

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

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

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

Vol. 17

POLOKWANE,

15 JANUARY 2010
15 JANUARIE 2010
15 SUNGUTI 2010
15 JANUARE 2010
15 PHANDO 2010

No. 1719

IMPORTANT NOTICE

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Furthermore the Government Printing Works will also not be held responsible for cancellations and amendments which have not been done on original documents received from clients.

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IMPORTANT NOTICE

The
Limpopo Provincial Gazette Function
will be transferred to the
Government Printer in Pretoria
as from 1 November 2004

NEW PARTICULARS ARE AS FOLLOWS:

Physical address:

Government Printing Works
149 Bosman Street
Pretoria

Postal address:

Private Bag X85
Pretoria
0001

New contact persons: Louise Fourie Tel.: (012) 334-4686
Mrs H. Wolmarans Tel.: (012) 334-4591

Fax number: (012) 323-8805

E-mail address: hester.wolmarans@gpw.gov.za
louise.fourie@gpw.gov.za

Contact person for subscribers:

Mrs J. Wehmeyer Tel.: (012) 334-4753
Fax.: (012) 323-9574

This phase-in period is to commence from **15 October 2004** (suggest date of advert) and notice comes into operation as from **1 November 2004**.

Subscribers and all other stakeholders are advised to send their advertisements directly to the **Government Printing Works**, two weeks before the 1st November 2004.

*In future, adverts have to be paid in advance
before being published in the Gazette.*

AWIE VAN ZYL
Advertising Manager

IT IS THE CLIENTS RESPONSIBILITY TO ENSURE THAT THE CORRECT AMOUNT IS PAID AT THE CASHIER OR DEPOSITED INTO THE GOVERNMENT PRINTING WORKS BANK ACCOUNT AND ALSO THAT THE REQUISITION/COVERING LETTER TOGETHER WITH THE ADVERTISEMENTS AND THE PROOF OF DEPOSIT REACHES THE GOVERNMENT PRINTING WORKS IN TIME FOR INSERTION IN THE PROVINCIAL GAZETTE.

No ADVERTISEMENTS WILL BE PLACED WITHOUT PRIOR PROOF OF PRE-PAYMENT.

1/4 page **R 187.37**

Letter Type: Arial Size: 10

Line Spacing: At:
Exactly 11pt

**A PRICE
INCREASE OF
8,5% WILL BE
EFFECTIVE ON
ALL TARIFFS
FROM
1 MAY 2008**

1/4 page **R 374.75**

Letter Type: Arial Size: 10

Line Spacing: At:
Exactly 11pt

1/4 page **R 562.13**

Letter Type: Arial Size: 10

Line Spacing: At:
Exactly 11pt

1/4 page **R 749.50**

Letter Type: Arial Size: 10

Line Spacing: At:
Exactly 11pt



REPUBLIC
OF
SOUTH AFRICA

LIST OF FIXED TARIFF RATES AND CONDITIONS

FOR PUBLICATION OF LEGAL NOTICES IN THE LIMPOPO PROVINCE PROVINCIAL GAZETTE

COMMENCEMENT: 1 NOVEMBER 2004

CONDITIONS FOR PUBLICATION OF NOTICES

CLOSING TIMES FOR THE ACCEPTANCE OF NOTICES

1. (1) The *Limpopo Province Provincial Gazette* is published every week on Friday, and the closing time for the acceptance of notices which have to appear in the *Limpopo Province Provincial Gazette* on any particular Friday, is **15:00 two weeks prior to the publication date**. Should any Friday coincide with a public holiday, the publication date remains unchanged. However, the closing date for acceptance of advertisements moves backwards accordingly, in order to allow for ten working days prior to the publication date.
- (2) The date for the publication of a **separate Limpopo Province Provincial Gazette** is negotiable.
2. (1) Copy of notices received **after closing time** will be held over for publication in the next *Limpopo Province Provincial Gazette*.
- (2) Amendment or changes in copy of notices cannot be undertaken unless instructions are received **before 10:00 on Thursdays**.
- (3) Copy of notices for publication or amendments of original copy can not be accepted over the telephone and must be brought about by letter, by fax or by hand. The Government Printer will not be liable for any amendments done erroneously.
- (4) In the case of cancellations a refund of the cost of a notice will be considered only if the instruction to cancel has been received on or before the stipulated closing time as indicated in paragraph 2 (2).

