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LIMPOPO PROVINSIE
XIFUNDZANKULU XA LIMPOPO
PROFENSE YA LIMPOPO
VUNDU LA LIMPOPO
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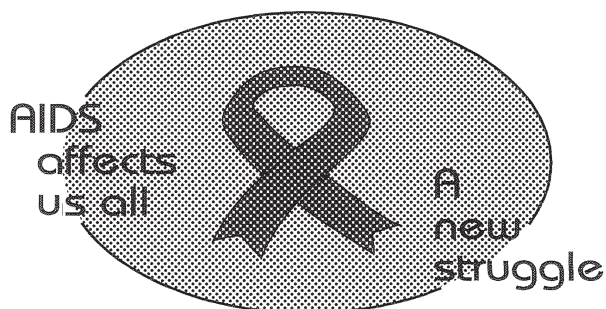
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Vol: 29

POLOKWANE,
11 NOVEMBER 2022
11 NOVEMBER 2022

No: 3345

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GENERAL NOTICES • ALGEMENE KENNISGEWINGS**GENERAL NOTICE 243 OF 2022****POLOKWANE MUNICIPALITY****NOTICE OF AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS IN THE TITLE DEED IN TERMS OF SECTION 62 OF THE POLOKWANE MUNICIPAL PLANNING BY-LAW, 2017**

I, Beyers Brink (ID:9309195797085) of the Practice Group (Pty) Ltd, the applicant in my capacity as authorised agent of the owner of the property namely Erf 40212 of the township Pietersburg Extension 4, Registration Division LS, province of Limpopo, hereby give notice in terms of Section 95(1)(a) of the Polokwane Municipal Planning By-Law, 2017, that I have applied to the said municipality for the removal of certain conditions contained in the Title Deed of the aforesaid property in terms of Section 62 of the Polokwane Municipal Planning By-Law, 2017. The property is situated at 79 Kirsten Street, Pietersburg, Limpopo.

The application is for the removal of the following conditions of title: Condition 1 up to and including 14 in Deed of Transfer T5064/2019. The intention of the applicant in this matter is to use the property for purposes of a Filling Station and associated uses. The conditions of title must be removed to allow the aforesaid use.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details (cell number and/or e-mail address), without which the municipality and/or applicant cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: Manager: City Planning and Property Management, PO Box 111, Polokwane, 0700 from **4 November, 2022** (the first date of the publication of the notice set out in section 95(1)(a) of the By-law referred to above), until **2 December 2022** (not less than 28 days after the date of first publication of the notice).

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices situated on the corner of Landros Mare and Bodenstein Street, Pietersburg, for a period of 28 days from the date of first publication of this notice in the Provincial Gazette/ Local Newspaper. An identical copy of the land development application may be requested through the following contact details:

The Practice Group

- E-mail address: beyers@practicegroup.co.za
- Postal address: po box 35895, Menlo Park, 0102
- Physical address of offices of applicant: cnr of Brooklyn Road and First Street, Menlo Park, Pretoria
- contact telephone number: 012 362 1741

Closing Date for any objections and/or comments: 2 December 2022

Dates on which notice will be published: 4 and 11 November 2022

4-11

ALGEMENE KENNISGEWING 243 VAN 2022**POLOKWANE MUNISIPALITEIT
KENNISGEWING VAN 'N AANSOEK VIR DIE VERWYDERING VAN BEPERKENDE TITEL
VOORWAARDES IN TERME VAN ARTIKEL 62 VAN DIE POLOKWANE MUNISIPALE
BEPLANNINGSVERORDENING, 2017**

Ek, Beyers Brink (ID: 9309195797085) van The Practice Group (Edms) Bpk, synde die applikant in my hoedanigheid as gemagtigde agent wat namens die eienaar optree van die eiendom naamlik Erf 40212 in die dorp Pietersburg Uitbreiding 4, Registrasie Afdeling LS, Provinsie van Limpopo, gee hiermee ingevolge Artikel 95(1)(a) van die Polokwane Munisipale Beplanningsverordening, 2017, kennis dat ek by die voormelde Munisipaliteit aansoek gedoen het vir verwydering van sekere beperkende titelvoorwaardes uit die titelakte van die bogenoemde eiendom, ingevolge Artikel 62 van die Polokwane Munisipale Beplanningsverordening, 2017. Die eiendom is geleë te Kirsten Straat, 79 Pietersburg, Limpopo.

Die aansoek is vir die verwydering van die volgende titelvoorwaardes: Voorwaarde 1 tot en met 14 in Titel Akte T5064/2019. Die voorneme van die applikant is om die onderwerpe eiendom vir 'n Vulstasie en verwante gebruike aan te wend. Die voormelde titelvoorwaardes is beperkend en moet verwyder word om bogemelde gebruik moontlik te maak..

Enige beswaar(e) en/of kommentaar(e) insluitend die gronde van sodanige beswaar en/of kommentaar, met volle kontakbesonderhede by gebreke waaraan die munisipaliteit nie met die persoon of instansie wat sodanige beswaar of kommentaar kan korrespondeer nie, sal ingedien of op skrif gerig word aan: Bestuurder: Stedelike Beplanning en Eiendom Bestuur, Posbus 111, Polokwane, 0700 vanaf **4 November 2022** (datum van publikasie van die kennisgewing) tot en met **2 Desember 2022** (28 dae na die datum van publikasie). Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die kantore van die Munisipaliteit besigtig word op die hoek van Landdros Mare en Bodenstein Straat, Pietersburg, vir 'n tydperk van 28 dae vanaf die datum van eerste verskyning van hierdie kennisgewing. 'n Identiese afskrif van die grondgebruiksaansoek kan van die applikant versoek word deur die volgende kontakbesonderhede te gebruik

The Practice Group

- Epos adres: beyers@practicegroup.co.za
- Posadres: Po Box 35895, Menlo Park, 0102
- Fisiese adres van die kantoor van die applikant: h/v Brooklyn Weg en Eerste straat, Menlo Park, Pretoria
- Kontak telefoonnommer: 012 362 1741

Sluitingsdatum vir kommentare/besware: 2 Desember 2022

Datum van publikasie: 4 en 11 November 2022

4-11

GENERAL NOTICE 244 OF 2022**POLOKWANE MUNICIPALITY****NOTICE OF AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS IN THE TITLE DEED IN TERMS OF SECTION 62 OF THE POLOKWANE MUNICIPAL PLANNING BY-LAW, 2017**

I, Beyers Brink (ID:9309195797085) of the Practice Group (Pty) Ltd, the applicant in my capacity as authorised agent of the owner of the property namely Erf 1276 of the township Pietersburg Extension 4, Registration Division LS, province of Limpopo, hereby give notice in terms of Section 95(1)(a) of the Polokwane Municipal Planning By-Law, 2017, that I have applied to the said municipality for the removal of certain conditions contained in the Title Deed of the aforesaid property in terms of Section 62 of the Polokwane Municipal Planning By-Law, 2017. The property is situated at 76 Grobler Street, Pietersburg, Limpopo.

The application is for the removal of the following conditions of title: Condition A1 up to and including A12 and B(a) and B(b) in Deed of Transfer T4483/2017. The intention of the applicant in this matter is to use the property for purposes of a Filling Station and associated uses. The conditions of title must be removed to allow the aforesaid use.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details (cell number and/or e-mail address), without which the municipality and/or applicant cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: Manager: City Planning and Property Management, PO Box 111, Polokwane, 0700 from **4 November, 2022** (the first date of the publication of the notice set out in section 95(1)(a) of the By-law referred to above), until **2 December 2022** (not less than 28 days after the date of first publication of the notice).

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices situated on the corner of Landros Mare and Bodenstein Street, Pietersburg, for a period of 28 days from the date of first publication of this notice in the Provincial Gazette/ Local Newspaper. An identical copy of the land development application may be requested through the following contact details:

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- E-mail address: beyers@practicegroup.co.za
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- Physical address of offices of applicant: cnr of Brooklyn Road and First Street, Menlo Park, Pretoria
- contact telephone number:012 362 1741

Closing Date for any objections and/or comments: 2 December 2022

Dates on which notice will be published: 4 and 11 November 2022

4-11

ALGEMENE KENNISGEWING 244 VAN 2022**POLOKWANE MUNISIPALITEIT
KENNISGEWING VAN 'N AANSOEK VIR DIE VERWYDERING VAN BEPERKENDE TITEL
VOORWAARDES IN TERME VAN ARTIKEL 62 VAN DIE POLOKWANE MUNISIPALE
BEPLANNINGSVERORDENING, 2017**

Ek, Beyers Brink (ID: 9309195797085) van The Practice Group (Edms) Bpk, synde die applikant in my hoedanigheid as gemagtigde agent wat namens die eienaar optree van die eiendom naamlik Erf 1276 in die dorp Pietersburg Uitbreiding 4, Registrasie Afdeling LS, Provinsie van Limpopo, gee hiermee ingevolge Artikel 95(1)(a) van die Polokwane Munisipale Beplanningsverordening, 2017, kennis dat ek by die voormelde Munisipaliteit aansoek gedoen het vir verwydering van sekere beperkende titelvoorwaardes uit die titelakte van die bogenoemde eiendom, ingevolge Artikel 62 van die Polokwane Munisipale Beplanningsverordening, 2017. Die eiendom is geleë te Grobler Straat, 76 Pietersburg, Limpopo.

Die aansoek is vir die verwydering van die volgende titelvoorwaardes: Voorwaarde A1 tot en met A12 en B(a) en B(b) in Titel Akte T4483/2017. Die voorneme van die applikant is om die onderwerpe eiendom vir 'n Vulstasie en verwante gebruike aan te wend. Die voormelde titelvoorwaardes is beperkend en moet verwyder word om bogemelde gebruik moontlik te maak..

Enige beswaar(e) en/of kommentaar(e) insluitend die gronde van sodanige beswaar en/of kommentaar, met volle kontakbesonderhede by gebreke waaraan die munisipaliteit nie met die persoon of instansie wat sodanige beswaar of kommentaar kan korrespondeer nie, sal ingedien of op skrif gerig word aan: Bestuurder: Stedelike Beplanning en Eiendom Bestuur, Posbus 111, Polokwane, 0700 vanaf 4 **November 2022** (datum van publikasie van die kennisgewing) tot en met **2 Desember 2022** (28 dae na die datum van publikasie). Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die kantore van die Munisipaliteit besigtig word op die hoek van Landdros Mare en Bodenstein Straat, Pietersburg, vir 'n tydperk van 28 dae vanaf die datum van eerste verskyning van hierdie kennisgewing. 'n Identiese afskrif van die grondgebruiksaansoek kan van die applikant versoek word deur die volgende kontakbesonderhede te gebruik

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- Epos adres: beyers@practicegroup.co.za
- Posadres: Po Box 35895, Menlo Park, 0102
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- Kontak telefoonnommer: 012 362 1741

Sluitingsdatum vir kommentare/besware: 2 Desember 2022

Datum van publikasie: 4 en 11 November 2022

4-11

GENERAL NOTICE 245 OF 2022**POLOKWANE MUNICIPALITY****NOTICE OF AN APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS IN THE TITLE DEED IN TERMS OF SECTION 62 OF THE POLOKWANE MUNICIPAL PLANNING BY-LAW, 2017**

I, Beyers Brink (ID:9309195797085) of the Practice Group (Pty) Ltd, the applicant in my capacity as authorised agent of the owner of the property namely Erf 1277 of the township Pietersburg Extension 4, Registration Division LS, province of Limpopo, hereby give notice in terms of Section 95(1)(a) of the Polokwane Municipal Planning By-Law, 2017, that I have applied to the said municipality for the removal of certain conditions contained in the Title Deed of the aforesaid property in terms of Section 62 of the Polokwane Municipal Planning By-Law, 2017. The property is situated at 77 Grobler Street, Pietersburg, Limpopo.

The application is for the removal of the following conditions of title: Condition A1 up to and including A12 and B(a) and B(b) in Deed of Transfer T4484/2017. The intention of the applicant in this matter is to use the property for purposes of a Filling Station and associated uses. The conditions of title must be removed to allow the aforesaid use.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details (cell number and/or e-mail address), without which the municipality and/or applicant cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: Manager: City Planning and Property Management, PO Box 111, Polokwane, 0700 from **4 November, 2022** (the first date of the publication of the notice set out in section 95(1)(a) of the By-law referred to above), until **2 December 2022** (not less than 28 days after the date of first publication of the notice).

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- Postal address: po box 35895, Menlo Park, 0102
- Physical address of offices of applicant: cnr of Brooklyn Road and First Street, Menlo Park, Pretoria
- contact telephone number: 012 362 1741

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ALGEMENE KENNISGEWING 245 VAN 2022
POLOKWANE MUNISIPALITEIT
KENNISGEWING VAN 'N AANSOEK VIR DIE VERWYDERING VAN BEPERKENDE TITEL
VOORWAARDES IN TERME VAN ARTIKEL 62 VAN DIE POLOKWANE MUNISIPALE
BEPLANNINGSVERORDENING, 2017

Ek, Beyers Brink (ID: 9309195797085) van The Practice Group (Edms) Bpk, synde die applikant in my hoedanigheid as gemagtigde agent wat namens die eienaar optree van die eiendom naamlik Erf 1277 in die dorp Pietersburg Uitbreiding 4, Registrasie Afdeling LS, Provinsie van Limpopo, gee hiermee ingevolge Artikel 95(1)(a) van die Polokwane Munisipale Beplanningsverordening, 2017, kennis dat ek by die voormelde Munisipaliteit aansoek gedoen het vir verwydering van sekere beperkende titelvoorwaardes uit die titelakte van die bogenoemde eiendom, ingevolge Artikel 62 van die Polokwane Munisipale Beplanningsverordening, 2017. Die eiendom is geleë te Grobler Straat, 77 Pietersburg, Limpopo.

Die aansoek is vir die verwydering van die volgende titelvoorwaardes: Voorwaarde A1 tot en met A12 en B(a) en B(b) in Titel Akte T4484/2017. Die voorneme van die applikant is om die onderwerpeiland vir 'n Vultasie en verwante gebruike aan te wend. Die voormelde titelvoorwaardes is beperkend en moet verwyder word om bogemelde gebruik moontlik te maak..

