Planning and Property Management, PO Box 111, Polokwane, 0700.

24-1

PLAASLIKE OWERHEID KENNISGEWING 385 VAN 2022**KONSEP POLOKWANE GEINTEGREERDE GRONDGEBRUIKSKEMA, 2022**

Kennis word hiermee gegee in terme van bepalings van Artikels 13 en 21(a) van die Wet op Plaaslike Regering: Munisipale Stelsels, 2000 (Wet 32 van 2000) dat die Polokwane Munisipaliteit het 'n konsep Geïntegreerde Grondgebruikskema vir die Munisipaliteit se regsgebied voorberei bekend as die Polokwane Geïntegreerde Grondgebruikskema, 2022.

Die konsep Polokwane Geïntegreerde Grondgebruikskema, 2022 is voorberei in terme van Artikel 27 van die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, 2013 (Wet 16 van 2013) saamgelees met Artikels 31 en 16 van die Polokwane Munisipale Beplanningsverordeninge, 2017. Die doel van die skema is om die Polokwane/Perskebult Dorpsbeplanningsskema 2016 en die Polokwane Grondgebruikskema 2017 vir Mankweng/Sebayeng/Aganang en die Landelike gebiede, saam te smelt in een geïntegreerde skema wat die hele jurisdiksiegebied van die munisipaliteit dek.

Die konsep skema is beskikbaar vir besigtiging gedurende normale kantoorure by die kantore van die Polokwane Munisipaliteit, 2de vloer Wesvleuel, Burgersentrum, h/v Landdros Mare en Bodenstrate Polokwane, of mag ook besigtig word op die munisipaliteit se webtuiste by: <https://www.polokwane.gov.za>. Geïntereesde and geïntereesde partye word hiermee uitgenooi om die konsepskema te besigtig en besware en/of kommentaar in te doen vir oorweging. Voorleggings, ingesluit die gronde vir sulke besware en/of kommentaar sowel as die volle kontakdetail van die persoon of liggaam wat die beswaar gemaak het of kommentaar gelewer het, moet skriftelik binne 60 dae vanaf die datum van die eerste kennisgewing in die Provinsiale Koerant gerig word aan: Die Bestuurder Stadsbeplanning en Eiendomsbestuur, Posbus 111, Polokwane, 0700.

24-1

SETŠHWANTŠHO SA SETŠOMIŠO SA TŠHOMIŠO YA NAGA SE SE KOPANTSWEGO SA POLOKWANE, 2022

Tsebišo e fiwa go ya ka dipeelano tša Dikarolo 13 le & 21 (a) (b) tša Mmušo wa Selegae: Molao wa Tshepedišo ya Mmasepala, 2000 (Molao wa 32 wa 2000) gore Mmasepala wa Polokwane o lokišeditše sethalwa sa Sekema sa Tšhomišo ya Naga ye e Kopantšwego lefelo la taolo ya Mmasepala go tsebja bjalo ka Sekema sa Tšhomišo ya Naga ye e Kopantšwego ya Polokwane, 2022.

Sengwalwa sa Sekema sa Tšhomišo ya Naga ye e Kopantšwego ya Polokwane, 2022 se lokišitšwe go ya ka Karolo ya 27 ya Molao wa Peakanyo ya Sebaka le Taolo ya Tšhomišo ya Naga, wa 2013 (Molao wa 16 wa 2013) o balwa mmogo le Dikarolo 31 le 16 tša molao wa Peakanyo ya Mmasepala wa Polokwane, 2017. Maikemišetšo a sekema ke go kopanya Sekema sa Peakanyo ya Toropo ya Polokwane / Perskebult ya 2016 le Sekema sa Taolo ya Tšhomišo ya Naga ya Polokwane sa 2017 sa Mankweng / Sebayeng / Aganang le Mafelo a Dinagamagaeng, go ba Sekema se tee sa Tšhomišo ya Naga ye e Kopantšwego yeo e akaretšago lefelo ka moka la mmasepala la masepala la taolo ya taolo. Maikemišetšo a sekema se ke go kopanya Sekema sa Peakanyo ya Metse ya Polokwane / Perskebult sa 2016 le Sekema sa Taolo ya Tšhomišo ya Naga sa Polokwane sa 2017 sa Mankweng / Sebayeng / Aganang le mafelo a Dinagamagaeng, go ba sekema se tee se se kopantšwego sa tšhomišo ya naga seo se akaretšago lefelo ka moka la masepala la taolo.

Sekema sa sethalwa se hwetšagala bakeng sa go lebelelwa ka dinako tše di tlwaelegilego tša mošomo dikantorong tša Mmasepala wa Polokwane, 2nd Floor West Wing, Civic Center, c / o Landros Mare le Bodenstein Streets Polokwane, goba se ka lebelelwa gape mo wepsaeteng ya mmasepala go: <https://www.polokwane.gov.za>. Batho bao ba nago le kgahle go le bao ba amegago ba laletšwa go lebelela sekema sa sethalwa le go tsenya ditshwayotshwayo tše di ngwadilwego le / goba dikganetšo gore di lekolwe. Thomelo, go akaretšwa mabaka a kganetšo (di) le / goba ditshwayotshwayo tše bjalo gammogo le dintlha tša kgokagano tše di feletšego tša motho goba mokgatlo wo o romelago kganetšo (di) le / goba ditshwayotshwayo, di tla tsenywa ka go ngwalwa mo nakong ya matsatši a 60 go tloga go letšatšikgwedi la tsebišo ya mathomo ka go Kuranta ya Profense go: Molaodi Peakanyo ya Toropo le Taolo ya Dithoto, PO Box 111, Polokwane, 0700.

24-1

LOCAL AUTHORITY NOTICE 386 OF 2022



**MARULENG PROPERTY RATES
BY-LAW**

Maruleng Local Municipality, hereby, in terms of section 6 of the Local Government: Municipal Property Rates Act, 2004, has by way of the Council resolution publish the Municipality's Rates By-law set out hereunder.