APPROVAL OF NOTICES

3. In the event where a cheque, submitted by an advertiser to the Government Printer as payment, is dishonoured, then the Government Printer reserves the right to refuse such client further access to the *Limpopo Province Provincial Gazette* until any outstanding debts to the Government Printer is settled in full.

THE GOVERNMENT PRINTER INDEMNIFIED AGAINST LIABILITY

4. The Government Printer will assume no liability in respect of—
 - (1) any delay in the publication of a notice or publication of such notice on any date other than that stipulated by the advertiser;
 - (2) erroneous classification of a notice, or the placement of such notice in any section or under any heading other than the section or heading stipulated by the advertiser;

- (3) any editing, revision, omission, typographical errors or errors resulting from faint or indistinct copy.

LIABILITY OF ADVERTISER

5. Advertisers will be held liable for any compensation and costs arising from any action which may be instituted against the Government Printer in consequence of the publication of any notice.

COPY

6. Copy of notices must be typed on one side of the paper only and may not constitute part of any covering letter or document.
7. At the top of any copy, and set well apart from the notice, the following must be stated:

Where applicable

- (1) The heading under which the notice is to appear.
- (2) The cost of publication applicable to the notice, in accordance with the "Word Count Table".

PAYMENT OF COST

9. **With effect from 1 NOVEMBER 2004 no notice will be accepted for publication unless the cost of the insertion(s) is prepaid in CASH or by CHEQUE or POSTAL ORDERS. It can be arranged that money can be paid into the banking account of the Government Printer, in which case the deposit slip accompanies the advertisement before publication thereof.**
10. (1) The cost of a notice must be calculated by the advertiser in accordance with the word count table.

(2) Where there is any doubt about the cost of publication of a notice, and in the case of copy, an enquiry, accompanied by the relevant copy, should be addressed to the **Advertising Section, Government Printing Works, Private Bag X85, Pretoria, 0001 [Fax: (012) 323-8805], before publication.**
11. Overpayment resulting from miscalculation on the part of the advertiser of the cost of publication of a notice will not be refunded, unless the advertiser furnishes adequate reasons why such miscalculation occurred. In the event of underpayments, the difference will be recovered from the advertiser, and the notice(s) will not be published until such time as the full cost of such publication has been duly paid in cash or by cheque or postal orders, or into the banking account.

12. *In the event of a notice being cancelled, a refund will be made only if no cost regarding the placing of the notice has been incurred by the Government Printing Works.*
13. The Government Printer reserves the right to levy an additional charge in cases where notices, the cost of which has been calculated in accordance with the Word Count Table, are subsequently found to be excessively lengthy or to contain overmuch or complicated tabulation.

PROOF OF PUBLICATION

14. **Copies of the *Limpopo Province Provincial Gazette* which may be required as proof of publication, may be ordered from the Government Printer at the ruling price.** The Government Printer will assume no liability for any failure to post such *Limpopo Province Provincial Gazette(s)* or for any delay in despatching it/them.

GOVERNMENT PRINTERS BANK ACCOUNT PARTICULARS

Bank:	ABSA
	BOSMAN STREET
Account No.:	4057114016
Branch code:	632005
Reference No.:	00000049
Fax No.:	(012) 323 8805

Enquiries:

Mrs. L. Fourie	Tel.: (012) 334-4686
Mrs. H. Wolmarans	Tel.: (012) 334-4591

LOCAL AUTHORITY NOTICES PLAASLIKE BESTUURSKENNISGEWINGS

LOCAL AUTHORITY NOTICE 1

POLOKWANE/PERSKEBULT AMENDMENT SCHEME 75

NOTICE OF APPLICATION FOR THE AMENDMENT OF THE POLOKWANE/PERSKEBULT TOWN PLANNING SCHEME, 2007, IN TERMS OF SECTION 56(1) (B) (i) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986)

We, Charlotte van der Merwe and Justice Khosa, being the authorized agents of the owner of the erf mentioned below, hereby give notice in terms of section 56(1)(b)(i) of the Town Planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986) that we have applied to the Polokwane Municipality for the amendment of the Town Planning Scheme known as the Polokwane/Perskebult Town Planning Scheme, 2007 for the rezoning and consolidation of Erven 2197, 2131, 2132, 2135, 2136, 2139, 2142 to 2148, Ivy Park Extension 34, situated at corner Seminaf and Paragon Streets, from "Residential 1" to Residential 3" with relaxation in terms of clause 22 to allow 64 units per hectare.