Enige beswaar(e) en/of kommentaar(e) insluitend die gronde van sodanige beswaar en/of kommentaar, met volle kontakbesonderhede by gebreke waaraan die munisipaliteit nie met die persoon of instansie wat sodanige beswaar of kommentaar kan korrespondeer nie, sal ingedien of op skrif gerig word aan: Bestuurder: Stedelike Beplanning en Eiendom Bestuur, Posbus 111, Polokwane, 0700 vanaf **4 November 2022** (datum van publikasie van die kennisgewing) tot en met **2 Desember 2022** (28 dae na die datum van publikasie). Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die kantore van die Munisipaliteit besigtig word op die hoek van Landdros Mare en Bodenstein Straat, Pietersburg, vir 'n tydperk van 28 dae vanaf die datum van eerste verskyning van hierdie kennisgewing. 'n Identiese afskrif van die grondgebruiksaansoek kan van die applikant versoek word deur die volgende kontakbesonderhede te gebruik

The Practice Group

- Epos adres: beyers@practicegroup.co.za
- Posadres: Po Box 35895, Menlo Park, 0102
- Fisiese adres van die kantoor van die applikant: h/v Brooklyn Weg en Eerste straat, Menlo Park, Pretoria
- Kontak telefoonnommer: 012 362 1741

Sluitingsdatum vir kommentare/besware: 2 Desember 2022

Datum van publikasie: 4 en 11 November 2022

4-11

GENERAL NOTICE 246 OF 2022**POLOKWANE MUNICIPALITY
NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 61 OF THE POLOKWANE MUNICIPAL
PLANNING BY-LAW, 2017**

I, Beyers Brink of the Practice Group (Pty) Ltd, the applicant in my capacity as authorised agent of the owner of the properties namely Erven 1267, 1277 and 40212 of the township Pietersburg Extension 4, Registration Division LS, province of Limpopo, hereby give notice in terms of Section 95(1)(a) of the Polokwane Municipal Planning By-Law, 2017, that I have applied to the said municipality for amendment of the Polokwane Perskebult Town Planning Scheme, 2016, by the rezoning of the properties as described above, in terms of Section 61 of the aforesaid By-Law. The properties are situated at: 77 and 78 Grobler Street and 79 Kirsten Street, Pietersburg, Limpopo

The rezoning is as follows:

Erf 1276: From "Business 3" to "Special" for Office, Restaurant, Vehicle Sales Lot, Shop and Filling Station

Erf 1277: From "Business 3" to "Special" for Office, Restaurant, Vehicle Sales Lot, Shop and Filling Station

Erf 40212: From "Residential 4" to "Special" for Office, Restaurant, Vehicle Sales Lot, Shop and Filling Station

The intention of the of the applicant in this matter is to consolidate the aforesaid properties into a single developable site assembly and to use same for purposes of a Filling Station and associated uses.

Any objection(s) and/or comment(s), including the grounds for such objection(s) and/or comment(s) with full contact details (cell number and/or e-mail address), without which the municipality and/or applicant cannot correspond with the person or body submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to: Manager: City Planning and Property Management, PO Box 111, Polokwane, 0700 from **4 November, 2022** (the first date of the publication of the notice set out in section 95(1)(a) of the By-law referred to above), until **2 December 2022** (not less than 28 days after the date of first publication of the notice).

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices situated on the corner of Landdros Mare and Bodenstein Street, Pietersburg, for a period of 28 days from the date of first publication of this notice in the Provincial Gazette/ Local Newspaper. An identical copy of the land development application may be requested through the following contact details:

The Practice Group

- E-mail address: beyers@practicegroup.co.za
- Postal address: po box 35895, Menlo Park, 0102
- Physical address of offices of applicant: cnr of Brooklyn Road and First Street, Menlo Park, Pretoria
- contact telephone number: 012 362 1741

Closing Date for any objections and/or comments: December 2022

Dates on which notice will be published: and 11 November 2022

4-11

ALGEMENE KENNISGEWING 246 VAN 2022**POLOKWANE MUNISIPALITEIT
KENNISGEWING VAN 'N HERSONERING IN TERME VAN ARTIKEL 61 VAN DIE POLOKWANE
MUNISIPALE BEPLANNINGSVERORDENING, 2017**

Ek, Beyers Brink (ID: 9309195797085) van The Practice Group (Edms) Bpk, synde die applikant in my hoedanigheid as gemagtigde agent wat namens die eienaar optree van die eiendomme naamlik Erf 1267, 1277 en 40212 van die dorp Pietersburg Uitbreiding 4, Registrasie Afdeling LS, Provinsie van Limpopo, gee hiermee ingevolge Artikel 95(1)(a) van die Polokwane Munisipale Beplanningsverordening, 2017, kennis dat ek by die voormelde Munisipaliteit aansoek gedoen het vir die wysiging van die Polokwane Perskebult Dorpsbeplannings Skema, 2016, deur die hersonering van die bogenoemde eiendomme, ingevolge Artikel 61 van die Polokwane Munisipale Beplanningsverordening, 2017. Die eiendomme is geleë te Grobler Straat 77 en 78 en Kirsten Straat, 79, Pietersburg, Limpopo.

Die voorgestelde hersonering is as volg:

Erf 1276: vanaf "Besigheid 3" na "Spesiaal" vir Vulstasie, Kantoor, Restaurant, Motorverkoopsterrein en Winkel doeleindes

Erf 1277: vanaf "Besigheid 3" na "Spesiaal" vir Vulstasie, Kantoor, Restaurant, Motorverkoopsterrein en Winkel doeleindes

Erf 40212: vanaf "Residensieel 4" na "Spesiaal" vir Vulstasie, Kantoor, Restaurant, Motorverkoopsterrein en Winkel doeleindes.

Die voorneme van die applikant is om die onderwerpeienomme te konsolideer en vir 'n Vulstasie en verwante gebruike aan te wend.

Enige beswaar(e) en/of kommentaar(e) insluitend die gronde van sodanige beswaar en/of kommentaar, met volle kontakbesonderhede by gebreke waaraan die munisipaliteit nie met die persoon of instansie wat sodanige beswaar of kommentaar kan korrespondeer nie, sal ingedien of op skrif gerig word aan: Bestuurder: Stedelike Beplanning en Eiendom Bestuur, Posbus 111, Polokwane, 0700 vanaf 4 **November 2022** (datum van publikasie van die kennisgewing) tot en met **2 Desember 2022** (28 dae na die datum van publikasie).

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die kantore van die Munisipaliteit besigtig word op die hoek van Landdros Mare en Bodenstein Straat, Pietersburg, vir 'n tydperk van 28 dae vanaf die datum van eerste verskyning van hierdie kennisgewing. 'n Identiese afskrif van die grondgebruiksaansoek kan van die applikant versoek word deur die volgende kontakbesonderhede te gebruik:

The Practice Group

- Epos adres: beyers@practicegroup.co.za
- Posadres: Po Box 35895, Menlo Park, 0102
- Fisiese adres van die kantoor van die applikant: h/v Brooklyn Weg en Eerste straat, Menlo Park, Pretoria
- Kontak telefoonnommer: 012 362 1741

Sluitingsdatum vir kommentare/besware: 2 Desember 2022

Datum van publikasie: 4 en 11 November 2022

GENERAL NOTICE 247 OF 2022**FETAKGOMO TUBATSE LOCAL MUNICIPALITY
NOTICE OF APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP IN TERMS OF SECTION 56 OF THE
FETAKGOMO TUBATSE LOCAL MUNICIPALITY LAND USE MANAGEMENT BY LAW, 2018
STEELPOORT EXTENSIONS 13, 15 AND 16**

We, Origin Town and Regional Planning (Pty) Ltd, being the applicant of Portions 6 and 7 of the farm Spitskop 333 KT, hereby gives notice in terms of Sections 92 and 93 of the Fetakgomo Tubatse Local Municipality Land Use Management By-Law, 2018, that we have applied to the Fetakgomo Tubatse Local Municipality for township establishment in terms of Section 56 of Fetakgomo Tubatse Land Use Management By-Law, 2018, on the properties described above. The townships will be known as Steelpoort Extensions 13, 15 and 16 (referred to in the Annexure hereto).

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 body or person submitting the objection(s) and/or comment(s), shall be lodged with, or made in writing to The Director: Development Planning Department, Fetakgomo Tubatse Local Municipality, P.O. Box 206, Burgersfort, 1150, from 4 November 2022 until 5 December 2022.

Should any interested or affected party wish to view or obtain a copy of the land development application, a copy can be requested from the Municipality. Alternatively, a copy of the application could be obtained from the applicant at the contact details provided below.

For purposes to obtaining a copy of the application, it must be noted that the interested and affected party must provide the Municipality and the applicant with an e-mail address or other means by which to provide the said copy electronically.

No part of the application documents provided by the Municipality or the applicant, may be copied, reproduced or in any form published or used in a manner that will infringe on intellectual property rights of the applicant.

Full particulars and plans (if any) may be inspected during normal office hours at the Municipal offices as set out below, for a period of 30 days from 4 November 2022 (first date of publication).

Address of Municipal Offices: Fetakgomo Tubatse Local Municipality, Office G15, 1 Kastania Street, Burgersfort. Closing date for any objections and/or comments: 5 December 2022.

Address of authorized agent: Origin Town and Regional Planning (Pty) Ltd, 306 Melk Street, Nieuw Muckleneuk. P.O. Box 2162, Brooklyn Square, 0075. Telephone: (012) 346-3735, Fax: 012 346 4217 or E-mail: plan@origintrp.co.za

Date of first publication: 4 November 2022

Date of second publication: 11 November 2022

ANNEXURE

Name of Townships: Steelpoort Extensions 13, 15 and 16

Full Name of Applicant: Origin Town and Regional Planning (Pty) Ltd on behalf of Zelastyle (Pty) Ltd.

Number of Erven, Proposed Zoning and Development Control Measures:

Steelpoort Extension 13, which township will consist of 146 Erven, Erven 1-132 zoned "*Residential 1*", Erven 133-136 zoned "*Residential 3*", Erf 137 zoned "*Educational*", Erven 138-139 zoned "*Business 1*", Erf 140 zoned "*Institutional*" and Erven 141-146 zoned "*Private Open Space*".

Steelpoort Extension 15, which township will consist of 451 Erven, Erven 1-404 zoned "*Residential 1*", Erven 405-447 zoned "*Residential 2*" and Erven 448-451 zoned "*Private Open Space*".

Steelpoort Extension 16, which township will consist of 228 Erven, Erven 1-224 zoned "*Residential 1*", Erf 225 zoned "*Special*" for the purposes of a Resort and Erven 226-228 zoned "*Private Open Space*".

Locality and description of the property on which township is to be established: The proposed townships will be established on Portions 6 and 7 of the farm Spitskop 333 KT, which properties measure approximately 100.0244 hectares in extent and 98.4911 hectares in extent, respectively. The subject properties are situated directly west of, and adjacent to, the Tubatse Township, approximately 800 metres south of the Tubatse Chrome Golf Club. The subject properties are bordered by an existing mine to the north and vacant properties to the south and west thereof.

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**MMASEPALA WA SELEGAE WA FETAKGOMO TUBATSE
TSEBIŠO YA KGOPELO YA GO AGWA GA LEKHEIŠENE GO YA KA KAROLO YA 56 YA TAOLO YA
TŠHOMIŠO YA NAGA KA MOLAWANA WA MMASEPALA WA SELEGAE WA FETAKGOMO TUBATSE,
2018, STEELPOORT EXTENSION 13, 15 LE 16**

Rena ba, Origin Town and Regional Planning (Pty) Ltd, bjalo ka ge re le bakgopedi ba Dikarolo tša 6 le 7 tša polasa ya Spitskop 333 KT, mo re fa tsebišo go ya ka Dikarolo tša 92 le 93 tša Molawana wa Taolo ya Tšhomišo ya Naga wa Mmasepala wa Selegae wa Fetakgomo Tubatse, 2018, gore re dirile kgopelo go Mmasepala wa Selegae wa Fetakgomo Tubatse ya go agwa ga lekheišene go ya ka Karolo ya 56 ya Molawana wa Taolo ya Tšhomišo ya Naga wa Fetakgomo Tubatse, 2018, mo dinageng tšeo di hlalošitšwego ka mo godimo. Makheišene a tla tsebja bjalo ka Steelport Extension 13, 15 le 16 (tšeo di laeditšwego go Sekgomaretšo se se kgorameditšwego).

Dikganetšo dife goba dife le/goba ditshwayotshwayo, go akaretšwa mabaka a dikganetšo tše bjalo le/goba ditshwayotshwayo tšeo di nago le dintlha tša kgokagano ka botlalo, tšeo ntle le tšona Mmasepala o ka se kgonego go kgokagana le mokgatlo goba motho yo a romelago kganetšo le/goba tshwayotshwayo, mo e tlogo dirwa go gona, goba go dirwa ka go ngwalela Molaodimogolo: Kgoro ya Peakanyo ya Tlhabollo, Mmasepala wa Selegae wa Fetakgomo Tubatse, P.O. Box 206, Burgersfort, 1150, go tloga ka la 4 Nofemere 2022 go fihla ka la 5 Nofemere 2022.

Ge mokgathatema ofe goba ofe yo a nago le kgahlego goba yo a amegago a ka rata go bona goba go hwetša khophi ya kgopelo ya tlhabollo ya naga, khophi e ka kgopelwa go Mmasepala. Goba, khophi ya kgopelo e ka hwetšwa go mokgopedi mo tshedimošong ya kgokagano yeo e filwego ka mo fase.

Go hwetša khophi ya kgopelo, go swanetšwe go lemogwa gore mokgathatema yo a nago le kgahlego le yo a amegago o swanetše go fa Mmasepala le mokgopedi aterese ya imeile goba mokgwa wo mongwe woo khophi ye e bolelwago e ka fiwago ka mokgwa wa ilektroniki.

Ga go na karolo ya ditokomane tša kgopelo tšeo di filwego ke Mmasepala goba mokgopedi, tšeo di kago kopišwa, go tšweletšwa gape goba go phatlalatšwa ka mokgwa ofe goba ofe goba go šomišwa ka mokgwa wo o tlogo gatakela ditokelo tša thoto ya tlhaologanyo tša mokgopedi.

Dintlha ka botlalo le dithulaganyo (ge di le gona) di ka hlalobja ka nako ya tlwaelo ya mošomo dikantorong tša Mmasepala bjalo ka ge go hlalositšwe ka mo fase, lebaka la matšatši a 30 go tloga ka la 4 Nofemere 2022 (letšatšikgwedi la mathomo la phatlalatšo).

Aterese ya Dikantoro tša Mmasepala: Mmasepala wa Selegae wa Fetakgomo Tubatse, Kantoro ya G15, 1 Kastania Street, Burgersfort. Letšatšikgwedi la go tswalela dikganetšo le/goba ditshwayotshwayo dife goba dife: 5 Disemere 2022.

Aterese ya moemedi yo a dumeletšwego: Origin Town and Regional Planning (Pty) Ltd, 306 Melk Street, Nieuw Muckleneuk. P.O. Box 2162, Brooklyn Square, 0075. Mogala: (012) 346-3735, Fekese: 012 346 4217 goba I-meili: plan@origintrp.co.za

Letšatšikgwedi la phatlalatšo ya mathomo: 4 Nofemere 2022 Letšatšikgwedi la phatlalatšo ya bobedi: 11 Nofemere 2022

SEKGOMARETŠO

Leina la Makheišene: Steelport Extension 13, 15 le 16

Leina ka Mokgopedi ka Botlalo: Origin Town and Regional Planning (Pty) Ltd legatong la Zelastyle (Pty) Ltd.

Nomoro ya Erefe, Magato a Taolo ya Tlhabollo le Karolo ye e Šišintšwego:

Steelport Extension 13, lekheišene leo le tlogo go ba le Dierefe tše 146, Dierefe tša 1-132 tše di arotšwego "Bodulo 1", Dierefe tša 133-136 tše di arotšwego "Bodulo 3", Erefe ya 137 ye e arotšwego "Thuto", Dierefe tša 138-139 tše di arotšwego "Kgwebo 1", Erefe ya 140 ye e arotšwego "Institšhušene" le Dierefe tša 141-146 tše di arotšwego "*Sekgoba se se Bulegileng sa Poraebete*".