PREAMBLE

WHEREAS section 229(1) of the Constitution requires a municipality to impose rates on property and surcharges on fees for the services provided by or on behalf of the municipality.

AND WHEREAS section 13 of the Municipality System Act read with section 162 of the Constitution requires a municipality to promulgate municipal by-law by publishing them in the gazette of the relevant province.

And WHEREAS section 6 of the Local Government : Municipal Property Rates Act, 2004 requires a municipality to adopt by-laws to give effect to the implementation of its property rates policy; the by-laws may differentiate between the different categories of properties and different categories of owners of properties liable for the payment of rates;

NOW THEREFORE IT IS ENACTED by the Council of the) Maruleng Local Municipality) as follows

1. DEFINITIONS

In this By-law, any word or expression to which a meaning has been assigned in the Local Government: Municipal Property Rates act, 2004 (Act No. 6 of 2004), shall bear the same meaning unless the context indicate otherwise-

Municipality' means (Maruleng Local Municipality)

Municipality Property Rates Act 'means the Local Government: Municipal property Rates Act, 2004 (Act No 6 of 2004).

Rates Policy' means the '(Maruleng Local Municipality) Municipality's Property rates policy adopted by the Council (Resolution No.) in terms of section 3(1) of the Local Government: Municipal Property Rates Act 2004.

2. OBJECTS

The object of this By-law is to give effect to the implementation of the municipality's Rates Policy as contemplated in section 6 of the Municipality Property Rates Act.

3. THE RATES POLICY

The municipality prepared and adopted a Rates Policy as contemplated in terms of the provisions of section 3(1) of the Municipal Property Rates Act. The Rates Policy outlines the municipality's rating practices; therefore, it is not necessary for this By-law to restate and repeat same.

The Rates Policy is hereby incorporated by reference in this By-law. All amendments to the Rates Policy as the Council may approve from time to time, shall be deemed to be likewise incorporated.

The Municipality does not levy rates other than in terms of its Rates Policy and the annually promulgated resolution levying rates which reflects the cent amount in the Rand rate for each category of rateable property.

Copies of the Rates Policy can be obtained from:

- Municipal website www.maruleng.gov.za,
- Hoedspruit - Municipal Offices and Municipal Library at 65 Springbok Street

4. CATEGORIES OF RATEABLE PROPERTIES

The Rates Policy provides for categories of rateable properties determine in terms of section 8 of the Act.

5. CATEGORIES OF PROPERTIES AND CATEGORIES OF OWNERS OF PROPERTIES

The Rates Policy provides for categories of properties and categories of owners of properties for the purposes of granting relief measures (exemptions, reductions and rebates) in terms of section 15 of the Act.

6. ENFORCEMENT OF THE RATES POLICY

The Municipality's Rates Policy is enforced through the municipality's Credit Control and Debt Collection Policy and any further enforcement mechanisms stipulated in the Act and the Municipality's Rates Policy.

7. SHORT TITLE AND COMMENCEMENT

This By-law is called the (Maruleng Local Municipality) Municipal Property Rates By-law, and takes effect on the date on which it is published in the Provincial Gazette

RESOLUTION ON LEVYING PROPERTY RATES IN TERMS OF SECTION 14 OF THE LOCAL GOVERNMENT: MUNICIPAL PROPERTY RATES ACT, 2004 (ACT NO.6 OF 2004)

NOTICE NO. 01

DATE: 08 JUNE 2022

**MUNICIPAL NOTICE NO 1 OF 2021
MARULENG LOCAL MUNICIPALITY**

RESOLUTION LEVYING PROPERTY RATES FOR THE FINANCIAL YEAR 1 JULY 2022 TO 30 JUNE 2023

Notice is hereby given in terms of section 14(1) and (2) of the Local Government: Municipal Property Rates Act, 2004; that at its meeting of 30 May 2022, the Council resolved by way of council resolution number **SC06/05/2022**, to levy rates on property reflected in the schedule below with effect from 1 July 2022.

Category of property	Rate ratio	Cent amount in the Rand rate determined for the relevant property category
Residential property	1:1	0.0128
Business and commercial property		0.0179
Industrial property		0.0179
Illegal Use / none Permitted Use		0.0256
Agricultural / Farming Property	1:0.025	0.0031
Agricultural Property – Vacant (not developed)		0.0073
Mining property		0.0179
Multiple use Property	1:1	0.0128
Public Services Infrastructure Property	1: 0.025	0.0031
Public Benefit Organisation property	1: 0.025	0.0031
Public Service Purposes		0.0172
Vacant		0.0182

EXEMPTIONS, REDUCTIONS AND REBATES

Residential Properties: For all residential properties, the municipality will not levy a rate on the first R 130 000 of the property's market value. The R130 000 is inclusive of the R 15 000 statutory impermissible rate as per section 17(1) (h) of the Municipality Property Rates Act. Insert any other exemptions and reductions here

Rebate in respect of a category of owners of property are as follow:

Indigent owners: Are owners who qualify, and who are registered as indigents in terms of the adopted indigent policy of the municipality

Child headed households: Families headed by children are exempted from paying rates, according to monthly household income.

Owners who are dependent on Pensioners or Social Grants for their livelihood: Qualify for additional Rebates

Full details of the Council resolution and rebates, reductions and exemptions specific to each category of owners of properties or owners of a specific category of properties as determined through criteria in the municipality's rates policy are available on the municipality's office, website (www.maruleng.gov.za) and public libraries within the municipality's jurisdiction.