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, Civic Centre, Landros Mare' Street, Polokwane for a period of 28 days from 15 January 2010.

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 P O Box 111, Polokwane, 0700 within a period of 28 days from 15 January 2010.

ADDRESS OF AGENT: KAMEKHO TOWN PLANNERS, PO BOX 4169, POLOKWANE, 0700
TEL: 015 295 7382, Fax: 015 295 9693

PLAASLIKE BESTUURSKENNISGEWING 1

POLOKWANE/PERSKEBULT WYSIGINGSKEMA 75

KENNISGEWING VAN DIE AANSOEK OM DIE WYSIGING VAN DIE POLOKWANE/PERSKEBULT DORPSBEPLANNINGSKEMA, 2007 INGEVOLGE ARTIKEL 56(1)(B)(i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO 15 VAN 1986)

Ons, Charlotte van der Merwe en Justice Khosa, synde die gemagtigde agent van die eienaar van die ondergenoemde erf, gee hiermee ingevolge artikel 56(1)(b)(i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) kennis dat ons by die Polokwane Munisipaliteit aansoek gedoen het om die wysiging van die Dorpsbeplanningskema bekend as die Polokwane/Perskebult Dorpsbeplanningskema, 2007, vir die hersoning en konsolidasie van Erve 2197, 2131, 2132, 2135, 2136, 2139, 2142 to 2148, Ivy Park Uitbreiding 34, geleë te hoek van Seminaf- en Paragonstrate vanaf "Residensieel 1" na "Residensieel 3" met 'n verslapping in terme van klousule 22 om 64 eenhede per hektaar toe te laat.

Besonderhede van die aansoek lê ter insae gedurende kantoorure by die kantoor van die Bestuurder: Ruimtelike Beplanning en Grondgebruikbestuur, eerste vloer, Burgersentrum, Landros Marestraat, Polokwane vir 'n tydperk van 28 dae vanaf 15 Januarie 2010.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 15 Januarie 2010 skriftelik by of tot die Munisipale Bestuurder by bovermelde adres of by Posbus 111, Polokwane, 0700 ingedien of gerig word. ADRES VAN AGENT: KAMEKHO STADSBEPANNE, POSBUS 4169, POLOKWANE 0700

TEL: 015 295 7382, FAX: 015 295 9693

LOCAL AUTHORITY NOTICE 2

POLOKWANE/PERSKEBULT AMENDMENT SCHEME 80

NOTICE OF APPLICATION FOR THE AMENDMENT OF THE POLOKWANE/PERSKEBULT TOWN PLANNING SCHEME, 2007, IN TERMS OF SECTION 56(1) (B) (i) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986)

We, Charlotte van der Merwe and Justice Khosa, being the authorized agents of the owner of the erf mentioned below, hereby give notice in terms of section 56(1)(b)(i) of the Town Planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986) that we have applied to the Polokwane Municipality for the amendment of the Town Planning Scheme known as the Polokwane/Perskebult Town Planning Scheme, 2007 to rezone Erf 648, Bendor, situated at Leigh Avenue, from "Residential 1" to Residential 2" with relaxation in terms of clause 21 to allow 44 units per hectare.

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, Civic Centre, Landros Mare' Street, Polokwane for a period of 28 days from 15 January 2010.

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 P O Box 111, Polokwane, 0700 within a period of 28 days from 15 January 2010.

ADDRESS OF AGENT: KAMEKHO TOWN PLANNERS, PO BOX 4169, POLOKWANE, 0700
TEL: 015 295 7382, Fax: 015 295 9693

PLAASLIKE BESTUURSKENNISGEWING 2

POLOKWANE/PERSKEBULT WYSIGINGSKEMA 80

KENNISGEWING VAN DIE AANSOEK OM DIE WYSIGING VAN DIE POLOKWANE/PERSKEBULT DORPSBEPLANNINGSKEMA, 2007 INGEVOLGE ARTIKEL 56(1)(B)(i) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO 15 VAN 1986)

Ons, Charlotte van der Merwe en Justice Khosa, synde die gemagtigde agente van die eienaar van die ondergenoemde erf, gee hiermee ingevolge artikel 56(1)(b)(i) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) kennis dat ons by die Polokwane Munisipaliteit aansoek gedoen het om die wysiging van die Dorpsbeplanningskema bekend as die Polokwane/Perskebult Dorpsbeplanningskema, 2007 deur hersonering van Erf 648, Bendor, geleë te Leighstraat vanaf "Residensieel 1" na "Residensieel 2" met 'n verslapping in terme van klousule 21 om 44 eenhede per hektaar toe te laat.