Steelport Extension 15, ke lekheišene lefe leo le tlogo bopša ke Dierefe tše 451, Dierefe tša 1-404 tše di arotšwego "Bodulo 1", Dierefe tša 405-447 tše di arotšwego "Bodulo 2" le Dierefe tša 448-451 tše di arotšwego "*Sekgoba se se Bulegileng sa Poraebete*".

Steelport Extension 16, ke lekheišene lefe leo le tlogo go bopša ke Dierefe tše 228, Dierefe tša 1-224 tše di arotšwego "Bodulo 1", Erefe ya 225 tše di arotšwego "Kgethegileng" bakeng sa morero wa Resote le Dierefe tša 226-228 tše di arotšwego "*Sekgoba se se Bulegileng sa Poraebete*".

Lefelo le tlhalošo ya naga yeo lekheišene le swanetšego go agwa go yona: Makheišene a a šišintšwego a tla agwa mo Dikarolong tša 6 le 7 tša polasa ya Spitskop 333 KT, yeo naga ya gona e elago dihekthara tše e ka bago 100.0244 ka bogolo le dihekthara tše 98.4911 ka bogolo, ka go latelana. Dinaga tše di bolelwago di hwetšwa thwii ka bodikela bja, le kgauswi le, Lekheišene la Tubatse, mo e ka bago dimithara tše 800 ka borwa bja Tubatse Chrome Golf Club. Dinaga tše di bolelwago di farafarilwe ke moepo wo o lego gona ka leboa le dinaga tše di se nago selo ka borwa le bodikela bja tšona.

GENERAL NOTICE 248 OF 2022**MUSINA AMENDMENT SCHEME 450**

NOTICE OF APPLICATION FOR THE AMENDMENT OF THE MUSINA LAND USE MANAGEMENT SCHEME 2010 IN TERMS OF SECTION 36 OF THE MUSINA LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2016 READ WITH THE RELEVANT PROVISIONS OF REGULATION 14 OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013.

I, **Pierre Danté Moelich**, of the firm **Plankonsult Incorporated**, being the authorised agent of the owner hereby give notice that we have applied to Musina Local Municipality for the following rezoning:

Musina Amendment Scheme 450: Portion 27 of Erf 2340 Messina Extension 8 from “**Residential 1**” to “**Special**” for a Clubhouse with related ancillary and subservient facilities on the property in accordance with the conditions as set out in the Annexure attached to the application.

Particulars of the application will lie for inspection during normal office hours at the office of the Municipal Manager: Civic Centre, Murphy Street, Musina for a period of 28 days from **04 November 2022**. Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager at the above address or at Private Bag X611, Musina, 0900, within a period of 28 days from **04 November 2022**.

Address of agent: Plankonsult Incorporated, P O Box 72729, Lynnwood Ridge, 0040; Tel: (012) 993 5848,
E-Mail: dante@plankonsult.co.za / assistant@plankonsult.co.za

Dates of publication: **04 November 2022** and **11 November 2022**

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ALGEMENE KENNISGEWING 248 VAN 2022**MUSINA WYSIGINGSKEMA 450**

KENNISGEWING VAN AANSOEK OM DIE WYSIGING VAN DIE MUSINA GRONDGEBRUIKBESTUUR SKEMA 2010 INGEVOLGE ARTIKEL 36 VAN DIE MUSINA PLAASLIKE MUNISIPALITEIT RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR BY-WET, 2016 SAAMGELEES MET DIE RELEVANTE BEPALINGS VAN REGULASIE 14 VAN DIE WET OP RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR, 2013.

Ek, **Pierre Danté Moelich**, van die firma **Plankonsult Incorporated**, synde die gemagtigde agent van die eienaar, gee hiermee kennis dat ons by die Musina Plaaslike Munisipaliteit aansoek gedoen het vir die volgende hersonering:

Musina Wysigingskema 450: Gedeelte 27 van Erf 2340 Messina Extension 8 vanaf “**Residensieel 1**” na “**Spesiaal**” vir 'n Klubhuis met aanverwante en ondergeskikte fasiliteite op die eiendom in ooreenstemming met voorwaardes soos uiteengesit in die Bylae, aangeheg by die aansoek.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Munisipale Bestuurder: Burgersentrum, Murphystraat, Musina, vir 'n tydperk van 28 dae vanaf **04 November 2022**. Besware teen of verhoë ten opsigte van die aansoek moet skriftelik ingedien word binne 'n tydperk van 28 dae vanaf **04 November 2022** by die Munisipale Bestuurder, by bovermelde adres of te Privaatsak X 611, Musina 0900.

Adres van agent: Plankonsult Incorporated, Posbus 72729, Lynnwoodrif, 0040, Tel: (012) 993 5848,
E-pos: dante@plankonsult.co.za / assistant@plankonsult.co.za

Datums van publikasie: **04 November 2022** en **11 November 2022**.

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PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS**PROVINCIAL NOTICE 314 OF 2022**

THULAMELA LOCAL MUNICIPALITY, NOTICE OF SUBMISSION OF A SIMULTANEOUS FOR REMOVAL OF RESTRICTIVE CONDITION, REZONING FROM RESIDENTIAL 1 TO RESIDENTIAL 2 AND WRITTEN CONSENT FOR RELAXATION OF BUILDING LINES IN TERMS OF SECTION 63(2) AND 62(1) OF THE THULAMELA MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BYLAW 2016 AND CLAUSE 41 THULAMELA LAND USE SCHEME, 2020 AND PROVISIONS OF SPATIAL PLANNING AND LAND USE MANAGEMENT ACT 16 OF 2013 FOR THE FORMALISATION OF RESIDENTIAL BUILDINGS ON ERF 1609 THOHoyANDOU J EXT 1

I, Phumudzo Semani appointed by Ramaano Luvhengo hereby give notice that I have lodged a simultaneous application removal of restrictive condition, rezoning from residential 1 to residential 2, and written consent for relaxation of building lines for formalization of residential buildings on erf 1609 Thohoyandou J in terms of the above mentioned policies.

Particulars of the application will lie for inspection during office working hours at the office of the Senior Manager: Planning and Development, Thulamela Local Municipality, Thohoyandou for a period of 28 days from the 4th November 2022. Objections to or representations in respect of the application must be submitted in writing to the municipal manager, P.O. Box 5066, Thohoyandou, 0950 or submitted to the offices during office hours.

Address of the applicant: Phumudzo Semani, P.O. Box 330, Tshaulu, 0987

Cell: 072 068 5486

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MASIPALA WA THULAMELA, NDI VHADZO YA KHUMBELO YA KUSHUMISELE KWO KHETHEAHO NGA MULAYO U TEVHELAHO NGA CLAUSE 40 YA THULAMELA LAND USE SCHEME 2020 NA SECTION 74(1) YA THULAMELA MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW 2016 NA SPATIAL PLANNING AND LAND USE MANAGEMENT ACT 16 OF 2013

Nne, Phumudzo Semani ndo tholwa nga Ramaano Luvhengo, ndi khou nekedza ndivhadzo ya u vulwa ha khumbelo ya Restrictive conditions, u shandukiswa ha mavu ubva kha residential 1 uya kha residential 2 na u relax building line hu u itelwa u fomaliiza ha zwifhato zwa u hirisa uya nga ndayotewa na mulayo wo bulwaho afho ntha.

Zwidodombedzwa zwa khumbelo zwidovha zwitshi khou wanala ofisini u itelwa u lavheleswa nga tshifhinga tsha mushumo kha ofisi ya minidzhere muhulwane wa Planning na Development kha masipala wa Thulamela, Thohoyandou, lwa maduvha a fumbili malo ubva nga dzi 4 Lara 2022. Mihumbulo ya u hanedza khumbelo iyi dzi tea u iswa nga kha manwalo kha ofisi ya municipal manager nga kha direri ya: P.O. Box 5066, Thohoyandou, 0950 kana ya tshifhinga tsha mushumo

Diresi ya zhendendzi lire mulayoni: Phumudzo Semani, P.O. Box 330, Tshaulu, 0987

Cell: 072 068 5486

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PROVINCIAL NOTICE 315 OF 2022

DEPARTMENT OF ECONOMIC DEVELOPMENT, ENVIRONMENT AND TOURISM (LIMPOPO)**CONSULTATION PROCESS IN TERMS OF SECTION 33(1) OF THE NATIONAL ENVIRONMENTAL
MANAGEMENT: PROTECTED AREAS ACT, 2003 (ACT NO. 57 OF 2003) (AS AMENDED):
INTENTION TO WITHDRAW THE DECLARATION OF A PROTECTED ENVIRONMENT**

I, Gannye Rodgers Monama, in my capacity as Member of the Limpopo Executive Council for Economic Development, Environment and Tourism, and under powers vested in me by section 33(1) of the National Environmental Management: Protected Areas Act, 2003 (Act No. 57 of 2003) ("the Act"), hereby-

- (1) Give notice of my intention to withdraw the declaration of the properties described in the Schedule hereunder as Machaka Protected Environment as contemplated in terms of Section 29 (a) of the National Environmental Management: Protected Areas Act, 2003 (Act No. 57 of 2003; and
- (2) invite members of the public to submit representations or objections in response to my intention to withdraw the declaration of Machaka Protected Environment, within 60 days of the publication of this Notice, provided that written submissions must be lodged:

a) In HARD COPY to:

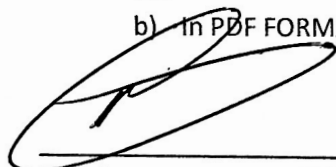
**THE LIMPOPO OFFICE OF THE MEC FOR ECONOMIC DEVELOPMENT, ENVIRONMENT
AND TOURISM**

ATTENTION: Director-Protected Area Management (Ms Mphaphuli S.E)

ADDRESS: 20 Hans Van Rensburg Street/ 19 Biccard Street, Private Bag X9484,
Polokwane, 0700

OR

b) In PDF FORMAT via email to: ramatseamc@ledet.gov.za



MR GANNYE RODGERS MONAMA, MPL

MEC: ECONOMIC DEVELOPMENT, ENVIRONMENT AND TOURISM (LIMPOPO)

SCHEDULE**Name: Machaka Protected Environment****Protected area type: Protected Environment****Description of properties comprising the Machaka Protected Environment**

- (a) The Farm De Kaffersdrift No. 510, Registration Division LS, Province of Limpopo
- (b) The Farm Klipbok No. 767, Registration Division LS, Province of Limpopo
- (c) The Farm Uitkyk No. 768, Registration Division LS, Province of Limpopo
- (d) The Farm De Gladde Klipkop No. 763, Registration Division LS, Province of Limpopo

PROVINCIAL NOTICE 316 OF 2022

COLLINS CHABANE AMENDMENT SCHEME 133.

NOTICE OF APPLICATION FOR THE SUBDIVISION AND AMENDMENT OF COLLINS CHABANE LAND USE MANAGEMENT SCHEME, 2018 IN TERMS OF SECTION 64 AND 67 OF THE COLLINS CHABANE SPATIAL PLANNING, LAND DEVELOPMENT AND LAND USE MANAGEMENT BY-LAW, 2019 READS WITH RELEVANT PROVISIONS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013).

We, Techni Plano Development Strategists (Pty) Ltd the authorized agent of the owner of the property mentioned below hereby give notice in terms of Section 64 and 67 of the Collins Chabane Spatial Planning, Land Development and Land Use Management By-Law 2019 reads with relevant provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) that we have applied to the Collins Chabane Local Municipality for the subdivision and amendment of the Land Use Management Scheme known as the Collins Chabane Land Use Management Scheme, 2018 to subdivide and rezone the property described as: the remainder of the farm Helderwater 95 LT at Ribungwani Village from "Agricultural" to "Industrial 1" for the establishment of Sand depot and Administrative Offices.

Particulars of the application will lie for inspection during normal Office Hours at Collins Chabane Local Municipality: Director, Department of Development and Planning, Civic Centre, Hospital Road, Malamulele for a period of 30 days from 11 November 2022.

Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager at the above address or at Private Bag X2596, Malamulele, 0982 within a period of 30 days from 11 November 2022.

Address of agent: Suite 2, Plein View, 90 Plein Street, Polokwane, 0699: **Cell:** 073 402 6561, **Fax:** 086 416 3076 and **Email:** info@tech-plano.co.za

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NDZULAMISO WA DZANA MAKUME NHARHU NHARHU (133) WA XIKIMI XA MASIPALA WA COLLINS CHABANE. XITIVISO XA XIKOMBELO XA KU PANDZA NA NDZULAMISO WA XIKIMI XA MASIPALA WA COLLINS CHABANE, 2018, KU YA HI XIYENGE XA 64 NA 67 XA COLLINS CHABANE SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW 2019 LEXI HLAYIWAKA XIKAN'WE NA SPATIAL PLANNING AND LAND USE ACT, 2013 (ACT 16 OF 2013).

Hina va Techni Plano Development Strategists (Pty) Ltd tani hi muyimeri wa n'winyi wa xitandi lexi tsariweke la hansi hi mi nyika xitiviso kuya hi xiyengexa 64 na 67 xa Collins Chabane Spatial Planning and Land Use Management By-Law 2019 lexi hlaiwaka xikan'we na Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) leswaku hi endli lexi kombelo eka masipala wa Collins Chabane xa ndzulamiso wa xikimi lexi tivekaka hi Collins Chabane Land Use Management Scheme, 2018 ku va hi avanyisa na ku cinca matirhiselo ma xiphemu xo sala eka Purasi ra Helderwater 95 LT eka Ribunwani ku suka ka "xitandi xa swavurimi" kuya eka "xitandi xa Tifeme ta ntlwa wa N'we" (1) hi xikongomelo xo endla Ndhawu yo chicha eka yona Misava na Tihofisi ta ku lawula bindzu leri.

Vuxokoxoko bya xikombelo lexi mi nga byi kuma hi xitalo etihofisini ta Masipala wa Collins Chabane hi nkarhi wa ntrho eka Mulawuri wa ndzawulo ya mapulanelo bya swavuhluvukisi, etihofisini ta Civic Centre, Patu ra kuya esibendlehele, eka Malamulele ku fikela makhume-nharhu (30) wa masiku ku suka hi ti 11 Hukuri 2022.

Swisolo na swibumabumelo mi nga switsala swiya eka Mufambisi swa Masipalawa Collins Chabane eka khrefuya: Private Bag X2596, Malamulele, 0982 kumbe miyisa eka kherifu ya xitandi xa masipala leyi tsariweke le henhakunge se helamasikuya 30 kusukela hi ti 11 Hukuri 2022.