MARULENG LOCAL MUNICIPALITY, 65 SPRINGBOK STREET, HOEDSPRUIT, 1380. 015 793 2409

MAGABANE T.G
MUNICIPAL MANAGER

LOCAL AUTHORITY NOTICE 387 OF 2022

MAKHADO MUNICIPALITY
MAKHADO AMENDMENT SCHEME 448 & 366 & 433

Notice is hereby given in terms of the relevant sections of the Spatial Planning and Land Use Management Act, (Act 16 of 2013) and the Makhado Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2016, that the Makhado Municipality has approved the amendment of the Makhado Land-use Scheme, 2009, by the rezoning of the properties mentioned below:

- Makhado Amendment scheme 448: Remainder of Erf 36 Louis Trichardt from "Special" to "Business 1"
- Makhado Amendment scheme 366: Portion 13 of Erf 5051 Louis Trichardt from "Residential 1" to "Special" for overnight accommodation
- Makhado Amendment scheme 433: Erf 2038 Louis Trichardt ext. 2 from "Special for overnight accommodation" to "Special for group housing"

The Map 3's and scheme clauses of the amendment schemes are filed with the Municipal Manager of Makhado Municipality and is open for inspection during normal office hours. These amendments are known as Makhado Amendment Schemes 448 & 366 & 433 and shall come into operation on the date of publication of this notice. Municipal Manager, Makhado Municipality. Notice is also hereby given in terms of the relevant sections of the Spatial Planning and Land Use Management Act, Act 16 of 2013 and the Makhado Municipality Spatial Planning, Land Development and Land Use Management By-Law, 2016 of the following:

- The Makhado Municipality has given consent for the removal of the following conditions registered against Title deeds T8798/2020 & T8801/2020: Conditions A & B in terms of Section 64 (6) of the Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-law 2016.
- The Makhado Municipality has given consent for the removal of the following conditions registered against Title deed T8821/2020: Condition no. 1(iii)b & 2(c) in terms of Section 64 (6) of the Makhado Local Municipality Spatial Planning, Land Development and Land Use Management By-law 2016.

Details of the matter are filed with the Municipal Manager of Makhado Municipality and are open for inspection during normal office hours.
Municipal Manager, Makhado Municipality

PLAASLIKE OWERHEID KENNISGEWING 387 VAN 2022

MAKHADO MUNISIPALITEIT
MAKHADO-WYSIGINGSKEMA 448 & 366 & 433

Hiermee word ingevolge die relevante artikels van SPLUMA (Wet 16 van 2013) en die Makhado Munisipaliteit se Ruimtelike Beplanning, Grond Ontwikkeling en Grondgebruiksbestuur By-wet, 2016, bekend gemaak dat die Makhado Munisipaliteit, die wysiging van die Makhado Grondgebruikskema 2009, goedgekeur het, soos volg:

- WYSIGINGSKEMA 448: Restant and Erf 36 vanaf "Spesiaal" na "Besigheid 1"
- WYSIGINGSKEMA 366 : Gedeelte 13 van Erf 5051 Louis Trichardt vanaf "Residensieel 1" na "Spesiaal vir oornagakkomodasie".
- WYSIGINGSKEMA 433: Erf 2038 Louis Trichardt Uitbreiding 2 vanaf "Spesiaal vir oornagakkomodasie" na "Spesiaal vir groepbehuising"

Die Kaart 3's en skemaklousules van hierdie wysigingskemas word deur die Munisipale Bestuurder van die Makhado Munisipaliteit in bewaring gehou en lê gedurende gewone kantoor ure ter insae. Hierdie wysigingskemas staan bekend as Makhado Wysigingskemas 448 & 366 & 433 en tree op datum van publikasie van hierdie kennisgewing in werking. Hiermee word ook kennis gegee ingevolge die relevante artikels van die Ruimtelike Beplanning & Grondgebruiksbestuurswet, Wet 16 van 2013 en die Makhado Munisipaliteit se Ruimtelike Beplanning, Grondontwikkeling en Grondgebruiksbestuursbywet, 2016, dat:

- Die Makhado Munisipaliteit het toestemming gegee in terme van Afdeling 64 (6) van die Makhado Munisipaliteit Ruimtelike Beplanning, Grondontwikkeling en Grondgebruikbestuursbywet 2016 vir die opheffing van die volgende voorwaardes in titelaktes T8798/2020 & T8801/2020: Voorwaardes A & B.
- Hiermee word ingevolge die relevante artikels van die Ruimtelike Beplanning & Grondgebruiksbestuurswet, Wet 16 van 2013 en die Makhado Munisipaliteit se Ruimtelike Beplanning, Grondontwikkeling en Grondgebruiksbestuursbywet, 2016, bekend gemaak dat: Die Makhado Munisipaliteit het toestemming gegee in terme van Afdeling 64 (6) van die Makhado Munisipaliteit Ruimtelike Beplanning, Grondontwikkeling en Grondgebruikbestuursbywet 2016 vir die opheffing van die volgende voorwaardes in titelakte T8821/2020: Voorwaardes 1(iii)b & 2(c).

Inligting in verband met voormelde aangeleentheid word deur die Munisipale Bestuurder van die Makhado Munisipaliteit in bewaring gehou en lê gedurende gewone kantoor ure ter insae.