Besonderhede van die aansoek lê ter insae gedurende kantoorure by die kantoor van die Bestuurder: Ruimtelike Beplanning en Grondgebruikbestuur, eerste vloer, Burgersentrum, Landros Marestraat, Polokwane vir 'n tydperk van 28 dae vanaf 15 Januarie 2010.

Besware teen of verhoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 15 Januarie 2010 skriftelik by of tot die Munisipale Bestuurder by bovermelde adres of by Posbus 111, Polokwane, 0700 ingedien of gerig word. ADRES VAN AGENT: KAMEKHO STADSBEPLANNERS, POSBUS 4169, POLOKWANE 0700
TEL: 015 295 7382, FAX: 015 295 9693

LOCAL AUTHORITY NOTICE 3**GREATER GIYANI LOCAL MUNICIPALITY****PROPOSED PERMANENT CLOSURE OF (PARK) PORTIONS OF ERVEN 1946 AND 1947, GIYANI-F TOWNSHIP**

Notice is hereby given in terms of the provisions of 68 of the Local Government Ordinance, No. 17 of 1939 (Ordinance 17/1939) (as amended), that the Greater Giyani Local Municipality has resolved to close permanently (Park) Portions of Erven 1946 and 1947, Giyani-F Township, measuring approximately 246 881 m².

A plan indicating the parks to be closed permanently will lie for inspection during office hours at the office of the Municipal Manager: Municipal Offices, Nkhensani Main Road, Giyani, for a period of 28 days as from 15 January 2010.

Any person who wishes to object to the proposed permanent closure or wishes to submit a claim for compensation, must lodge such objection or claim in writing with the Municipal Manager, Municipal Offices, or address it to P/Bag X9559, Giyani, 0826, on or before 12 February 2010.

PLAASLIKE BESTUURSKENNISGEWING 3**GROTER GIYANI PLAASLIKE MUNISIPALITEIT****VOORGESTELDE PERMANENTE SLUITING VAN PARKGEDEELTES VAN ERWE 1946 EN 1947, GIYANI-F DORPE**

Kennis geskied hiermee ooreenkomstig die bepalings van artikel 68 van die Ordonnansie op Plaaslike Bestuur, No. 17 van 1939 (Ordonnansie 17/1939) (soos gewysig) dat die Polokwane Plaaslike Munisipaliteit besluit het om (Park) Gedeeltes van Erwe 1946 en 1947, Giyani-F, groot ongeveer 246 881 m² permanent te sluit.

'n Plan wat die parke wat gesluit sal word aantoon sal gedurende kantoorure ter insae lê by die kantoor van die Munisipale Bestuurder: Munisipale Kantore, Nkhensaniweg, Giyani, vir 'n tydperk van dertig (28) dae vanaf 15 Januarie 2010.

Enige persoon wat beswaar wil maak teen die voorgenome permanente sluiting of enige eis om skadevergoeding wil instel, moet dit skriftelik indien by die kantoor van die Munisipale Bestuurder, Munisipale Kantore, Privaatsak X9559, Giyani, 0826, voor of op 12 Februarie 2010.

15-22

LOCAL AUTHORITY NOTICE 4**GREATER GIYANI LOCAL MUNICIPALITY****PROPOSED PERMANENT CLOSURE OF PARK ERVEN 199 AND 275, GIYANI-F TOWNSHIP**

Notice is hereby given in terms of the provisions of 68 of the Local Government Ordinance, No. 17 of 1939 (Ordinance 17/1939) (as amended), that the Greater Giyani Local Municipality has resolved to close permanently (Park) Erven 199 and 275, Giyani-F Township, measuring approximately 225 842 m².

A plan indicating the parks to be closed permanently will lie for inspection during office hours at the office of the Municipal Manager: Municipal Offices, Nkhensani Main Road, Giyani, for a period of 28 days as from 15 January 2010.