Kherifu ya muyimeri: Suite 2, Plein View, nomboroya 90 exitarata xa Plein, Polokwane, 0699 **Foyini:** 073 402 6561, **nomboro ya fekisi:** 086 416 3076 **emiyili:** info@tech-plano.co.za

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PROVINCIAL NOTICE 317 OF 2022

FETAKGOMO TUBATSE LOCAL MUNICIPALITY

DECLARATION AS AN APPROVED TOWNSHIP BURGERSFORT EXTENSION 93

IN TERMS OF THE PROVISIONS OF SECTION 103 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), THE LOCAL MUNICIPALITY OF FETAKGOMO TUBATSE HEREBY DECLARES BURGERSFORT EXTENSION 93 TO BE AN APPROVED TOWNSHIP, SUBJECT TO THE CONDITIONS SET OUT IN THE SCHEDULE HERETO.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE FETAKGOMO TUBATSE LOCAL MUNICIPALITY (HEREINAFTER REFERRED TO AS THE APPLICANT OR THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER 3 (PART 3) OF THE TOWN PLANNING AND TOWNSHIP ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 346 OF THE FARM BOKFONTEIN 448 JQ IN TERMS OF SECTION 108 (1) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be **BURGERSFORT EXTENSION 93**.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan No. 111/2020.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

1.3.1 All erven shall be subject to existing conditions and servitudes, if any, including the following conditions in the Deed of Transfer T 18845/2016 in respect of **Portion 97** (a portion of portion 10) of the farm **MOOIFONTEIN 313** Registration Division KT Limpopo Province:

1.3.2 The following entitlement right which shall be passed on to the erven in the township:

(a) Condition 3

SUBJECT TO THE FOLLOWING CONDITION IMPOSED BY THE DEPARTMENT OF CO-OPERATIVE GOVERNANCE, HUMAN SETTLEMENTS AND TRADITIONAL AFFAIRS, LIMPOPO PROVINCE:

"The transferee shall not sell nor alienate the properties without the prior written consent of the Head of the abovementioned Department, which consent shall not be unreasonably withheld."

1.3.3 **Excluding the following conditions which affects ERF 9136 AND 9144 (streets only). The reason for this is in the GP 111/2020, see servitude notes.**

(a) Condition 2

The former Remaining Extent of Portion 10 of the farm Mooifontein 313 measuring 509, 4172 hectares (whereof the property hereby transferred forms a portion) is subject to the following:

Kragtens Notariële Akte K 7731/2005-S gedateer 6 Oktober 2005 is die binnegemelde eiendom onderhewig aan:

- i. 'n Ewigderunde serwituut van rioolpyleiding ses (6) meter wyd, en soos aangedui deur die figure a E b a, en d e f d op gemelde kaart SG 53/2016; en

Ten gunste van GREATER TUBATSE LOCAL MUNICIPALITY, soos meer ten volle sal blyk uit voormelde Notariële Akte K7731/2005S.

1.3.4 Excluding the following conditions which do not affect the township due to its locality and which must not be transferred to the erven in the township:

(a) Condition 1A

The former farm Mooifontein 189 held by virtue of Deed of Transfer 7792/1912 (whereof the property hereby transferred forms a portion) is subject to:

“Notariële Akte van Serwituutnr 3/1920-S geregistreer op 14 Januarie 1920 met betrekking tot seker reg ten faveure van die eienaars van die plaas Leeuwvallei 1238, tot seker dam Spekboom riviere n die watervoor daaruit lopende soas uiteengesit in gesgde Akte.”

(b) Condition 1B

The former remaining extent of the said farm Mooifontein 189, in extent 1087,2532 hectares held by Deed of Transfer T7792/1912, (whereof the property hereby transferred forms a portion) is subject to:

“Notariële Akte van Serwituutnr 508/1929-S geregistreer op 19 Augustus 1929 met betrekking tot seker reg van Waterleiding ten faveure van die eienaars van resterend gedeelte van Leeuwvallei 183, groot 0488.2375 hektaar soas uiteengesit in gesgde Akte.”

(c) Condition 1C

Die resterende gedeelte van die plaas MOOIFONTEIN 189 geleë in die distrik Lydenburg, groot as sulks 1077.8315 hektaar oorspronklik gehou deur komparant se prinsipaal kragtens Transportakte nr 10876/1934 gedateer 25 September 1934 (waarvan die eiedom hierby getransporteer 'n gedeelte vorm) is onderhewig aan 'n reg van weg 6.30 meter wyd ten gunste van Gedeelte 3 van die gesegde plaas van welke serwituut die lyn B-G op Kaart LG nr 6385/50 geheg aan Transportakte nr 17335/1952, die noordelike grens voorstel. Die eienaar van gemelde gedeelte 3, diens opvolgers in title of regverkrygendes, sal verplig wees om die reg te maa ken te onderhou tot bevrediging van die eienaar van die voormelde resterende gedeelte van die gemelde plaas MOOIFONTEIN 189.

Die eienaar van die resterende gedeelte van die plaas MOOIFONTEIN 189, distrik LYDENBURG groot 1077.4172 hektaar of sy erfgename, eksekuteurs, administrateurs of regverkrygendes, sal die gemelde reg omhein en 'n hek oprig en onderhou op die serwituut van reg van oorweg langs die pad van Pietersburg na Lydenburg soos aangedui og genoemde kaart LG nr 6385/50 tot bevrediging van die eienaar van gemeelde 3 of diens opvolgers in title of regverkrygendes.

(d) Condition 2

The former Remaining Extent of Portion 10 of the farm Mooifontein 313 measuring 509, 4172 hectares (whereof the property hereby transferred forms a portion) is subject to the following:

Kragtens Notariële Akte K 7731/2005-S gedateer 6 Oktober 2005 is die binnegemelde eiendom onderhewig aan:

- ii. 'n Ewigderunde serwituut soos aangedui deur die figuur ABCDA op kaart SG 230/2005 daarby aangeheg.

Ten gunste van GREATER TUBATSE LOCAL MUNICIPALITY, soos meer ten volle sal blyk uit voormelde Notariële Akte K7731/2005S.

1.4 LAND FOR MUNICIPAL PURPOSES

The township owner shall reserve erven/s for municipal purposes nor public open spaces.

1.5 ROADS

ERVEN 9142, 9143 AND 9144

All the roads in the proposed layout plan of Burgersfort Extension 58 are public streets.

1.6 ENGINEERING SERVICES

The township owner shall be responsible for the installation and provision of external and internal engineering services in or for the township.

1.7 OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The applicant shall make the necessary arrangements for the provision and installation of water, electricity, and sanitation and refuse removal, as well as internal public roads and storm water drainage in, and for the township.

1.8 GENERAL OBLIGATIONS

The township applicant shall see to it that the relevant amendment scheme is in order and can be published simultaneously with the declaration of the township as an approved township.

The township applicant shall comply with the provisions of sections 109 (3)(b) and 110 (1) of the Town-Planning and Townships Ordinance, 1986, (Ordinance 15 of 1986).

2. CONDITIONS OF TITLE

CONDITIONS IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 15 OF 1986.

2.1 ALL ERVEN

- 2.1.1** The erf is subject to a servitude, 2 metre wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 3 metre wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.
- 2.1.2** No building or other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2 m thereof.
- 2.1.3** The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude area any material as may be excavated by them during the course of the construction, maintenance or removal of such works as it in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such works being made good by the local authority.

3. CONDITIONS TO BE INCORPORATED IN THE TOWN-PLANNING SCHEME IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986, IN ADDITION TO THE PROVISIONS OF THE TOWN-PLANNING SCHEME IN OPERATION

CONDITIONS APPLICABLE TO ALL PROPERTIES

3.1 USE OF ALL LAND

Land may only be used in accordance with its approved land-use zone as determined in this land-use scheme.

3.2 EXCAVATIONS (EXCLUDING USE ZONE 20) AND BOREHOLES

- 3.2.1** Except with the written consent of the local municipality and subject to such conditions as it may impose, neither the owner nor occupant (excluding where the local municipality,

government or wholly owned government companies is the owner) shall, or allow any other person to –

- (a) Excavate any material from an erf or other land within the jurisdictional area of the local municipality save as may be necessary to prepare such erf or land for building purposes;
- (b) Sink any wells or boreholes on such erf or other land within the jurisdictional area of the local municipality or extract any underground water there from, save as may be necessary on land where the local municipality is not the service provider; and
- (c) Manufacture or permit the manufacturing of tiles or earthenware, pipes or other articles of similar nature for any purpose whatsoever on the erf or other land within the jurisdictional area of the local municipality unless the erf or land falls within Use Zones 7 and 8.

3.3 PROTECTION OF LAND AND THE ENVIRONMENT

3.3.1 No person may spoil or damage land in any Use Zone so as to impair its use or the purpose for which it was zoned.

3.3.2 No person may develop land without complying with the requirements of the Environment Conservation Act, (Act 73 of 1989) as amended from time to time and without observing the requirements relating to listed activities.

3.4 HANDLING AND DRAINAGE OF STORMWATER

3.4.1 Where, in the opinion of the local municipality, it is impracticable for stormwater to be drained from higher lying erven direct to a public street, the owner of the lower lying erf shall be obliged to accept and permit the passage of such stormwater over the lower lying erf; Provided that the owners of the higher lying erven from where the stormwater is discharged over a lower lying erf, shall be liable to contribute a proportionate share of the cost of any pipeline or drain which the owner of such lower lying erf may find reasonably necessary to lay or construct for the purpose of leading away the water so discharged over the erf, subject to the approval of the pipeline or drain by the local municipality.

3.5 PLACING AND DEVELOPMENT OF BUILDINGS

3.5.1 The siting of buildings, including outbuildings erected on the erf, as well as exits and entrances to a public street system shall be to the satisfaction of the local municipality.

3.5.2 No building of any nature shall be erected on that portion of the property which is likely to be inundated by the floodwater of a public stream on an average of 100 years, as determined by the relevant legislation from time to time and the local municipality.

3.6 BUILDING LINES, BUILDING RESTRICTION AREAS AND LINES OF NO ACCESS

3.6.1 No building or structure other than boundary walls, fences, garden decorations, pergolas or temporary buildings or structures required in connection with building operations on the property, shall be erected within any building restriction area.

3.6.2 The building lines as defined in Table “D” are applicable to all properties according to the use zones as set out therein. Provided that, in addition to the building lines stipulated in Table “D”:

- (a) The local municipality has the right to use a 2m strip next to any two boundaries of a property (street boundary excluded) and in case of a panhandle, an additional servitude, 2m wide across the access portion of the erf for the installation of engineering services, and such strips are to be considered as building restriction areas (no building or other structure shall be erected within the foresaid servitude area and no large rooted trees shall be planted within the area).
- (b) The erection of buildings on distances from boundaries other than street boundaries must comply with the Act on National Building Regulations and Building Standards (Act 103 of 1977) and any amendments thereof.
- (c) The local municipality may, after receipt of an application for written consent in terms of Clause 22 from the owner, and subject to such conditions as the local municipality may find expedient –

- (i) Permit the erection of a building in the building restriction area in the case of corner properties or where, due to the slope of the property or adjoining land, or the proximity of buildings already erected, compliance with the building line requirements will hamper development of the property to an unreasonable extent or where the building line is not needed for the installation of services;
- (ii) During consideration of a site development plan, relax the building restriction area for all erven, if it is of the opinion that such relaxation would result in an improvement of the development potential of the erf and the esthetical quality of the building; and
- (iii) Permit the construction of a swimming pool or tennis court in the building restriction area.
- (d) Where an erf or other land borders on a national or provincial road, or if provided otherwise in the conditions of title, the applicable building line shall be the building line prescribed by the Controlling Authority, or the building line indicated in Table "D", Column 15, whichever is the wider, and such building line shall not be relaxed, modified or amended without the written consent of the Controlling Authority.
- (e) For the purpose of this clause a sanitary and pedestrian alley is not considered to be a street or road.

3.6.3 Access to and exit from a property to any public street or road, shall, where prohibited across a boundary line, be indicated by the following symbol on the scheme map: Provided that the local municipality may, upon receipt of a written application, permit its relaxation upon such conditions as it may deem fit, if, due to extraordinary circumstances, compliance with such restriction of access, will hamper development of the property to an unreasonable extent; Provided further that no relaxation of a restriction on access to or exit from a property, to a provincial or national road, shall be permitted without the consent of the Controlling Authority.

3.7 SCREEN WALLS AND FENCES

- 3.7.1 A screen wall or walls shall be erected and maintained to the satisfaction of the local municipality if and when required by it.
- 3.7.2 Where a property has been fenced, such fence shall be maintained to the satisfaction of the local municipality.

3.8 MAINTENANCE OF BUILDINGS, GARDENS AND SITES

- 3.8.1 The owner is responsible for the maintenance of the entire development on the property.
- 3.8.2 Where the amenity of any use zone is detrimentally affected by the condition of any garden, yard, building or any development on a property, the local municipality may, by notice served upon the owner or occupant of the premises on which such condition exists, require him to take, within a period of 28 days or such other period the local municipality in his discretion may deem reasonable from the date of service of the notice, such steps as may be necessary to abate such condition and the measures required to be taken at his expense to abate the condition complained of, shall be set out in such notice.

3.9 EXEMPTION OF EXISTING BUILDINGS

3.9.1 The stipulations of the land-use scheme are not applicable to existing buildings other than existing buildings in accordance with Section 43 of the Ordinance. Where such buildings are altered or added to and where such altered use, alteration, rebuilding or construction is in the opinion of the local municipality substantial, the stipulations of this land-use scheme are considered to be binding and valid in respect of those parts that are changed, altered or rebuilt: Provided that additions and constructions that do not exceed 30m² in total (or is of a limited extent such as the removal of non-load bearing internal walls, the erection of moveable partitions, safes and toilets inside an existing building, or repair work inside or outside a building), are not considered to be substantial.

3.10 BUILDINGS USED FOR MORE THAN ONE PURPOSE

- 3.10.1 Where a building is used, or a proposed building is designed for more than one purpose, it shall, for the purposes of Clauses 13, 14, 15, 16 and 18, (density; height; coverage; floor area ratio and parking), be deemed to be partially used or to have been partially designed, for each such purpose or use: Provided that for the purposes of this clause if more than 75 % of a building is otherwise designed or used for a single use or a single use is predominant in such building, it shall be dealt with as if used or designed for such predominant use. The local municipality shall, in its discretion when considering a building plan, or upon application for this purpose being made by the person in charge of the erection of a building, or proposing to erect a building, decide which use is predominant.
- 3.10.2 The local municipality shall notify the applicant, within twenty-eight (28) days or such other period the local municipality in his discretion may deem reasonable, after official receipt of the building plan or application in terms of any decision in terms of sub-clause 4.10.1.

4. USE ZONES OF THE ERVENS

4.1 ERVEN 8949 UP TO AND INCLUDING 9004, ERVEN 9006 UP TO AND INCLUDING 9069, ERVEN 9071 UP TO AND INCLUDING 9074, ERVEN 9076 UP TO AND INCLUDING 9132.

USE ZONE 1: RESIDENTIAL 1

- (a) The erf and the buildings erected thereon shall be used solely for the purposes of a Dwelling house and, with the special consent of the local authority for Places of public worship, Residential tarven, Guest house, Mobile dwelling unit, Social halls, Institutions, Dwelling office, Places of instruction, or in line with the Tubatse land use management Scheme concerned.
- (b) The occupants of a dwelling house may practice, *inter alia*, their social and religious activities and their occupations, professions or trades, including retail trade on the property on which such dwelling house is erected; Provided that: -
- (i) The dominant use of the property shall remain residential;
 - (ii) The occupation, trade or profession or other activity shall not be noxious; and
 - (iii) The occupation, trade or profession shall not interfere with the amenity of the neighbourhood.
- (c) The height of the buildings shall not exceed 2 storeys.
- (d) The coverage of the buildings shall not exceed 50%.
- (e) No building other than boundary walls, fences or temporary buildings that are required in connection with building operations being conducted on the property shall be erected without a space, free of any building or structure, between it and onto the side boundaries and also between the building and the rear boundary of the property:
- (i) 3 meters from the boundary of any road.
 - (ii) The space at the sides and rear of the building shall be a minimum of 2 metres wide, provided the local authority may reduce this requirement.