Munisipale Bestuurder,
Makhado Plaaslike Munisipaliteit

LOCAL AUTHORITY NOTICE 388 OF 2022**POLOKWANE AMENDMENT SCHEME 547**

Notice is hereby given in terms of section 95(1)(a) of the Polokwane Municipal Planning By-law 2017, that application has been made with the Polokwane Municipality for the amendment of the Polokwane / Perskebult Town Planning Scheme, 2016, by the rezoning of Portion 3 of erf 623 Pietersburg (82 Voortrekker street) from RESIDENTIAL 1 to SPECIAL FOR MEDICAL CONSULTING ROOMS in terms of Section 61 of the mentioned by-law. The intention of the applicant is to conduct medical consulting rooms on the property. Full particulars may be inspected during normal office hours at the Municipal offices as set out below, for a period of 28 days from 24 June 2022. Any objections or comments, including the grounds for such objections/comments, along with your full contact details must be lodged with, or made in writing to: The Manager: City Planning and Property Management, P.O. Box 111, Polokwane, 0700 from 24 June 2022 to 22 July 2022. Physical address of the municipality offices: Manager: Spatial Planning and Land Use Management, 2nd floor, west wing, Civic centre, Landdros Mare street, Polokwane. The closing date for any objections and/or comments is: 22 July 2022. Address of applicant / agent: DEVELOPLAN, 219 Harley Street, Polokwane, P.O. Box 1883, Polokwane, 0700, Email: tecoplan@mweb.co.za. Telephone: 015-2914177. POLOKWANE WYSIGINGSKEMA 547 - Kennis word hiermee gegee ingevolge artikel 95(1)(a) van die Polokwane Munisipale Beplanningsverordening 2017, dat aansoek gedoen is by die Polokwane plaaslike munisipaliteit vir die wysiging van die Polokwane / Perskebult Dorpsbeplanningskema 2016 deur die hersonering van Gedeelte 3 van Erf 623 Pietersburg (82 Voortrekkerstraat) ingevolge Artikel 61 van die Polokwane Munisipale Beplanningsbywet, 2017. Die hersonering is vanaf "Residensieel 1" na "Spesiaal vir mediese spreekkamers". Die doel van die aansoek is om 'n mediese spreekkamers op die perseel te bedryf. Besonderhede van voormelde aansoek le ter insae gedurende gewone kantoorure by die Munisipale kantore soos hieronder aangetoon vir 'n tydperk van 28 dae vanaf 24 Junie 2022. Enige besware en/of kommentare, tesame met die gronde vir sodanige besware/kommentare, tesame met u volledige kontakbesonderhede, moet ingedien word by, of skriftelik gerig word aan: Die Bestuurder: Stedelike Beplanning, Posbus 111, Polokwane 0700 vanaf 24 Junie 2022 tot en met 22 Julie 2022. Fisiese adres van munisipale kantore: Bestuurder: Beplanning (Ruimtelike Beplanning en Grondgebruikbestuur), 2de, vloer, Wesvleuel, Burgersentrum, Landdros Marestraat, Polokwane. Sluitingsdatum vir die indiening van besware en/of kommentare: 22 Julie 2022. Adres van applikant / agent: DEVELOPLAN, 219 Harleystraat, Polokwane, Posbus 1883, Polokwane, 0700. Epos: tecoplan@mweb.co.za Tel. 015-2914177.

24-1

LOCAL AUTHORITY NOTICE 389 OF 2022**POLOKWANE LOCAL MUNICIPALITY
NOTICE OF A REZONING APPLICATIONS IN TERMS OF SECTION 61
OF THE POLOKWANE MUNICIPAL PLANNING BY-LAW, 2017
POLOKWANE / PERSKEBULT AMENDMENT SCHEME 504**

I, Thomas Pieterse of the firm Natura Professional Planners (Pty) Ltd, being the applicant of the property, Erf 5614 Pietersburg Extension 11 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 Rezoning of Erf 5614 Pietersburg X11 from "Public Open Space" to "Residential 3" as well as to increase the density to 74 Dwelling Units/Hectare in terms of Clause 32 of the Polokwane / Perskebult Town Planning Scheme, 2016. Erf 5614 is situated on the corners of Boshoff Street, Tamarisk Street and Van-Marlé Street. The intension of the developers in this matter is to develop Erf 5614 Pietersburg X11 for a multiple dwelling unit residential complex.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details, without which the Municipality cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to the Manager: City and Regional Planning, Directorate: Planning and Economic Development, P O Box 111, Polokwane, 0700 from 24 June 2022 until 22 July 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 comments.

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

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

Closing date for any objections and/or comments: 22 July 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 notices will be published: 24 June 2022 & 1 July 2022

24-1

PLAASLIKE OWERHEID KENNISGEWING 389 VAN 2022**POLOKWANE PLAASLIKE BESTUUR
KENNISGEWING VIR HERSONERING IN TERME VAN ARTIKEL 61 VAN DIE
POLOKWANE MUNISIPALE BEPLANNING BY-WET, 2017
POLOKWANE / PERSKEBULT WYSIGINGSKEMA 504**

Ek, Thomas Pieterse van the firma Natura Professional Planners (Pty) Ltd, die applikant vir die eiendom, Erf 5614 Pietersburg Uitbreiding 11, 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 herosonering van die eiendom soos hierbo beskryf in terme van Artikel 61 van die Polokwane Munisipale Beplanning By-Wet, 2017.

Die herosonering van Erf 5614 Pietersburg X11 is vanaf "Openbare Oopruimte" na "Residensieël 3", asook die verhoging van die digtheid tot 74 Eenhede per hektaar in terme van Klousule 32 van die Polokwane / Perskebult Dorpsbeplanningskema, 2016. Erf 5614 is geleë op die hoeke van Boshoff straat, Tamarisk straat en Van -Marlé straat.

Die oogmerk van die ontwikkelaars met hierdie aansoek is om Erf 5614 Pietersburg X11 vir n meervoudige residensiële eenhede woonkompleks te ontwikkel.

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, Direktoraat: Beplanning en Ekonomiese ontwikkeling, Posbus 111, Polokwane, 0700 vanaf 24 Junie 2022 tot en met 22 Julie 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/e kan nagegaan word gedurende normale kantoor ure by die Munisipale kantore soos hieronder uiteengesit, vir n periode van ten minste 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 & Bodenstein Strate, Polokwane.