Any person who wishes to object to the proposed permanent closure or wishes to submit a claim for compensation, must lodge such objection or claim in writing with the Municipal Manager, Municipal Offices, or address it to P/Bag X9559, Giyani, 0826, on or before 12 February 2010.

PLAASLIKE BESTUURSKENNISGEWING 4**GROTER GIYANI PLAASLIKE MUNISIPALITEIT****VOORGESTELDE PERMANENTE SLUITING VAN PARKERVEN 199 EN 275, GIYANI-F DORPE**

Kennis geskied hiermee ooreenkomstig die bepalings van artikel 68 van die Ordonnansie op Plaaslike Bestuur, No. 17 van 1939 (Ordonnansie 17/1939) (soos gewysig), dat die Polokwane Plaaslike Munisipaliteit besluit het om Parkerven 199 en 275, Giyani-F, groot ongeveer 225 842 m² permanent te sluit.

'n Plan wat die parke wat gesluit sal word aantoon, sal gedurende kantoorure ter insae lê by die kantoor van die Munisipale Bestuurder: Munisipale Kantore, Nkhensaniweg, Giyani, vir 'n tydperk van dertig (28) dae vanaf 15 Januarie 2010.

Enige persoon wat beswaar wil maak teen die voorgenome permanente sluiting of enige eis om skadevergoeding wil instel, moet dit skriftelik indien by die kantoor van die Munisipale Bestuurder, Munisipale Kantore, Privaatsak X9559, Giyani, 0826, voor of op 12 Februarie 2010.

15-22

LOCAL AUTHORITY NOTICE 5

LOCAL MUNICIPALITY OF BELA-BELA

DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town-Planning of Townships Ordinance, 1986 (Ordinance 15 of 1986), the Local municipality of Bela-Bela hereby declares WARMBAD EXTENSION 24 to be approved township, subject to the conditions set out in the Schedule hereto.

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY

- 1. JOHN HENDRIK CHARLES MEYER
IDENTITY NUMBER: 820501 5025 08 0
UNMARRIED**

AND

- 2. HENDRIK JOHANNES JACOBUS LUUS
IDENTITY NUMBER: 460907 5092 08 4
UNMARRIED**

AND

- 3. A TERBLANCHE FAMILIE TRUST
NR IT2333/1996
(HEREIN REPRESENTED BY ANDRE TERBLANCHE)**

AND

- 4. HENDRIK JOHANNES JACOBUS LUUS
IDENTITY NUMBER: 700723 5249 08 1
MARRIED OUT OF COMMUNITY OF PROPERTY**

(HEREINAFTER REFERRED TO AS THE APPLICANT)

UNDER THE PROVISIONS OF CHAPTER III OF THE TOWNPLANNING AND TOWNSHIPS ORDINANCE, 1986, (ORD 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 194, 198, 199 & 200 OF THE FARM BOSPOORT 450 KR HAS BEEN GRANTED

- 1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP**

The following conditions shall be complied to by the applicant, prior to the registration of the township.

1.1 Provision and installation of services

The provision of services shall be in accordance with Chapter V of the Town-planning and Townships Ordinance, 1986. Service provision as prescribed must be provided at the expense of the applicant to the satisfaction of the local authority.

1.1.1 Water supply

An adequate supply of potable water, sufficient for the needs of the inhabitants of the township when it is fully built up, including provision for fire fighting services, shall be provided by the applicant at his cost;

1.1.2 Sanitation

The applicant shall provide for the satisfactory disposal and connection of the sewerage network of the township with the sewerage reticulation and purification facilities of the local authority.

1.1.3 Electricity

The applicant shall provide access to an efficient supply of electricity.

1.1.4 Stormwater draining and street construction.

The applicant shall provide sufficient storm water drainage for the township and shall construct the roads within the township to the satisfaction of the local authority.

2. CONDITIONS OF ESTABLISHMENT**2.1 NAME:**

The name of the township shall be WARMBAD UITBREIDING 24

2.2 DESIGN:

The township shall consist of erven and streets as indicated on SG No 836/2008.

2.3 OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES:

The Township owner shall within such period as the Local Authority may determine, fulfill obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, as agreed upon between the township owner and the local authority.