4.2 ERVEN 9133, 9134, 9135 and 9136.

USE ZONE 3: RESIDENTIAL 3

- (a) The erf and the buildings erected thereon shall be used solely for the purposes of a Dwelling units, Flats, Residential building, Group house, Retirement village and, with the special consent of the local authority for places of Public worship, Conference facilities, Hotel, Place of instruction, Social hall, Institution and Household enterprise.

- (b) The height of the buildings shall not exceed 5 storeys.
- (c) The coverage of the buildings shall not exceed 60%.
- (d) No building other than boundary walls, fences or temporary buildings that are required in connection with building operations being conducted on the property shall be erected without a space, free of any building or structure, between it and onto the side boundaries and also between the building and the rear boundary of the property:
 - (i) 3 meters from the boundary of any road.
 - (ii) The space at the sides and rear of the building shall be a minimum of 3 metres wide, provided the local authority may reduce this requirement.

4.3 ERVEN 9075.

USE ZONE 4: BUSINESS 1

- (a) The erf and the buildings erected thereon shall be used solely for the purposes of a dwelling house, block/s of flats, Hotel, Office/Medical consulting rooms, Place of instruction, Place of worship, Parking garage, Restaurant, Residential building, Shops, Social hall, Business, Vehicle sales lot and, with the special consent of the local authority for places of public worship, Wholesale trade, Commercial use, Conference facility, Filling station, Public garage and Telecommunication mast.
- (b) The height of the buildings shall not exceed 5 storeys.
- (c) The coverage of the buildings shall not exceed 90%.

4.4 ERVEN 9005

USE ZONE 9: INSTITUTIONAL

- (a) The erf and the buildings erected thereon, shall be used solely for the purposes of Dwelling units related to main use, Institutions, Place of public worship, place of instruction with special consent from the local authority for Social halls, Place of amusement and Telecommunication mast.
- (b) The height of the buildings shall not exceed 5 storeys.
- (c) The total coverage of buildings shall not exceed 60% of the area of the erf.
- (d) Parking shall be provided to the satisfaction of the local authority.
- (e) All other conditions as the local authority may approve.

4.5 ERVEN 9070

USE ZONE 10: EDUCATIONAL

- (a) The erf and the buildings erected thereon, shall be used solely for the purposes of places of public worship, places of instruction and Dwelling units related to the main use with a special consent from the local authority for Institution and Telecommunication mast.
- (b) The height of the buildings shall not exceed 5 storeys.
- (c) The total coverage of buildings shall not exceed 60% of the area of the erf.
- (d) Parking shall be provided to the satisfaction of the local authority.
- (e) All other conditions as the local authority may approve.

4.6 ERVEN 9137 UP TO AND INCLUDING ERVEN 9141**USE ZONE 14: PUBLIC OPEN SPACE**

- (a) The erf and the buildings erected thereon, shall be used solely for the purposes Gardens, Place of refreshment, Playgrounds, Public open space, Squares, Recreation grounds, Public sport grounds and Caravan park with special consent from the local authority for Place of amusement and Municipal purposes.
- (b) All other conditions as the local authority may approve.

FETAKGOMO-TUBATSE LOCAL MUNICIPALITY**AMENDMENT SCHEME NUMBER 16/2021**

It is hereby notified in terms of the provisions of Section 125(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the Local Municipality of Fetakgomo-Tubatse has approved an amendment scheme with regard to the land in the township of Burgersfort Extension 93, being an amendment of the Fetakgomo Tubatse Municipality Land-Use Scheme, 2021. The scheme clauses of this amendment scheme are filed with at the offices of the Local Municipality of Fetakgomo-Tubatse, and are open to inspection during normal office hours. This amendment is known as Amendment Scheme 16/2021

NOVEMBER 2022

MA Mathebula

Acting Municipal Manager: FETAKGOMO TUBATSE LOCAL MUNICIPALITY

P.O Box 206

Burgersfort

1150

PROVINCIAL NOTICE 318 OF 2022

FETAKGOMO TUBATSE LOCAL MUNICIPALITY

DECLARATION AS AN APPROVED TOWNSHIP BURGERSFORT EXTENSION 54

IN TERMS OF THE PROVISIONS OF SECTION 103 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), THE LOCAL MUNICIPALITY OF FETAKGOMO TUBATSE HEREBY DECLARES BURGERSFORT EXTENSION 54 TO BE AN APPROVED TOWNSHIP, SUBJECT TO THE CONDITIONS SET OUT IN THE SCHEDULE HERETO.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE FETAKGOMO TUBATSE LOCAL MUNICIPALITY (HEREINAFTER REFERRED TO AS THE APPLICANT OR THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER 3 (PART 3) OF THE TOWN PLANNING AND TOWNSHIP ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 346 OF THE FARM BOKFONTEIN 448 JQ IN TERMS OF SECTION 108 (1) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be **BURGERSFORT EXTENSION 54**.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan No. 220/2019.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

1.3.1 All erven shall be subject to existing conditions and servitudes, if any, including the following conditions in the Deed of Transfer T 18845/2016 in respect of **Portion 94** (a portion of portion 10) of the farm **MOOIFONTEIN 313** Registration division KT Limpopo Province:

1.3.2 The following entitlement right which shall be passed on to the erven in the township:

(a) Condition E

SUBJECT TO THE FOLLOWING CONDITION IMPOSED BY THE DEPARTMENT OF CO-OPERATIVE GOVERNANCE, HUMAN SETTLEMENTS AND TRADITIONAL AFFAIRS, LIMPOPO PROVINCE:

"The transferee shall not sell nor alienate the properties without the prior written consent of the Head of the abovementioned Department, which consent shall not be unreasonably withheld."

1.3.4 Excluding the following conditions which affects ERF 8938 (Park) AND 8950 (Street). The reason for this is in the GP 220/2019, see servitude notes.

(a) Condition D

The former Remaining Extent of Portion 10 of the said farm Mooifontein 313 measuring 5.9,4172 hectares (whereof the property hereby transferred forms a portion) is subject to the following conditions:

Kragtens Notariële Akte K 7731/2005-S gedateer 6 Oktober 2005 is die binnegemelde eiendom onderhewig aan:

- i. 'n Ewigderunde servituut van rioolpypleiding ses (6) meter wyd, die middellyn waarvan aandui word deur die lyn **abcdefghijklmn** op gemelde kaart SG 1621/2015; en affected ERF 8938 (Park) and ERF 8950 (Street).

- ii. 'n Ewigderunde servituut soos aangedui deur die figuur **pqa1Ep** op gemelde kaart SG 1621/2015 en ERF 8938 (Park).

Ten gunste van GREATER TUBATSE LOCAL MUNICIPALITY, soos meer ten volle sal blyk uit voormelde Notariële Akte K7731/2005-S.

1.3.5 Excluding the following conditions which do not affect the township due to its locality and which must not be transferred to the erven in the township:

(a) Condition A

The former farm Mooifontein 189 held by virtue of Deed of Transfer 7792/1912 (whereof the property hereby transferred forms a portion) is subject to:

"Notariële Akte van Servituutnr 3/1920-S geregistreer op 14 Januarie 1920 met betrekking tot seker reg ten faveure van die eienaars van die plaas Leeuwvallei 1238, tot seker dam Spekboom riviere n die watervoor daaruit lopende soas uiteengesit in gesgde Akte."

(b) Condition B

The former remaining extent of the said farm Mooifontein 189, in extent 1087,2532 hectares held by Deed of Transfer T7792/1912, (whereof the property hereby transferred forms a portion) is subject to:

"Notariële Akte van Servituutnr 508/1929-S geregistreer op 19 Augustus 1929 met betrekking tot seker reg van Waterleiding ten faveure van die eienaars van resterend gedeelte van Leeuwvallei 183, groot 0488.2375 hektaar soas uiteengesit in gesgde Akte."

(c) Condition C

Die resterende gedeelte van die plaas MOOIFONTEIN 189 geleë in die distrik Lydenburg, groot as sulks 1077.8315 hektaar oorspronklik gehou deur komparant se prinsipaal kragtens Transportakte nr 10876/1934 gedateer 25 September 1934 (waarvan die eiedom hierby getranspoteer 'n gedeelte vorm) is onderhewig aan 'n reg van weg 6.30 meter wyd ten gunste van Gedeelte 3 van die gesegde plaas van welke servituut die lyn B-G op Kaart LG nr 6385/50 geheg aan Transportakte nr 17335/1952, die noordelike grens voorstel.

Die eienaar van gemelde gedeelte 3, diens opvolgers in title of regverkrygendes, sal verplig wees om die reg van weg te maak en te onderhou tot bevrediging van die eienaar van die voormelde resterende gedeelte van die gemelde plaas MOOIFONTEIN 189.

Die eienaar van die resterende gedeelte van die plaas MOOIFONTEIN 189, distrik LYDENBURG groot 1077.8314 hektaar of sy erfgename, eksekuteurs, administrateursof regverkrygendes, sal die gemelde reg van weg omhein en 'n hek oprig en onderhou op die servituut van reg van oorweg langs die pad van Pietersburg na Lydenburg soos aangedui op genoemde kaart LG nr 6385/50 tot bevrediging van die eienaar van gemelde gedeelte 3 of diens opvolgers in title of regverkrygendes.

1.4 LAND FOR MUNICIPAL PURPOSES

The township owner shall reserve erven/s for municipal purposes nor public open spaces.

1.5 ROADS

ERVEN 8941 UP TO AND INCLUDING 8948, ERVEN 9240 AND INCLUDING 9241

All the roads in the proposed layout plan of Burgersfort Extension 54 are public streets.

1.6 ENGINEERING SERVICES

The township owner shall be responsible for the installation and provision of external and internal engineering services in or for the township.

1.7 OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The applicant shall make the necessary arrangements for the provision and installation of water, electricity, and sanitation and refuse removal, as well as internal public roads and storm water drainage in, and for the township.

1.8 GENERAL OBLIGATIONS

The township applicant shall see to it that the relevant amendment scheme is in order and can be published simultaneously with the declaration of the township as an approved township.

The township applicant shall comply with the provisions of sections 109 (3)(b) and 110 (1) of the Town-Planning and Townships Ordinance, 1986, (Ordinance 15 of 1986).

2. CONDITIONS OF TITLE**CONDITIONS IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 15 OF 1986.****2.1 ALL ERVEN**

- 2.1.1 The erf is subject to a servitude, 2 metre wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 3 metre wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.
- 2.1.2 No building or other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2 m thereof.
- 2.1.3 The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude area any material as may be excavated by them during the course of the construction, maintenance or removal of such works as it in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such works being made good by the local authority.

3. CONDITIONS TO BE INCORPORATED IN THE TOWN-PLANNING SCHEME IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986, IN ADDITION TO THE PROVISIONS OF THE TOWN-PLANNING SCHEME IN OPERATION**CONDITIONS APPLICABLE TO ALL PROPERTIES (CLAUSE 8)****3.1 USE OF ALL LAND**

Land may only be used in accordance with its approved land-use zone as determined in this land-use scheme.

3.2 EXCAVATIONS (EXCLUDING USE ZONE 20) AND BOREHOLES

3.2.1 Except with the written consent of the local municipality and subject to such conditions as it may impose, neither the owner nor occupant (excluding where the local municipality, government or wholly owned government companies is the owner) shall, or allow any other person to –

- (a) Excavate any material from an erf or other land within the jurisdictional area of the local municipality save as may be necessary to prepare such erf or land for building purposes;

- (b) Sink any wells or boreholes on such erf or other land within the jurisdictional area of the local municipality or extract any underground water there from, save as may be necessary on land where the local municipality is not the service provider; and
- (c) Manufacture or permit the manufacturing of tiles or earthenware, pipes or other articles of similar nature for any purpose whatsoever on the erf or other land within the jurisdictional area of the local municipality unless the erf or land falls within Use Zones 7 and 8.

3.3 PROTECTION OF LAND AND THE ENVIRONMENT

3.3.1 No person may spoil or damage land in any Use Zone so as to impair its use or the purpose for which it was zoned.

3.3.2 No person may develop land without complying with the requirements of the Environment Conservation Act, (Act 73 of 1989) as amended from time to time and without observing the requirements relating to listed activities.

3.4 HANDLING AND DRAINAGE OF STORMWATER

3.4.1 Where, in the opinion of the local municipality, it is impracticable for stormwater to be drained from higher lying erven direct to a public street, the owner of the lower lying erf shall be obliged to accept and permit the passage of such stormwater over the lower lying erf; Provided that the owners of the higher lying erven from where the stormwater is discharged over a lower lying erf, shall be liable to contribute a proportionate share of the cost of any pipeline or drain which the owner of such lower lying erf may find reasonably necessary to lay or construct for the purpose of leading away the water so discharged over the erf, subject to the approval of the pipeline or drain by the local municipality.

3.5 PLACING AND DEVELOPMENT OF BUILDINGS

3.5.1 The siting of buildings, including outbuildings erected on the erf, as well as exits and entrances to a public street system shall be to the satisfaction of the local municipality.

3.5.2 No building of any nature shall be erected on that portion of the property which is likely to be inundated by the floodwater of a public stream on an average of 100 years, as determined by the relevant legislation from time to time and the local municipality.

3.6 BUILDING LINES, BUILDING RESTRICTION AREAS AND LINES OF NO ACCESS

3.6.1 No building or structure other than boundary walls, fences, garden decorations, pergolas or temporary buildings or structures required in connection with building operations on the property, shall be erected within any building restriction area.

3.6.2 The building lines as defined in Table "D" are applicable to all properties according to the use zones as set out therein. Provided that, in addition to the building lines stipulated in Table "D":

- (a) The local municipality has the right to use a 2m strip next to any two boundaries of a property (street boundary excluded) and in case of a panhandle, an additional servitude, 2m wide across the access portion of the erf for the installation of engineering services, and such strips are to be considered as building restriction areas (no building or other structure shall be erected within the foresaid servitude area and no large rooted trees shall be planted within the area).
- (b) The erection of buildings on distances from boundaries other than street boundaries must comply with the Act on National Building Regulations and Building Standards (Act 103 of 1977) and any amendments thereof.
- (c) The local municipality may, after receipt of an application for written consent in terms of Clause 22 from the owner, and subject to such conditions as the local municipality may find expedient –
 - (i) Permit the erection of a building in the building restriction area in the case of corner properties or where, due to the slope of the property or adjoining land, or the proximity of buildings already erected, compliance with the building line requirements will hamper development of the property to an unreasonable extent or where the building line is not needed for the installation of services;
 - (ii) During consideration of a site development plan, relax the building restriction area for all erven, if it is of the opinion that such relaxation would result in an improvement of the development potential of the erf and the esthetical quality of the building; and

- (iii) Permit the construction of a swimming pool or tennis court in the building restriction area.
- (d) Where an erf or other land borders on a national or provincial road, or if provided otherwise in the conditions of title, the applicable building line shall be the building line prescribed by the Controlling Authority, or the building line indicated in Table "D", Column 15, whichever is the wider, and such building line shall not be relaxed, modified or amended without the written consent of the Controlling Authority.
- (e) For the purpose of this clause a sanitary and pedestrian alley is not considered to be a street or road.