Sluitings datum vir alle besware en/of kommentare: 22 Julie 2022

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

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

Datums waarop die kennisgewing gepubliseer word: 24 Junie 2022 & 1 Julie 2022

24-1

LOCAL AUTHORITY NOTICE 390 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 546**

I, Thomas Pieterse of the firm Natura Professional Planners (Pty) Ltd, being the applicant of the property, Erf 26980 Polokwane Extension 124 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 the rezoning in terms of Section 61 of the Polokwane Municipal Planning By-Law, 2017, of the property as described above. The application property is situated at the corner of Clivicola Street and Buffalo Thorn Street, next to Munnik Avenue and close to De Wet Avenue, in the western section of Polokwane Extension 124 (Baobab Gardens)

The Rezoning is from "Special" for a Vehicle Sales Lot (motor dealership) with subordinate and ancillary offices, including a kiosk, 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 a Value Centre and/or Big Box Store (i.e. Superstore, Megastore, Supercentre and may include general merchandise or speciality stores such as hardware, electronics, sanitary ware) and related uses as well as to permit subordinate and ancillary offices/shops, and/or a Vehicle Sales Lot (motor dealership) with subordinate and ancillary offices, including a kiosk, 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 as described in Annexure 220.

The intension of the applicant in this matter is to develop a new Builders Warehouse branch and related facilities on the application property.

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 24 June 2022, until 22 July 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 & Bodenstern Streets, Polokwane

Closing date for any objections and/or comments: 22 July 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: 24 June 2022 & 1 July 2022

PLAASLIKE OWERHEID KENNISGEWING 390 VAN 2022**POLOKWANE PLAASLIKE BESTUUR
KENNISGEWING VIR HERSONERING IN TERME VAN ARTIKEL 61 VAN DIE
POLOKWANE MUNISIPALE BEPLANNING BY-WET, 2017
POLOKWANE / PERSKEBULT WYSIGINGSKEMA 546**

Ek, Thomas Pieterse van the firma Natura Professional Planners (Pty) Ltd, die applikant vir die eiendom, Erf 26980 Polokwane Uitbreiding 124, 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 aansoek eiendom is geleë op die hoek van Clivicola straat en Buffalo Thorn straat, langs Munnik laan en is betreklik naby aan De Wet rylaan, in die westelike deel van Polokwane Uitbreiding124 (Baobab Gardens).

Die hersonering is van "Spesiaal" vir n voertuighandelaarsaak met ondergeskikte en aanverwante kantore, insluitende n kiosk, 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 n "Value centre" en/of "Big Box winkel" (dit sluit in Super winkels, Mega winkels, Super sentrum en mag algemene goedere of spesialiteits winkels in sluit soos hardeware, elektroniese toerusting, sanitere ware) en aanverwante gebruike, asook om ondergeskikte en aanverwante kantore/winkels toe te laat en/of n voertuighandelaarsaak met ondergeskikte en aanverwante kantore, insluitende n kiosk, 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; en onderworpe aan spesifieke voorwaardes soos uiteengesit in Bylae 220.

Die oogmerk van die applikant met hierdie aansoek is die oprigting van n nuwe "Builders Warehouse" tak (Nutsman groot- en kleinhandel besigheid) met aanverwante fasiliteite op die aansoek eiendom.

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, Direktoraat: Beplanning en Ekonomiese ontwikkeling, Posbus 111, Polokwane, 0700 vanaf 24 Junie 2022, tot 22 Julie 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: 22 Julie 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: 24 Junie 2022 & 1 Julie 2022

LOCAL AUTHORITY NOTICE 391 OF 2022**POLOKWANE LOCAL MUNICIPALITY
PROCLAMATION OF THE TOWNSHIP - POLOKWANE EXTENSION 138**

A. In terms of Section 59 of the Polokwane Municipal Planning By-Law, 2017, the Polokwane Local Municipality declares **Polokwane Extension 138** to be an approved township, subject to the conditions set out in the Schedule hereunder.

SCHEDULE**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY POLOKWANE LOCAL MUNICIPALITY (HEREINAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF CHAPTERS 5 AND 6 OF THE POLOKWANE MUNICIPAL PLANNING BY-LAW, 2017 FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 15 OF THE FARM KRUGERSBURG 993 L.S, HAS BEEN APPROVED**

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE TOWNSHIP BEING DECLARED AN APPROVED TOWNSHIP IN TERMS OF THE PROVISIONS OF SECTION 59 OF THE POLOKWANE MUNICIPAL PLANNING BY-LAW, 2017.

1.1 INSTALLATION AND PROVISION OF SERVICES

The township developer shall make the necessary arrangements for the finalization of the service agreements with the Municipality for the provision and installation of water, electricity and sanitation as well as the construction of roads and stormwater drainage in the township.

If external services are not available or the existing external services are not sufficient to accommodate the township, special arrangements will have to be made after consultation with the applicable departments in the Municipality.

1.2 GENERAL

(a) The township developer shall satisfy the Polokwane Local Municipality that -

(i) The relevant amendment scheme in terms of Section 54(5)(e) of the Polokwane Municipal Planning By-Law, 2017, has been compiled and can be published consecutively with the declaration of the township as an approved township.

1.3 REGISTRATION OF SERVITUDE/S

The township developer shall make the necessary arrangements to ensure that that the following servitudes be registered:

- (a) The proposed 2m electrical power line servitude over Erf 43229 in favour of and to the satisfaction of the Local Municipality to be registered notarially by way of a Notarial Deed of Servitude with the accompanying servitude diagrams and shall cause such servitudes to be shown on the small-scale diagram of the farm portion / General Plan of the township.
- (b) The proposed 2m electrical power line servitude over Erf 43236 in favour of and to the satisfaction of the Local Municipality to be registered notarially by way of a Notarial Deed of Servitude with the accompanying servitude diagrams and shall cause such servitudes to be shown on the small-scale diagram of the farm portion / General Plan of the township.
- (c) Erven 43251, 43253, 43230, 43231, First Street, 43241, 43233, 43234, 43235, 43261, 43238, 43249, 43255 and 43256 are subject to the following condition: "The Local Authority is entitled to a servitude or servitudes for municipal purposes over the property along the route or routes of any such services as installed on the property, the route(s) of which may be

plotted by the Local Authority and Surveyor General diagrams may be approved and registered by the Local Authority, at any time, against the title deed of the property.”