3. DISPOSAL OF EXISTING CONDITIONS OF TITLE

- A. All erven shall be made subject to existing conditions and servitudes, including the reservation of the rights to minerals except the following servitudes which only affect the street in the town:
1. A Right of Way 15,74 metres wide, in favour of the General Public along the line C D indicated in the Diagram SG No 4656/2001 annexed to Deed of Transfer T36934/2002 as will more fully appear from Notarial Deed No 374/49-S.
 2. The line BC represents the Eastern Boundary of a Right of Way Servitude 16.00 metres wide indicated Vide Diagram S.G. No 4655/2001.

A Right of Way 15,74 metres wide, in favour of the General Public along the line C D indicated in the Diagram SG No 4655/2001 annexed to Deed of Transfer T150142/2002 as will more fully appear from Notarial Deed No 374/49-S.
 3. The line CD represents the Southern Boundary of a Right of Way Servitude 16.00 metres wide as indicated Vide Diagram S.G. No. 4650/2001.
 4. A Right of Way 15,74 metres wide, in favour of the General Public along the line C D indicated in the Diagram SG No 4654/2001 annexed to Deed of Transfer T56471/2002 as will more fully appear from Notarial Deed No 374/49-S.

4. CONDITIONS OF TITLE:

- (a) The erf is subject to a servitude 2 metres wide in favour of the local authority, for sewerage and other municipal purposes, along any boundary other than a street; provided that the local authority may renounce any such servitude.
- (b) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the said servitude area or within 2 metres thereof.
- (c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude any such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as in its discretion may be deemed necessary; and shall, in addition, be entitled to reasonable access to the said land for the aforesaid purposes, subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

5. 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**(1) GENERAL CONDITIONS**
(applicable to all erven)

- (a) Except with the written consent of the local authority, and subject to such conditions as it may impose, neither the TO nor any other person shall -
 - (i) excavate any material from the erf, except to prepare it for building purposes;
 - (ii) sink any wells or boreholes on the erf or abstract any subterranean water therefrom: or
 - (iii) manufacture, or allow to be manufactured for any purpose whatsoever, any tiles or earthenware pipes or other similar articles on the erf.

- (b) Where, in the opinion of the local authority, it is unpractical for storm-water to be drained from higher-lying erven directly to a public street, the owner of the lower-lying erf shall be obliged to accept or permit the passage over his erf of such storm-water: Provided that the owners of any higher-lying erven from which storm-water is discharged over any lower-lying erf, shall be liable for a proportionate share of the cost of any pipeline or drain the owner of such lower-lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf.
- (c) The positioning of buildings, including outbuildings, on the erf and entrances to and exits from the erf to a public street system shall be to the satisfaction of the local authority.
- (d) The proposed new road and widenings as indicated on Sheets 21 and 23 of the Town Planning scheme cards should be indicated again on the relevant erven.

6. RESIDENTIAL 2 (GROUP HOUSING)

Erven 1 up to and including 4 shall be zoned "Residential 2" subject to the following conditions:

- (a) The erf and the buildings erected thereon, or to be erected thereon, shall be used solely for the purposes of dwelling units and, with the special consent of the local authority, for places of public worship, social halls, institutions, places of instruction and special uses.
- (b) The height of buildings shall not exceed 2 storeys.
- (c) Not more than 20 dwelling units per hectare shall be erected on the erf.
- (d) Effective paved parking spaces, together with the necessary maneuvering are, shall be provided on the erf to the satisfaction of the local authority in the following ratios:
 - (i) 1 Covered parking space to 1 dwelling unit.
 - (ii) 1 Uncovered parking space to 1 dwelling unit, if so required by the local authority.

- (e) Buildings, including outbuildings, hereafter erected on the erf, shall be located not less than 5m from any street boundary: Provided that the local authority may relax this restriction or any other building line restriction on consideration of the site development plan if such relaxation would in its opinion result in an improvement in the development of the erf.
- (f) A site development plan, drawn to a scale of 1:500, or such other scale as may be approved by the local authority, shall be submitted to the local authority for approval prior to the submission of building plans. No building shall be erected on the erf before such site development plan has been approved by the local authority and the whole development on the erf shall be in accordance with the approved site development plan: Provided that the plan may, from time to time, be amended with the written consent of the local authority: Provided further that amendments or additions to buildings which in the opinion of the local authority will have no influence on the total development of the erf, shall be deemed to be in accordance with the development plan. Such site development plan shall indicate at least the following:
 - (i) The siting, height, coverage, number of dwelling units per hectare, and, where applicable, the floor area ratio of all buildings and structures.
 - (ii) Opening spaces, children's playgrounds, screen walls or other acceptable methods of screening, and landscaping.
 - (iii) Vehicular entrances and exits to and from the erf to any existing or proposed public street.