3.6.3 Access to and exit from a property to any public street or road, shall, where prohibited across a boundary line, be indicated by the following symbol on the scheme map: Provided that the local municipality may, upon receipt of a written application, permit its relaxation upon such conditions as it may deem fit, if, due to extraordinary circumstances, compliance with such restriction of access, will hamper development of the property to an unreasonable extent; Provided further that no relaxation of a restriction on access to or exit from a property, to a provincial or national road, shall be permitted without the consent of the Controlling Authority.

3.7 SCREEN WALLS AND FENCES

3.7.1 A screen wall or walls shall be erected and maintained to the satisfaction of the local municipality if and when required by it.

3.7.2 Where a property has been fenced, such fence shall be maintained to the satisfaction of the local municipality.

3.8 MAINTENANCE OF BUILDINGS, GARDENS AND SITES

3.8.1 The owner is responsible for the maintenance of the entire development on the property.

3.8.2 Where the amenity of any use zone is detrimentally affected by the condition of any garden, yard, building or any development on a property, the local municipality may, by notice served upon the owner or occupant of the premises on which such condition exists, require him to take, within a period of 28 days or such other period the local municipality in his discretion may deem reasonable from the date of service of the notice, such steps as may be necessary to abate such condition and the measures required to be taken at his expense to abate the condition complained of, shall be set out in such notice.

3.9 EXEMPTION OF EXISTING BUILDINGS

3.9.1 The stipulations of the land-use scheme are not applicable to existing buildings other than existing buildings in accordance with Section 43 of the Ordinance. Where such buildings are altered or added to and where such altered use, alteration, rebuilding or construction is in the opinion of the local municipality substantial, the stipulations of this land-use scheme are considered to be binding and valid in respect of those parts that are changed, altered or rebuilt: Provided that additions and constructions that do not exceed 30m² in total (or is of a limited extent such as the removal of non-load bearing internal walls, the erection of moveable partitions, safes and toilets inside an existing building, or repair work inside or outside a building), are not considered to be substantial.

3.10 BUILDINGS USED FOR MORE THAN ONE PURPOSE

3.10.1 Where a building is used, or a proposed building is designed for more than one purpose, it shall, for the purposes of Clauses 13, 14, 15, 16 and 18, (density; height; coverage; floor area ratio and parking), be deemed to be partially used or to have been partially designed, for each such purpose or use: Provided that for the purposes of this clause if more than 75 % of a building is otherwise designed or used for a single use or a single use is predominant in such building, it shall be dealt with as if used or designed for such predominant use. The local municipality shall, in its discretion when considering a building plan, or upon application for this purpose being made by the person in charge of the erection of a building, or proposing to erect a building, decide which use is predominant.

3.10.2 The local municipality shall notify the applicant, within twenty-eight (28) days or such other period the local municipality in his discretion may deem reasonable, after official receipt of the building plan or application in terms of any decision in terms of sub-clause 4.10.1.

4. USE ZONES OF THE ERVENS

4.1 ERVEN 8717 UP TO AND INCLUDING 8742, ERVEN 8744, ERVEN 8746 UP TO AND INCLUDING 8765, ERVEN 8767 UP TO AND INCLUDING 8926.

USE ZONE 1: RESIDENTIAL 1

- (a) The erf and the buildings erected thereon shall be used solely for the purposes of a Dwelling house and, with the special consent of the local authority for Places of public worship, Residential tarven, Guest house, Mobile dwelling unit, Social halls, Institutions, Dwelling office, Places of instruction, or in line with the Tubatse land use management Scheme concerned.
- (b) The occupants of a dwelling house may practice, *inter alia*, their social and religious activities and their occupations, professions or trades, including retail trade on the property on which such dwelling house is erected; Provided that: -
 - (i) The dominant use of the property shall remain residential;
 - (ii) The occupation, trade or profession or other activity shall not be noxious; and
 - (iii) The occupation, trade or profession shall not interfere with the amenity of the neighbourhood.
- (c) The height of the buildings shall not exceed 2 storeys.
- (d) The coverage of the buildings shall not exceed 50%.
- (e) No building other than boundary walls, fences or temporary buildings that are required in connection with building operations being conducted on the property shall be erected without a space, free of any building or structure, between it and onto the side boundaries and also between the building and the rear boundary of the property:
 - (i) 3 meters from the boundary of any road.
 - (ii) The space at the sides and rear of the building shall be a minimum of 2 metres wide, provided the local authority may reduce this requirement.

4.2 ERVEN 8927 UP AND INCLUDING 8937

USE ZONE 3: RESIDENTIAL 3

- (a) The erf and the buildings erected thereon shall be used solely for the purposes of a Dwelling units, Flats, Residential building, Group house, Retirement village and, with the special consent of the local authority for places of Public worship, Conference facilities, Hotel, Place of instruction, Social hall, Institution and Household enterprise.
- (b) The height of the buildings shall not exceed 5 storeys.
- (c) The coverage of the buildings shall not exceed 60%.
- (d) No building other than boundary walls, fences or temporary buildings that are required in connection with building operations being conducted on the property shall be erected without a space, free of any building or structure, between it and onto the side boundaries and also between the building and the rear boundary of the property:
 - (i) 3 meters from the boundary of any road.
 - (ii) The space at the sides and rear of the building shall be a minimum of 3 metres wide, provided the local authority may reduce this requirement.

4.3 ERVEN 8766

USE ZONE 4: BUSINESS 1

- (a) The erf and the buildings erected thereon shall be used solely for the purposes of a dwelling house, block/s of flats, Hotel, Office/Medical consulting rooms, Place of instruction, Place of worship,

Parking garage, Restaurant, Residential building, Shops, Social hall, Business, Vehicle sales lot and, with the special consent of the local authority for places of public worship, Wholesale trade, Commercial use, Conference facility, Filling station, Public garage and Telecommunication mast.

- (b) The height of the buildings shall not exceed 5 storeys.
- (c) The coverage of the buildings shall not exceed 90%.

4.4 ERVEN 8745

USE ZONE 9: INSTITUTIONAL

- (a) The erf and the buildings erected thereon, shall be used solely for the purposes of Dwelling units related to main use, Institutions, Place of public worship, place of instruction with special consent from the local authority for Social halls, Place of amusement and Telecommunication mast.
- (b) The height of the buildings shall not exceed 5 storeys.
- (c) The total coverage of buildings shall not exceed 60% of the area of the erf.
- (d) Parking shall be provided to the satisfaction of the local authority.
- (e) All other conditions as the local authority may approve.

4.5 ERVEN 8743

USE ZONE 10: EDUCATIONAL

- (a) The erf and the buildings erected thereon, shall be used solely for the purposes of places of public worship, places of instruction and Dwelling units related to the main use with a special consent from the local authority for Institution and Telecommunication mast.
- (b) The height of the buildings shall not exceed 5 storeys.
- (c) The total coverage of buildings shall not exceed 60% of the area of the erf.
- (d) Parking shall be provided to the satisfaction of the local authority.
- (e) All other conditions as the local authority may approve.

4.6 ERVEN 8938, 8939 AND 8940

USE ZONE 14: PUBLIC OPEN SPACE

- (a) The erf and the buildings erected thereon, shall be used solely for the purposes Gardens, Place of refreshment, Playgrounds, Public open space, Squares, Recreation grounds, Public sport grounds and Caravan park with special consent from the local authority for Place of amusement and Municipal purposes.
- (b) All other conditions as the local authority may approve.

FETAKGOMO-TUBATSE LOCAL MUNICIPALITY

AMENDMENT SCHEME NUMBER 15/2021

It is hereby notified in terms of the provisions of Section 125(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the Local Municipality of Fetakgomo-Tubatse has approved an amendment scheme with regard to the land in the township of Burgersfort Extension 93, being an amendment of the Fetakgomo Tubatse Municipality Land-Use Scheme, 2021. The scheme clauses of this amendment scheme are filed with at the offices of the Local Municipality of Fetakgomo-Tubatse, and are open to inspection during normal office hours. This amendment is known as Amendment Scheme 16/2021

NOVEMBER 2022

MA Mathebula

Acting Municipal Manager: FETAKGOMO TUBATSE LOCAL MUNICIPALITY

P.O Box 206

Burgersfort

1150

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 495 OF 2022****AMENDMENT OF LAND USE SCHEME OR REZONING IN TERMS OF SECTIONS 62(1) & 75 OF THE
FETAKGOMO TUBATSE LOCAL MUNICIPALITY LAND USE MANAGEMENT BY-LAW 2018
AMENDMENT SCHEME NUMBER: 10/2021**

Notice is hereby given that I, BJ van der Schyff, from BJVDS Town & Regional Planners CC t/a Planning Concept Town & Regional Planners, being the authorised agent of the owner of 11,1347 ha of the Remainder of the farm Garatouw 282 K.T and 493.5891 ha of the Remainder of the farm Maandagshoek 254 K.T. – Limpopo Province in terms of Section 62(1) and Section 75 of the Fetakgomo Tubatse Municipal Spatial Planning and Land Use Management By-Law 2018 for the amendment of the Fetakgomo Tubatse Town Planning Scheme, 2005 by the rezoning of the property(ies) described above, from Agriculture to Mining Purposes.

Particulars relating to the application will lie for inspection during normal office hours at the office of the Executive Manager: Development Planning Directorate, Land Use Management, Office G15, Kastania Street, Civic Centre, or PO Box 206 Burgersfort, 1150. Tel: 013 – 231 1000, or hpntloana@ftlmgov.za for a period of 28 (twenty-eight) days from 4 November 2022.

Objections to or representations in respect of the application must be lodged with or made in writing to the Municipal Manager, Land Use Management, Office G15, Kastania Street, Civic Centre, or PO Box 206 Burgersfort, 1150. Tel: 013 – 231 1000, or hpntloana@ftlmgov.za within a period of 28 days from 4 November 2022. Address of authorised agent: PO Box 15001, Polokwane, 0699, Telephone number: 015 – 2953649. Dates of the notice: 4 November 2022 & 11 November 2022

4–11

**TLHOKOMELISO EA LEANO LA SEBEDISO KAPA HO PEJOA HO LATELA KAROLO EA 62(1) & 75 EA
MOLAO OA MOLAO OA TSAMAISO EA MOBU OA FETAKGOMO TUBATSE WA 2018.
NOMORO YA SEKAMA SA THUTO: 10/2021**

Ho fanoe ka tsebiso ea hore 'na, BJ van der Schyff, ho tsoa BJVDS Town & Regional Planners CC t/a Planning Concept Town & Regional Planners, ke le moemeli ea lumelletsoeng ke mong'a 11,1347 ha ea Masalla a polasi ea Garatouw 282 K.T. le 493.5891 ha ea Masalla a polasi Maandagshoek 254 K.T. – Porofense ya Limpopo ho ya ka Karolo ya 62(1) le Karolo ya 75 ya Molao wa Taolo ya Meralo ya Sebaka ya Masepala wa Fetakgomo Tubatse wa 2018 bakeng sa tokiso ya Sekema sa Moralo wa Toropo ya Fetakgomo Tubatse, 2005 ka ho fetolwa hape ha thepa. e hlalositsoe ka holimo, ho tloha ho tsa Temo ho ea ho Merafo.

Lintlha tse amanang le kopo li tla hlalohoa nakong ea lihora tse tloaelehileng tsa mosebetsi ofising ea Phethahatso Botsamaisi ba Morero oa Ntlatfatso ea Motsamaisi, Office G15, Kastania Street, Civic Centre, kapa PO Box 206 Burgersfort, 1150. Mohala: 013 – 231 1000, kapa hpntloana@ftlmgov.za ka nako ea matsatsi a 28 (mashome a mabeli a metso e robeli) ho tloha ka La 4 Pulungoana 2022.

Khanyetsano kapa litlhahiso mabapi le kopo li tlameha ho kenngoa kapa li ngoloe ho Motsamaisi oa Masepala, Tsamaiso ea Tsebeliso ea Mobu, Office G15, Kastania Street, Civic Centre, kapa PO Box 206 Burgersfort, 1150. Mohala: 013 – 231 1000, kapa hpntloana@ftlmgov.za nakong ea matsatsi a 28 ho tloha La 4 Pulungoana 2022. Aterese ea moemeli ea lumelletsoeng: PO Box 15001, Polokwane, 0699, Nomoro ea Mohala: 015 - 2953649. Matsatsi a tsebiso: 4 Nov 2022 & 11 Nov 2022

4–11

LOCAL AUTHORITY NOTICE 497 OF 2022**MODIMOLLE-MOOKGOPHONG MUNICIPALITY**

I, Dawid, Christiaan Ludik of DCM Town-Planning Solutions, being the authorized agent of the registered owners, hereby give notice in terms of Section 59(1) of the Modimolle- Mookghopong Local Municipality Spatial Planning and Land Use Management By-Laws, 2019 read together with The Modimolle Land Use Scheme, 2004 that I have applied to Modimolle-Mookgophong Local Municipality for:

AMENDMENT SCHEME MMLM 094: The rezoning of Erf R/1/374, Nylstroom situated at 30 Tamsen street, Modimolle from "Residential 1" to "Business 3", subject to certain conditions.

AMENDMENT SCHEME MMLM 097: The rezoning of Erf 34/7681, Phagameng x 8, Phagameng situated at 34/7681, Phagameng from "Residential 1" to "Business 1", subject to certain conditions.

Particulars of the applications will lie for inspection during normal office hours at the office of: The Divisional Manager, Department Town-planning, Municipal Building, Private Bag X1008, Modimolle 0510 for a period of 28 days from the first publication i.e. 4 November 2022.

Objections to or representations in respect of the application must be lodged with or made in writing to the above or be addressed to: The Divisional Manager, Department Town-planning, at the above address, within a period of 28 days from the first day of publication, i.e. 4 November 2022.

Address of Agent: 77 Fish Eagle Drive, Koro Creek, Modimolle, P.O Box 3108, Modimolle, 0510.
Contacts: 0823006209/dludik@mweb.co.za. Dates of Publications: 4 & 11 November 2022

4-11

PLAASLIKE OWERHEID KENNISGEWING 497 VAN 2022**MODIMOLLE – MOOKGHOPONG MUNISIPALITEIT**

Ek, Dawid Christiaan Ludik, synde die gemagtigde agent van die geregistreerde eienaars, gee hiermee ingevolge Artikel 59(1) van die Modimolle- Mookgophong Spatial Planning and Land Use Management By-laws, 2019 saamgelees met die Modimolle Land Use Scheme, 2004 kennis dat daar by die Modimolle-Mookghopong Munisipaliteit aansoek gedoen is vir:

WYSIGINGSKEMA MMLM 094: Die hersonering van Erf R/1/374, Nylstroom gelee te 30 Tamsenstrat, Modimolle vanaf "Residensieel 1" na "Besigheid 3", onderhewig aan sekere voorwaardes.

WYSIGINGSKEMA MMLM 097: Die hersonering van Erf 34/7681 Phagameng x 8 gelee te 34/7681, Phagameng vanaf "Residensieel 1" na "Besigheid 1", onderhewig aan sekere voorwaardes.

Besonderhede van die aansoek le ter insae gedurende gewone kantoorure by die kantoor van: Die Divisie Bestuurder, Departement Dorpsbeplanning, Grondvloer, Modimolle Munisipale Kantore, Privaatsak X1008, Modimolle, 0510 vir 'n tydperk van 28 dae vanaf die eerste publikasie (4 November 2022).

Besware teen of vertoe ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf die eerste dag van publikasie (4 November 2022) gerig word aan: Die Divisie Bestuurder, Departement Dorpsbeplanning by bovermelde adres.