- (d) The proposed 2m storm water servitudes over Erven 43232, 43242, 43246, 43247 and 43249 in favour of and to the satisfaction of the Local Municipality to be registered notarially by way of a Notarial Deed of Servitude with the accompanying servitude diagrams and shall cause such servitudes to be shown on the small-scale diagram of the farm portion / General Plan of the township.
- (e) The proposed 5m storm water servitudes over Erven 43243, 43242, 43247 and 43248 in favour of and to the satisfaction of the Local Municipality to be registered notarially by way of a Notarial Deed of Servitude with the accompanying servitude diagrams and shall cause such servitudes to be shown on the small-scale diagram of the farm portion / General Plan of the township.
- (f) The proposed 5m Right of Way (ROW) servitude over Erf 43255 in favour of Portions 3 and 5 of the farm Krugersburg 993LS.

2. CONDITIONS OF ESTABLISHMENT.

2.1 NAME.

The name of the township shall be Polokwane Extension 138.

2.2 DESIGN

The township shall consist of erven, open space and streets as indicated on the **General Plan S.G No. 463/2021**

2.3 ENDOWMENT

The township developer shall not be liable to pay in terms of Sections 120 and 184 of the Polokwane Municipal Planning By-Law, 2017, to the Polokwane Local Municipality an endowment for park and/or public open space purposes. The township developer is however responsible per long term lease agreement as already concluded between the township developer and the Polokwane Local Municipality for the management, upkeep and maintenance of Erf 43261 Polokwane Extension 138.

2.4 ACCESS

Unless the consent in writing of the South African National Roads Agency Limited has been obtained, no ingress from the N1 National Road to the township and no egress to the N1 National Road shall be allowed.

- (a) Ingress from the N1 National Road to the township and egress to the N1 National Road from the township shall be restricted to the existing access roads as indicated on Layout Plan no: Bot-Layout//1-8 and no direct access is allowed to and from the N1 National Road.
- (b) Except for the physical barrier or any essential storm water drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of any erf within a distance of 20m from the boundary of the erf abutting on N1 National Road, nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the South African National Road Agency.

- (c) No outdoor/freestanding advertisement boards facing the N1 National Road shall be erected without first obtaining SANRAL's written permission.

2.5 RECEIVING AND DISPOSAL OF STORMWATER

The stormwater plan for this township must be integrated with the greater stormwater master plan for the total relevant catchment area, including adjoining areas.

The low points in roads and the accumulation of stormwater in crescents, cul-de-sac's and lower lying erven must be drained to the satisfaction of the Local Municipality.

2.6 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

Should it become necessary to move or replace any existing municipal services as a result of the establishment of the township, the cost thereof shall be borne by the township developer.

2.7 DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the Polokwane Local Municipality to do so, the township developer shall at his own expense cause to be demolished to the satisfaction of the Local Municipality all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures.

2.8 REMOVAL OF LITTER

The township developer shall at his own expense have all litter and building rubble within the township area removed to the satisfaction of the Polokwane Local Municipality when required to do so by the Local Municipality.

The township developer shall provide sufficient refuse collection points in the township and shall make arrangements to the satisfaction of the local authority for the removal of all refuse.

2.9 REMOVAL AND/OR REPLACEMENT OF ESKOM POWER LINES

Should it become necessary to remove and/or replace any existing power lines of Eskom as a result of the establishment of the township, the cost thereof shall be borne by the township developer.

2.10 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

Should it become necessary to remove and/or replace any existing TELKOM services as a result of the establishment of the township, the cost thereof shall be borne by the township developer.

2.11 COMPLIANCE WITH CONDITIONS IMPOSED BY LIMPOPO DEPARTMENT OF ECONOMIC DEVELOPMENT, ENVIRONMENT AND TOURISM, (LEDET).

The township developer shall at his own expense comply with all the conditions imposed by the Limpopo Department of Economic Development, Environment and Tourism, (LEDET), if applicable, those by which exemption has been granted from compliance with regulations No 1182 and 1183, promulgated in terms of sections 21, 22 and 26 of the Environmental Conservation Act, (Act 73 of 1989) or the National Environmental Management Act, 1998 (Act 107 of 1998) and Regulations thereto, as the case may be.

2.12 NATIONAL HERITAGE RESOURCE ACT

The township developer shall at his own expense comply with the provisions of the National Heritage Resource Act, 25 of 1999.

2.13 OBLIGATIONS WITH REGARD TO SERVICES AND RESTRICTION REGARDING THE ALIENATION OF ERVEN

The township developer shall within such period as the Municipality may determine, fulfil its obligations in respect of the provision of water, electricity and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems thereof, as previously agreed upon between the township developer and the local authority. Erven may not be alienated or transferred into the name of a purchaser prior to the Municipality certifying that sufficient guarantees/cash contributions in respect of the supply of services by the township developer have been submitted or paid to the said Municipality.

3. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTRABLE

3.1 INSTALLATION OF INTERNAL AND EXTERNAL SERVICES

A certificate issued in terms of Section 85 of the Polokwane Municipal Planning By-Law, 2017; must be lodged with the first transfer or with any other act of registration such as the issuing of a Certificate of Title or the issuing of a long-term lease.

The township developer shall install and provide internal engineering services in the township as provided for in the services agreement.

The Local Municipality shall install and provide external engineering services for the township as provided for in the notarial lease agreement and services agreement.