Adres van agent: 77 Fish Eagle Drive, Koro Creek, Modimolle, Posbus 3108, Modimolle 0510.

Kontakno. 082300 6209 / dludik@mweb.co.za. Datum van publikasies: 4 & 11 November 2022

4-11

LOCAL AUTHORITY NOTICE 498 OF 2022**NOTICE OF A SIMULTANEOUS APPLICATION FOR ESTABLISHMENT OF A TOWNSHIP AND REMOVAL OF RESTRICTIVE CONDITIONS IN THE TITLE DEED IN TERMS OF SECTIONS 54 AND 62, RESPECTIVELY, OF THE POLOKWANE MUNICIPAL PLANNING BY-LAW, 2017****BENDOR EXTENSION 131**

We, Kamekho Consulting CC, being the applicant, hereby give notice in terms of section 95(1)(a) of the Polokwane Municipal Planning By-law, 2017, that we have applied to Polokwane Municipality for simultaneous establishment of a township and removal of restrictive conditions in the title deed in terms of sections 54 and 62, respectively, of the Polokwane Municipal Planning By-law, 2017 referred to in the Annexure hereto.

The application for the removal of the restrictive conditions numbers A(1) to (3) and B(1) to (7) in title deed T9215/2021 for Portion 181 (a Portion of Portion 1) of the farm Tweefontein 915 LS, has the intent to allow for the establishment of a mixed-use township as detailed in the Annexure hereto.

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: Manager: City Planning and Property Management, P O Box 111, Polokwane, 0700 from 4 November 2022 until 2 December 2022.

Full particulars and plans (if any) 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 advertisement in the Provincial Gazette / Observer newspaper.

Address of Municipal offices: 2nd Floor Civic Centre, Landdros Mare Street, Polokwane, 0699

Closing day for any objections and/or comments: 02 December 2022

Address of applicant: P. O Box 4169, Polokwane or Office 9, Unit 6, 100 Marshal Street Polokwane, Tel: 084 690 9479

Fax: 086 614 9265, email: bruce@kamekho.co.za

Dates on which notice will be published: 04 November and 11 November 2022

ANNEXURE

Name of township: Bendor Extension 131

Full name of applicant: Kamekho Consulting CC

Number of erven, proposed zoning and development control measures: The applicant intends to establish a town with approximately 150 "Residential 1" zoned stands for single dwellings, 3 "Residential 3" stands for townhouses/flats, 2 "Institutional" stands for Place of Instruction/Worship, consulting rooms, hospital and medical facilities, 1 "Private Open Space" stand and 1 "Public Open Space" stand and 3 "Private Street" erven, subject to standard controls in terms of Polokwane/Perskebult Town Planning Scheme, 2016. The intention of the applicant is to allow for the development of a mixed-use township.

Locality and description of property on which township is to be established: A part (19 ha) of Portion 181 (Portion of Portion 1) of the farm Tweefontein 915, Registration Division LS.

The proposed township is situated: 10km north-east of the Polokwane Central, south abutting Modjadjiskloof Road (R81).

4-11

PLAASLIKE OWERHEID KENNISGEWING 498 VAN 2022**KENNISGEWING VAN 'N GELYKTYDIGE AANSOEK OM STIGTING VAN 'N DORP EN OPHEFFING VAN BEPERKENDE VOORWAARDES IN DIE TITELAKTE INGEVOLGE ARTIKELS 54 EN 62, ONDERSKEIDELIK, VAN DIE POLOKWANE MUNISIPALE BEPLANNINGVERORDENING, 2017****BENDOR UITBREIDING 131**

Hiemee gee ons, Kamekho Consulting BK, synde die aansoeker, kennis ingevolge artikel 95(1)(a) van die Polokwane Munisipale Beplanningsverordening, 2017, dat ons aansoek gedoen het by Polokwane Munisipaliteit vir gelyktydige stigting van 'n dorp en opheffing van beperkende voorwaardes in die titelakte ingevolge artikels 54 en 62, onderskeidelik, van die Polokwane Munisipale Beplanningsverordening, 2017 waarna in die Bylae hierby verwys word,

Die aansoek vir die opheffing van die beperkende voorwaarde nommers A(1) tot (3) en B(1 tot (7) in titelakte T9215/2021 vir Gedeelte 181 ('n Gedeelte van Gedeelte 1) van die plaas Tweefontein 915 LS, is om voorsiening te maak vir die stigting van 'n dorp vir gemengde gebruik soos gespesifiseer in die Bylaag hierby.

Enige beswaar(s) en/of kommentaar(s), insluitend die gronde vir sodanige beswaar(s) en/of kommentaar(s) met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon of liggaam wat die beswaar(s) indien nie en/of kommentaar(s), ingedien word by, of skriftelik gemaak word aan: Bestuurder: Stadsbeplanning en Eiendomsbestuur, Posbus 111, Polokwane, 0700 vanaf 4 November 2022 tot 2 Desember 2022.

Volledige besonderhede en planne (indien enige) kan gedurende gewone kantoorure by die Munisipale kantore soos hieronder uiteengesit besigtig word vir 'n tydperk van 28 dae vanaf die datum van eerste publikasie van die advertensie in die Provinsiale Koerant / Observer koerant.

Adres van Munisipale kantore: 2de Vloer Burgersentrum, Landdros Marestraat, Polokwane, 0699

Sluitingsdag vir enige besware en/of kommentaar: 02 Desember 2022

Adres van aansoeker: Posbus 4169, Polokwane of Kantoor 9, Eenheid 6,100 Marshalstraat Polokwane, Tel: 084 690 9479 Faks: 086 614 9265, e-pos: bruce@kamekho.co.za

Datums waarop kennisgewing gepubliseer sal word: 04 November en 11 November 2022

BYLAAG

Naam van dorp: Bendor Uitbreiding 131

Volle naam van aansoeker: Kamekho Consulting BK

Aantal erwe, voorgestelde sonering en ontwikkelingsbeheermaatreëls: Die aansoeker beoog om 'n dorp te stig met ongeveer 150 "Residensieel 1" gesoneer erwe vir enkelbewoning, 3 "Residensieel 3" erwe vir meenthuise/woonstelle, 2 "Institusionele" erwe vir Plek van Onderrig/Aanbidding, spreekkamers, hospitaal en mediese fasiliteite, 1 "Privaat Oop Ruimte" erf en 1 "Publieke Oop Ruimte" erf asook 3 "Privaatstraat" erwe, onderhewig aan standaard beheermaatreëls in terme van Polokwane/Perskebult Stadsbeplanningskema, 2016. Die voorneme van die aansoeker is om voorsiening te maak vir die ontwikkeling van 'n dorp vir gemengde gebruik.

Ligging en beskrywing van eiendom waarop dorp gestig gaan word: 'n Deel (19 ha) van Gedeelte 181 (Gedeelte van Gedeelte 1) van die plaas Tweefontein 915, Registrasie Afdeling LS.

Die voorgestelde dorp is geleë: 10 km noordoos van Polokwane Sentraal, suidaangrensend aan Modjadjiskloofpad (R81).

LOCAL AUTHORITY NOTICE 501 OF 2022**POLOKWANE LOCAL MUNICIPALITY
NOTICE OF APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF SECTION 54 OF THE POLOKWANE
MUNICIPAL PLANNING BY-LAW, 2017
PROPOSED IVY PARK X 64****EXCISION OF THE PROPERTY FROM THE AGRICULTURAL HOLDINGS REGISTER IN TERMS OF SECTION 173
OF THE POLOKWANE MUNICIPAL PLANNING BY LAW, 2017 AND SIMULTANEOUS APPLICATION FOR THE
REMOVAL OF RESTRICTIVE TITLE CONDITIONS 2(A-B) FROM TITLE DEED T100196/05 IN TERMS OF SECTION
62 OF THE POLOKWANE MUNICIPAL PLANNING BY-LAW, 2017**

I, Rian Beukes of the firm Rian Beukes Town & Regional Planners and Property Consultants being the applicant hereby gives notice in terms of Section 95(1)(a) of the Municipal Planning By-Law, 2017, that I have applied to the Polokwane Municipality for the establishment of a township in terms of Section 54 of the Polokwane Municipal Planning By-law, 2017 referred to in the Annexure hereto. Simultaneous application is made for the Excision of Holding 62 Ivydale Agricultural Holdings from the Agricultural Holdings Register in terms of Section 173 of the By Law, 2017 and application for the Removal of Restrictive Title Conditions 2(a-b) from Title Deed T100196/05 in terms of Section 62 of the Polokwane Municipal Planning By Law, 2017

Any objections and or comments, including 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 to; Manager: City Planning and Property Management, PO Box 111 Polokwane 0700, from **4 November 2022 to 2 December 2022**

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 the first publication** of the notice in the Provincial Gazette. Address of Municipal Offices: 2nd floor, Civic Centre, cnr Landdros Mare and Bodenstein Streets, Polokwane.

Closing date for objections / comments: **2 December 2022**

Address of applicant: Rian Beukes Town & Regional Planners and Property Consultants, PO Box 12417, BENDOR, 0713. (015) 297 1140 - rian.beukes@telkomsa.net. Date of first notice: **4 November 2022**

ANNEXURE

Name of Township: Ivy Park X 64 (Amendment Scheme 542)

Name of applicant: Sterkloop Trust IT5664/04

Number of Erven: 2 (Two)

Erf 1, zoned "Special" for a filling station and ancillary facilities and a drive through restaurant subject to the conditions contained in Annexure 216, being;

- The development would include filling station, total building area, including canopies, convenience store, drive through restaurant/s, admin offices and toilets, will not exceed 1000m² in extent
- Main uses include a Filling Station, which means buildings and or land used for the storage and retail sale of vehicle fuel and lubricants and one or more of the following uses: a shop including a confectionary and take away facility including a kitchen with a maximum gross floor area of 250m², one working bay for emergency repairs to vehicles and an ATM machine
- Drive- through restaurant/s not exceeding a maximum of 250m² gross leasable floor area (No alcohol sales shall be permitted on the site)
- The maximum permissible FAR shall not exceed 0.1
- The maximum permissible Coverage shall not exceed 10%.
- The maximum height of buildings shall not exceed 2 storeys
- A 5m building line shall apply along any street boundary and may be relaxed by the local municipality during the consideration of a site development plan.
- A ratio of 2 parking bays per 100m² Gross Leasable Floor Area shall be provided
- A 2.1m high boundary wall should be erected along the western boundary of the filling station site.

Erf 2, zoned "Educational" to permit a school on the property. The standard conditions of the Polokwane Perskebult Town Planning Scheme, 2016 will apply

The intention of the developer is to develop a filling station and related services on a 1ha portion of the property and an Educational facility on ± 3.2ha in extent

Locality and property description: The property is located in the southeastern part of Ivydale Agricultural Holdings, just to the north of the N1- By Pass, adjacent and to the west of Church Street. The property is known as Holding 62 Ivydale A/H

Proposed township is situated in Ivydale Agricultural Holdings area

PLAASLIKE OWERHEID KENNISGEWING 501 VAN 2022

POLOKWANE PLAASLIKE MUNISIPALITEIT
KENNISGEWING TEN OPSIGTE VAN DIE STIGTING VAN 'N DORP IN TERME VAN ARTIKEL 54 VAN DIE
POLOKWANE MUNISIPALE BEPLANNINGS BYWET, 2017
VOORGESTELDE DORP: IVY PARK X 64

UITSLUITING VAN DIE LANDBOUHOEWE IN TERME VAN ARTIKEL 173 VAN DIE POLOKWANE MUNISIPALE
BEPLANNINGS BYWET, 2017 EN AANSOEK VIR DIE OPHEFFING VAN BEPERKENDE TITELVOORWAARDES 2
(A-B) UIT TITEL AKTE T100196/05 IN TERME VAN ARTIKEL 61 VAN DIE POLOKWANE MUNISIPALE
BEPLANNINGS BYWET, 2017

Ek, Rian Beukes van die firma Rian Beukes Stads en Streekbeplanners en Eiendomskonsultante, synde die applicant gee hiermee kennis dat ek aansoek gedoen het by die Polokwane Munisipaliteit vir die stigting van 'n dorp in terme van Artikel 54 van die Polokwane Munisipale Beplannings Bywet, 2017, hierin verwys na die Bylae hierby.

Aansoek word gelyktydig gedoen vir die uitsluiting van Hoewe 62 Ivydale Landbouhoewes uit die Landbouhoewe Register in terme van Artikel 173 van die Polokwane Munisipale Beplannings Bywet, 2017 en aansoek vir die Opheffing van beperkende titelvoorwaardes 2(a-b) uit Titel Akte T100196/05 in terme van Artikel 62 van die Polokwane Munisipale Beplannings Bywet, 2017.

Enige besware en of kommentaar, insluitende die gronde van beswaar en of kommentaar, met volledige kontakbesonderhede, waarsonder die Munisipaliteit nie met die beswaarmaker of instansie wat die beswaar maak of kommentaar lewer, kan kommunikeer nie, moet gerig word aan; Die Bestuurder, Stadsbeplanning en Eiendomsbestuur, Posbus 111 Polokwane, 0700, **vanaf 4 November 2022 tot 2 Desember 2022**

Volle besonderhede en planne ten opsigte van die aansoek kan gedurende normale kantoorure besigtig word by die Munisipale kantore, binne 'n tydperk van 28 dae vanaf die datum van eerste publiskasie in die Provinsiale Gazette.

Adres van die Munisipale kantore; 2de vloer, Burgersentrum, h.v Landdros Mare en Bodensteinstrate, Polokwane. Sluitingsdatum vir besware / kommentare: **2 Desember 2022**

Adres van applikant: Rian Beukes Stads en Streekbeplanners en Eiendomskonsultante, Posbus 12417, Bendor, 0713 (Tel 015 297 1140, e-pos: rian.beukes@telkomsa.net. Datum van eerste publikasie **4 November 2022**

BYLAE

Naam vd dorp: Ivy Park Uitbreiding 64 (Wysigingskema 542)

Aansoeker: Sterkloop Trust IT5664/04

Aantal erwe: 2 (Twee)

Erf 1, gesoneer "Spesiaal" vir 'n vulstasie en aanverwante fasiliteite en deurry restaurant onderhewing aan die voorwaardes soos vervat in Bylae 216, i.e;

- Die ontwikkeling sluit in 'n vulstasie met totale gebougroottes, insluitend die afdakke, geriefswinkel, deurry restaurant/e, admin kantore en toilette, wat nie 1000m² sal oorskry nie
- Die hoof gebruike sluit in 'n vulstasie wat beteken die frond en geboue daarop kan gebruik word vir die stoor en kleinhandel verkoop van voertuig brandstof en smeermiddels en een of meer van die volgende gebruike; a winkel insluitend 'n bakery en wegneemete fasiliteit (insluitend 'n kombuis) wat nie 250m² sal oorskry nie, een parkeerplek wat vir noodherstelwerk aan voertuie gebruik mag word, en 'n OTM Masjien
- Die deurry restaurant/e mag nie meer as 250m² bruto verhuurbare vloeroppervlakte oorskry nie. (Geen alkohol verkope sal toegelaat word nie)
- Die maksimum toelaatbare Vloeroppervlak verhouding sal nie 0.1 oorskry nie
- Die maksimum toelaatbare dekking sal nie 10% oorskry nie
- Die maksimum hoogte sal nie 2 verdiepings oorskry nie
- 'n 5m boulyn sal van toepassing wees langs enige openbare pad, en mag deur die Plaaslike Owerheid verslap word gedurende die evaluering van 'n terreinontwikkelingsplan
- Parkering sal verskaf word teen 2 parkerings per 100m² bruto verhuurbare vloeroppervlakte
- 'n 2.1m hoë skermmuur moet op die westelike grens van die vulstasie erf opgerig word.

Erf 2, gesoneer "Opvoedkundig" ten einde 'n skool op die perseel toe te laat. The standard voorwaardes van die Polokwane Perkseult Dorpsbeplanningskema, 2016 sal geld

Die gedagte is om 'n vulstasie en verwante gebruike op 'n 1ha gedeelte van die eiendom te vestige n 'n opvoedkundige instansie op 'n ± 3.2ha gedeelte van die perseel toe te laat.

Ligging en eiendomsbeskrywing: Die eiendom is gelee in die suidoostelike deel van Ivydale Landbouhoewes, ten noorde van die N1- Verbypad, aanliggend en ten weste van Kerkstraat. Die eiendom is bekend as Hoewe 62 Ivydale Landbouhoewes.

Die voorgestelde dorp is in die Ivydale Landbouhoewe gebied geleë.

LOCAL AUTHORITY NOTICE 502 OF 2022**AMENDMENT OF LAND USE SCHEME OR REZONING IN TERMS OF SECTION 62(1) OF THE FETAKGOMO TUBATSE LOCAL MUNICIPALITY LAND USE MANAGEMENT BY-LAW 2018.****AMENDMENT SCHEME NUMBER: 8/2021**

Notice is hereby given that Hlatzes Investment Group Pty Ltd, being the authorised agent of the owner of ERF 2412 BURGERSFORT EXTENSION 21 TOWNSHIP, FETAKGOMO TUBATSE LOCAL MUNICIPALITY, Carissa Street in terms of Sections 62(1) and 93 (2) of the Fetakgomo Tubatse Land Use Management By-Law 2018 for the amendment of the Fetakgomo Tubatse Town Planning Scheme, 2021 by the rezoning of the property described above, from **Residential 1** to **Residential 3** for the purpose of building dwelling units.

Particulars relating to the application will lie for inspection during normal office hours at the office of the Executive Manager Development Planning Directorate, for a period of 30 (thirty days) days from **11 November 2022**, at the Head Office situated 1 Kastania Street, Burgersfort.

Any objection or representation with regard to the application must be submitted (within a period of 30 days from **11 November 2022**) to both the owner/agent and the Office of the Municipal Manager at the above address or posted to The Municipal Manager Fetakgomo-Tubatse Local Municipality P.O Box 206, Burgersfort, 1150, or an e-mail send to MaMethebula@ftlm.gov.za by not later than **11 December 2022**.

Any person who cannot write may during office hours attend or visit the municipal offices at above mentioned address in the Office of the Municipal Manager to be assisted in transcribing their objections, comments or representations.

OWNER/AUTHORISED AGENT

Full name: Hlatzes Investment Group Pty Ltd
Address: 20 Acacia Street, Ebony Park, 1632
Cell No: 078 767 0045
Email Address: Phosa.mahlatse@gmail.com
DATE: **11 November 2022**

PHETOLO YA LAND USE SCHEME OR REZONING GO YA LE KA SECTION 62(1) OF THE FETAKGOMO TUBATSE LOCAL MUNICIPALITY LAND USE MANAGEMENT BY-LAW 2018.**AMENDMENT SCHEME NUMBER: 8/2021**

Tsebišo e fiwa gore Hlatzes Investment Group Pty Ltd, e le moemedi yo a dumeletšwego wa mong wa ERF 2412 BURGERSFORT EXTENSION 21 TOWNSHIP, FETAKGOMO TUBATSE LOCAL MUNICIPALITY, Carissa Street go ya ka Dikarolo 62(1) le 93 (2) tša Fetakgomo Tubatse Land Use Management By-Law, 2018 bakeng sa phetošo ya Fetakgomo Tubatse Town Planning Scheme, 2021 ka go fetolwa ga lefelo la bodulo go tloga Residentila 1 to Residential 3 ka nepo ya go aga mafelo a mmalwa a bodulo.

Ditlabakelo tše di amanago le kgopelo di tla bewa go hlahlobja ka dinako tše di tlwaelegilego tša ofisi ka ofising ya Molaodiphethiši wa Lefapha la Peakanyo ya Tlhabollo, lebaka la matšatši a 30 (matšatši a masometharo) go tloga ka la 11 Dibatsela 2022, ka Kantorongkgolo yeo e lego 1 Kastania Street, Burgersfort.

Kganetšo efe goba efe goba boemedi mabapi le kgopelo e swanetše go romelwa (mo nakong ya matšatši a 30 go tloga ka la 11 Dibatsela 2022) go bobedi mong/moemedi le Kantoro ya Molaodi wa Mmasepala atereseng ye e lego ka mo godimo goba e romelwe go Molaodi wa Mmasepala Fetakgomo-Tubatse Fetakgomo-Tubatse Mmasepala wa Selegae P.O Box 206, Burgersfort, 1150, goba e-mail e romela go MaMethebula@ftlm.gov.za e sego ka morago ga la 11 Manthole 2022.

Motho ofe goba ofe yo a sa kgonego go ngwala a ka tsenela goba go etela diofisi tša masepala atereseng ye e boletšwego ka mo godimo ka Kantorong ya Molaodi wa Mmasepala go thušwa go ngwala dikganetšo tša bona, ditshwayotshwayo goba boemedi.

MONG/MOEMEDI YO A DUMELETSWEGO

Leina le le feletsego: Hlatzes Investment Group Pty Ltd
Aterese: 20 Acacia Street, Ebony Park, 1632
Nomoro ya Sellathekeng: 078 767 0045
Aterese ya Imeile: Phosa.mahlatse@gmail.com
LETTSATSI: 11 Dibatsela 2022

LOCAL AUTHORITY NOTICE 503 OF 2022

Notice is hereby given in terms of the provisions of section 43 of the Spatial Planning and Land Use Management Act 2013, Act 16 of 2013, that the Makhado Local Municipality has approved the amendment of the Makhado Land Use Scheme, 2009 read with Section 29 (1) (b) and 29 (2) of the Spatial Planning and Land Use Management By-Law of the Makhado Municipality, 2016 by the Rezoning of Erf 2659 Louis Trichardt Extension 7 from Residential 1 to Residential 2" (Amendment Scheme No 401)

The Map 3's and Scheme Clauses may be inspected during office hours at the office of the Acting Municipal Manager Makhado Municipality.

This amendment scheme is known as **Amendment Scheme 401** and will come into operation on the date of the publication of this notice.

Mr KM Nemaname, Acting Municipal Manager, Private Bag X 2596 Makhado 0920

LOCAL AUTHORITY NOTICE 504 OF 2022

**REMOVAL OF RESTRICTIVE TITLE CONDITIONS REGISTERED AGAINST
TITLE OF LAND:
REMAINING EXTENT OF PORTION 132 OF THE FARM NOODHULP No. 492-KR**

It is hereby notified by the Waterberg District Municipal Planning Tribunal, in terms of Section 63 of the Bela-Bela Local Municipality Spatial Planning and Land Use Management By-laws, 2020 (as amended), read together with the Spatial Planning and Land Use Management Act No. 16 of 2013 to remove the following Restrictive Title Conditions :

Condition C(a)(i), and (ii) and C(c) of title Deed No. T80595/2013

MR. P. Siebe

Chairperson : Waterberg District Municipal Planning Tribunal

Hary Gwala Street,
Private Bag X1018,
Modimolle, 0510

Date 11 November 2022

LOCAL AUTHORITY NOTICE 505 OF 2022**ELIAS MOTSOLEDI LOCAL MUNICIPALITY
GROBLERSDAL AMENDMENT SCHEME DP2014/03/18/R63**

It is hereby notified in terms of the provisions of Section 62 of the Spatial Planning and Land Use Management (SPLUMA) By-Laws 2016, read together with Section 57(1)(a) of the Town-Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the Elias Motsoaledi Local Municipality has approved the amendment of the Greater Groblersdal Town Planning Scheme, 2006 by the rezoning of Erf Re/63 Groblersdal from "Residential 1" to "Business 1" and the simultaneous removal of restrictive conditions **(c); (d); (f); (g) and (h)** from Title Deed **T90558/2010**.

Map 3 and the scheme clauses of the amendment scheme are filed with the Municipal Manager of the Elias Motsoaledi Local Municipality, Groblersdal and the Director: Department Co-operative Governance, Human Settlements and Traditional Affairs, POLOKWANE, and are open for inspection during normal office hours.

This amendment is known as Groblersdal Amendment Scheme DP2014/03/18/R63 and shall come into operation on the date of publication of this notice.

**MR. M KGWALE
MUNICIPAL MANAGER**

Municipal Offices
P.O. Box 48
GROBLERSDAL
0470

Date : 11 November 2022
Notice No. :

PLAASLIKE OWERHEID KENNISGEWING 505 VAN 2022**ELIAS MOTSOLEDI PLAASLIKE MUNISIPALITEIT
GROBLERSDAL WYSIGINGSKEMA DP2014/03/18/R63**

Hiermee word ingevolge die bepalings van Artikel 62 van die Ruimtelike Beplanning en Grondgebruikbestuurs (SPUMA) By-Wette van die Elias Motsoaledi Plaaslike Munisipaliteit 2016, saamgelees met Artikel 57(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), bekend gemaak dat die Elias Motsoaledi Plaaslike Munisipaliteit die wysiging van die Groter Groblersdal Dorpsbeplanningskema, 2006 goedgekeur het, deur die hersonering van Erf Re/63 Groblersdal vanaf "Residensieel 1" na "Besigheid 1" en die gelyktydige opheffing van beperkende titelvoorwaardes **(c); (d); (f); (g) en (h)** van Titelakte **T90558/2010**.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Munisipale Bestuurder van die Elias Motsoaledi Plaaslike Munisipaliteit, Groblersdal en die Direkteur: Departement Samewerkende Regering, Menslike Nedersettings en Tradisionele Sake, POLOKWANE, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Groblersdal Wysigingskema DP2014/03/18/R63 en tree op datum van publikasie van hierdie kennisgewing in werking.

**MNR. M KGWALE
MUNISIPALE BESTUURDER**

Munisipale Kantore
Posbus 48
GROBLERSDAL
0470

Datum : 11 November 2022
Kennisgewing Nr. :

LOCAL AUTHORITY NOTICE 506 OF 2022**LOCAL MUNICIPALITY POLOKWANE****NOTICE OF A REZONING APPLICATION IN TERMS OF SECTION 61 OF THE POLOKWANE MUNICIPAL PLANNING BY-LAW, 2017****AMENDMENT SCHEME : 480**

WE MASTER IN FORCE BEING THE OWNER OF REMAINING EXTENT OF ERF 566 PIETERSBURG HEREBY GIVE NOTICE IN TERMS OF SECTION 95 (1)(a) OF THE POLOKWANE MUNICIPAL BY-LAW, 2017 THAT WE HAVE APPLIED TO POLOKWANE MUNICIPALITY FOR THE AMENDMENT OF THE POLOKWANE/PERSKEBUILT TOWN PLANNING SCHEME 2016 BY REZONING IN TERMS OF SECTION 61 POLOKWANE MUNICIPAL PLANNING BY-LAW 2017 OF THE PROPERTY AS DESCRIBED ABOVE. THE PROPERTY IS SITUATED AT NUMBER 94 BICCARD STREET. THE REZONING OF REMAINING EXTENT OF ERF 566 PIETERSBURG FROM "RESIDENTIAL 1" TO "BUSINESS 4" PARTICULARS OF THE APPLICATION WILL LIE FOR INSPECTION DURING NORMAL OFFICE HOURS AT THE OFFICE OF THE MANAGER: SPATIAL PLANNING AND LAND USE MANAGEMENT, FIRST FLOOR, WEST WING, CIVIC CENTRE, LANDDROS MARE STREET POLOKWANE, FOR A PERIOD OF 28 DAYS FROM 10 NOVEMBER 2022, OBJECTIONS TO OR REPRESENTATIONS IN RESPECT OF THE APPLICATION MUST BE LODGED WITH OR MADE IN WRITING TO THE MANAGER SPATIAL PLANNING AND LAND USE MANAGEMENT, FIRST FLOOR, WEST WING CIVIC CENTRE, LANDDROS MARE STREET POLOKWANE OR PO BOX 111, POLOKWANE, 0700 WITHIN A PERIOD OF 28 DAYS FROM 10 NOVEMBER 2022.

CONTACT : 0810322668 AZWI@MASTERINFORCE.CO.ZA

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PLAASLIKE OWERHEID KENNISGEWING 506 VAN 2022**POLOKWANE PLAASLIKE MUNISIPALITEIT****KENNISGEWING VAN 'N HERSONERINGSAAANSOEK INGEVOLGE ARTIKEL 61 VAN DIE POLOKWANE MUNISIPALITEIT ORDONNANSIE OP DORPSBEPLANNING EN DORPE 2017****WYSIGINGSKEMA:480**

ONS, "MASTER IN FORCE" SYNDE DIE EIENAAR VAN DIE RESTANT VAN ERF 566 PIETERSBURG, GEE HIERMEE INGEVOLGE ARTIKEL 95(1)(A) VAN DIE ORDINANSIE OP DORPSBEPLANNING EN DORPE, 2017, KENNISDAT EK BY DIE POLOKWANE MUNISIPALITEIT AANSOEK GEDOEN HET OM DIE WYSIGING VAN DIE DORPSBEPLANNINGSKEMA BEKEND AS POLOKWANE/PERSKEBULT DORPSBEPLANNING, 2016 DEUR DIE HERSONERING VAN DIE EIENDOM HIERBO BESKRYF, GELEË BICCARDSTRAAT 94 VIR DIE RESTANT VAN ERF 566, PIETERSBURG VANAF "RESIDENTIEEL 1" NA "BESIGHEID 4".

BESONDERHEDE VAN DIE AANSOEK LÊ TER INSAE GEDURENDE NORMALE KANTOORURE BY DIE KANTOOR VAN DIE BESTUURDER: RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBEHEER, POLOKWANE MUNISIPALITEIT, 1STE VLOER, WESTELIKE VLEUEL, BURGERSENTRUM, LANDROS-MARÉSTRAAT, POLOKWANE, VIR 'N TYDPERK VAN 28 DAE VANAF 10 NOVEMBER 2022.

BESWARE TEEN OF VERTOË TEN OPSIGTE VAN DIE AANSOEK MOET BINNE 'N TYDPERK VAN 28 DAE VANAF 10 NOVEMBER 2022 SKRIFTELIK EN IN TWEEVOUD BY DIE BESTUURDER: RUIMTELIKE BEPLANNING EN GRONDGEBRUIKSBEHEER, POLOKWANE MUNISIPALITEIT, 1STE VLOER, WESTELIKE VLEUEL, BURGERSENTRUM, LANDROS-MARÉSTRAAT, POLOKWANE OF POSBUS 111, POLOKWANE, 0700 INGEDIEN OF GERIG WORD.

Kontak: 081 032 2668 azwi@masterinforce.co.za

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Bodenstein Street, Polokwane, 0699. Tel. (015) 291-3910

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