3.2 RESTRICTIONS ON THE ALIENATION OF LAND:

Regardless the issuing of a certificate as contemplated in Section 85 of the Polokwane Municipal Planning By-Law, 2017, no erf in the township may be transferred or be dealt with otherwise until the Polokwane Local Municipality certifies that the developer has complied with the provisions of Section 122 (if applicable), or as stipulated in the long-term lease agreement signed between Polokwane Municipality and the township developer.

3.3 THE DEVELOPER'S OBLIGATIONS

3.3.1 PROVISION OF ENGINEERING DRAWINGS

The township developer must submit to the Polokwane Local Municipality complete engineering drawings in respect of internal sewers and sewer connection points and complete detail design engineering drawings in respect of the internal road and storm water sewers, as well as water and electricity services, prior to the commencement of the construction of the said services.

The detail design drawings will only be evaluated after the required Services Reports has been approved as set out in Section 116 of the Polokwane Municipal Planning By-Law, 2017.

The township developer must obtain a way leave from the Municipality prior to commencement of construction work if such work will be done on Municipal property.

3.3.2 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

Before any erf is transferred, the Polokwane Local Municipality must be provided with a certificate by a Professional Engineer for water, sewerage, electricity, and the internal road and storm water sewers, in which it is certified that the internal engineering services have been completed and that the engineers accept liability for the services. The Polokwane Local Municipality may at its own discretion allow an exception in respect of the internal road and storm water sewers. If this is the case, the township developer must give the Polokwane Local Municipality an undertaking that the developer will complete this service on or before a certain date and must provide Polokwane Local Municipality with a guarantee issued by a recognized financial institution.

No building plans will be approved before the services are completed and (if applicable) taken over by Polokwane Local Municipality.

3.3.3 MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months commences on the date on which the council has certified that the provisions of Section 117 of the Polokwane Municipal Planning By-Law, 2017 has been complied with and when the last of the internal engineering services (i.e. water, sewerage, electricity), and the road and stormwater have been completed.

A maintenance guarantee must be issued for the said period by a recognized financial institution, in respect of poor workmanship and/or materials with regard to the civil engineering services and the electricity services, which guarantee must be issued in favour of the non-profit Company for an amount that is equal to 10% of the contract cost of the civil services and 10% of the contract cost of the electrical services, before the commence date of the contract and proof of this must be submitted to the Polokwane Local Municipality.

3.4 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any:

(a) Excluding the following condition which does not affect the township due to the location thereof:

“3. By Notarial Deed number K5543/2014 the within mentioned property is subject to servitude for a water pipeline 4 (Four) meters wide, the northern, eastern, north-eastern and Northwestern boundaries which servitude is indicated by figures ABCD and EFGHJKL on diagram S.G. number: 589/2013 in favour of Polokwane Municipality as will more fully appear from the said notarial deed.”

(b) Including the following condition which only affects Erven 43251, 43253 and 1215 and Shelly Drive:

“2. By virtue of a Notarial Deed of Servitude K4783/2006 dated the 24th of March 2006 the abovementioned property is subject to a servitude of right of way as depicted by the figures of ABCDEFGHJKLMNPQR on diagram LG11510/2005 in favour of the general public, as will more fully appear from the said Notarial Deed.”

(c) Including the following servitude which only affects Erven 43237, 43248, 43243, 43256, 43255 and Shelly Drive:

Powerline servitude 26m wide as indicated on Servitude Diagram S.G. No. 58/1999 in favour of Polokwane Local Municipality.

(d) Including the following Powerline servitudes which only affects Shelly Drive:

Powerline servitude areas 22m wide as indicated on Servitude Diagram S.G. No. 11511/2005, Servitude Diagram S.G. No. 11512/2005 and Servitude Diagram S.G. No. 11513/2005 in favour of Polokwane Local Municipality.

(e) Including the following servitude area for an electrical substation which only affects Erf 43256:

Electrical Sub-station servitude area 2,2165ha in extent as indicated on Servitude Diagram S.G. No. 57/1999 in favour of Polokwane Local Municipality.

(f) Including the following condition which only affects Erven 43255, 43246, 43247 and Shelly Drive:

"1. Kragtens Notariële Akte van Serwituut K4668/1997S is die hierinvermelde eiendom onderhewig aan 'n ewigdurende serwituut vir die installing en oprigting van 'n Pyplyn, tesame met bykomende regte, ten gunste van Die Raad van Lepelle Northern Water soos meer volledig sal blyk uit die gemelde Notariële Akte."

Water Pipe line servitude 15m wide as indicated on Servitude Diagram S.G. No. 14265/1995 in favour of Lepelle Northern Water Board.

(g) Including the following Water Pipe line servitude which only affects Erven 43255, 43246, 43247 and Shelly Drive:

Water Pipe line servitude varying in width as indicated on Servitude Diagram S.G. No. 12943/1994 in favour of Polokwane Local Municipality.

4. CONDITIONS OF TITLE

4.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED, LAID DOWN BY THE POLOKWANE MUNICIPAL PLANNING BY-LAW, 2017.

4.1.1 ALL ERVEN

- (a) The erf shall be subject to a servitude, 3m wide, for municipal services (water, sewer, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the Municipality, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 3m wide, over the entrance portion of the erf, if and when required by the Municipality: Provided that the Municipality may waive any such servitude.
- (b) No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a 2m distance thereof.
- (c) The Polokwane Local Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary, and furthermore the Polokwane Local Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Polokwane Local

Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

5. CONDITIONS WHICH IN ADDITION TO THE EXISTING PROVISIONS OF THE RULING TOWN-PLANNING SCHEME, HAVE TO BE INCORPORATED IN THE POLOKWANE/PERKEBULT TOWN PLANNING SCHEME, 2016 IN TERMS OF THE POLOKWANE MUNICIPAL PLANNING BY-LAW, 2017.

5.1 ALL ERVEN

The erf is situated in an area with soil conditions which may affect buildings and structures and result in damage to them. Building plans submitted to the local authority shall indicate measures in accordance with recommendations contained in the engineering-geological report compiled for the township, to limit possible damage to the buildings and structures as a result of the detrimental foundation conditions, unless proof is submitted to the local authority that such measures are unnecessary or the same purpose can be achieved by alternative means.

5.2 ERVEN 43133 TO 43213

Use Zone 1: "Residential 1" and subject to the standard conditions of the Polokwane / Perskebult Town Planning Scheme, 2016.

5.3 ERVEN 43214 TO 43226

Use Zone 2: "Residential 2" and subject to the standard conditions of the Polokwane / Perskebult Town Planning Scheme, 2016.

5.4 ERVEN 43227 TO 43239

Use Zone 3: "Residential 3" with Annexure 64 that permit a maximum height of 4 storeys and maximum Floor Area Ratio of 1.2 and subject to the applicable standard conditions of the Polokwane / Perskebult Town Planning Scheme, 2016.

5.5 ERF 43244 TO 43249

Use Zone 9: "Special" with Annexure 64 that permit Shops, Offices, Big Box / Value Centre, Restaurant / Place of Refreshment and Hotel; subject to specific conditions as stipulated in Annexure 64, as well as the applicable standard conditions of the Polokwane / Perskebult Town Planning Scheme, 2016.

5.6 ERF 43240 TO 43243

Use Zone 12: "Institution" with Annexure 64 that permit a maximum Floor Area Ratio of 0.6; and subject to the standard conditions of the Polokwane / Perskebult Town Planning Scheme, 2016.

5.7 ERVEN 43250 AND 43251

Use Zone 9: "Special" with Annexure 64 that permit an erf or a portion of an erf may be used for a Vehicle Sales Lot (motor dealership) and/or Motor Industry related businesses and/or Big Box / Value Store and/or Parking / Storage area; subject to specific conditions as stipulated in Annexure 64, as well as the applicable standard conditions of the Polokwane / Perskebult Town Planning Scheme, 2016.

5.8 ERF 43262

Use Zone 18: "Private Road" with Annexure 64 that permit Access, Administrative office / an entrance to the Botanical Reserve (Erf 43261); subject to specific conditions as stipulated in Annexure 64, as well as the applicable standard conditions of the Polokwane / Perskebult Town Planning Scheme, 2016.

5.9 ERVEN 43257 TO 43260

Use Zone 20: "Private Open Space" and subject to the standard conditions of the Polokwane / Perskebult Town Planning Scheme, 2016.

5.10 ERF 43254 TO 43256

Use Zone 14: "Municipal" subject to the standard conditions of the Polokwane / Perskebult Town Planning Scheme, 2016.

5.11 ERF 43261

Use Zone 20: "Private Open Space" with Annexure 64 that permit a Place of Refreshment, an Open-air Arena, as well as other related and compatible uses approved with the written consent of the Municipality and subject to the applicable standard conditions of the Polokwane / Perskebult Town Planning Scheme, 2016.

B. Polokwane Local Municipality herewith in terms of the provisions of Section 59 and Section 54(5)(e) of the Polokwane Municipal Planning By-Law, 2017, in addition to the provisions of the Polokwane/Perskebult Town Planning Scheme, 2016, declares that it has approved an amendment scheme being an amendment of the Polokwane/Perskebult Town Planning Scheme, 2016, comprising the same land as included in the township **Polokwane Extension 138**. The Map 3 and the Scheme clauses of the Amendment scheme are filed with the Manager: City and Regional Planning, Directorate: Planning and Economic Development, Civic Centre, Cnr Landdros Maré & Bodenstern Streets, Second Floor, West Wing and are open for inspection during office hours.

The amendment is known as Polokwane/Perskebult Amendment Scheme No. 170 and shall come into operation on the date of publication of this notice.

Mr N.R. Selepe
Acting Municipal Manager
Polokwane Local Municipality

LOCAL AUTHORITY NOTICE 392 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 511**

I, Thomas Pieterse of the firm Natura Professional Planners (Pty) Ltd, being the applicant of the property, the Remainder of Erf 6861 Pietersburg Extension 30 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 the rezoning in terms of Section 61 of the Polokwane Municipal Planning By-Law, 2017, of the property as described above. The application property is situated between Webster Street & Edu Park Street as well as Suid Street and the N1 bypass road.

The Rezoning is from "Institution" and "Residential 3" with conditions described in Annexure 74 to "Institution".

The intension of the applicant in this matter is to develop a new hospital (to be known as Limpopo Central hospital) on the application property.

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 24 June 2022, until 22 July 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: 22 July 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 notices will be published: 24 June 2022 & 1 July 2022

24-1

PLAASLIKE OWERHEID KENNISGEWING 392 VAN 2022**POLOKWANE PLAASLIKE BESTUUR
KENNISGEWING VIR HERSONERING IN TERME VAN ARTIKEL 61 VAN DIE
POLOKWANE MUNISIPALE BEPLANNING BY-WET, 2017
POLOKWANE / PERSKEBULT WYSIGINGSKEMA 511**

Ek, Thomas Pieterse van the firma Natura Professional Planners (Pty) Ltd, die applikant vir die eiendom, Restant van Erf 6861 Pietersburg Uitbreiding 30, 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 aansoek eiendom is geleë tussen Webster straat & Edupark straat asook Suid straat en die N1 verbypad.

Die hersonering is van "Inrigting" en "Residensieël 3" met voorwaardes soos omskryf in Bylae 74 na "Inrigting". Die oogmerk van die applikant met hierdie aansoek is die oprigting van n nuwe hospitaal (en sal bekend staan as Limpopo Sentrale hospital) op die aansoek eiendom.

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, Direktoraat: Beplanning en Ekonomiese ontwikkeling, Posbus 111, Polokwane, 0700 vanaf 24 Junie 2022, tot 22 Julie 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: 22 Julie 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: 24 Junie 2022 & 1 Julie 2022

24-1

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