6. GENERAL

- (a) The applicant shall satisfy the Local Authority that -
 - (i) the relevant amendment scheme is in order and can be published simultaneously with the declaration of the township as an approved township;
 - (ii) satisfactory access from a public street system to all erven in the township is available;

-
- (b) The applicant shall comply with the provisions of Section 72, 75 and 101 of the Town-planning and Townships Ordinance, 1986 (Ord 15 of 1986)

LOCAL AUTHORITY NOTICE 6

POLOKWANE LOCAL MUNICIPALITY PIETERSBURG/SESHEGO AMENDMENT SCHEME 603

The Polokwane Local Municipality hereby in terms of the provisions of Section 125 (1) of the Town Planning and Townships Ordinance (Ordinance 15 of 1986) declares that it has approved an amendment scheme being an amendment of the Pietersburg/Seshego Townplanning scheme, 1999, comprising the same land as indicated in the township of **Polokwane Extension 90**.

Map 3 and the scheme clauses of the amendment scheme are filled with the Manager: Land Use Management and Spatial development, Polokwane Local Municipality, and are open for inspection at all reasonable time. This notice is known as Polokwane Amendment scheme 603 and shall come into operation on the date of this publication notice.

ADV. J.L. THUBAKGALE
MUNICIPAL MANAGER
CIVIC CENTRE, POLOKWANE 0700

LOCAL AUTHORITY NOTICE 7

POLOKWANE LOCAL MUNICIPALITY DECLARATION AS AN APPROVED TOWNSHIP: POLOKWANE EXTENSION 90

In terms of Section 103 (1) of the Town-planning and Townships Ordinance, 1986 (ordinance 15 of 1986), the Polokwane Local Municipality, hereby declares Polokwane Extension 90 to be an approved township, subject to the conditions as set out in the Schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY SPIX PROPERTIES (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 441 (A PORTION OF PORTION 141) OF THE FARM TWEEFONTEIN 915, REGISTRATION DIVISION LS, LIMPOPO, HAS BEEN APPROVED

1. **CONDITIONS OF ESTABLISHMENT**

1.1 **NAME**

The name of the township shall be Polokwane Extension 90.

1.2 **DESIGN**

The township shall consist of erven and streets as indicated on General Plan SG No 1908/2008.

1.3 **DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of right to minerals (if necessary), but excluding -

1.3.1 The following condition which does not affect the township due to its location:

"A. The former Lot E of above farm (whereof the property hereby transferred is a Portion) is specially subject to the condition that the owner or owners of the adjoining farm PALMIETFONTEIN No. 684, situate in the Registration Division L S district Pietersburg, shall have the sole and exclusive right to the water from the fountain situate on the boundary of the said Lot E of the said farm TWEEFONTEIN and the aforementioned farm PALMIETFONTEIN, as more fully described in Deed of Servitude No. 690/1893."

1.3.2 The following conditions to which the property is entitled and

which will may remain in the title deed of the township, but need not be transferred to the individual erven in the township:

"B. The former Remaining Extent of Lot E of said farm Tweefontein, measuring 252,3500 hectares as originally held under Deed of Transfer No. 19834/1964 (whereof the property hereby transferred is a portion) is entitled to enforce the following conditions against the following portions all being portions of the former portion 21 of the said farm, namely:-

1. That the owner of portions 29 and 30 of the said portions 21 of the said farm, as held

- under Deed of Transfer No. 36693/1948 shall without undue delay, properly and securely fence the said portions 29 and 30, but without recourse to the owners of the aforesaid former Remaining Extent of the said Lot E referred to above, for any contribution to the cost thereof, and until that be done, the owner of the said portions 29 and 30 shall not have the right to impound animals belonging to the owners of the said former Remaining Extent of the said Lot E, referred to above, that may be found upon unfenced ground.
2. That the owner of portion 61 (a portion of the said portion 21) of the said farm TWEEFONTEIN as held under Deed of Transfer No. 6526/1949 is subject to the same conditions re fencing and impounding of animals belonging to the owners of the said former remaining Extent of Lot E referred to above as more fully described in clause B.1. above.
 3. That the owner of portion 62 (a portion of the said portion 21) of the said farm TWEEFONTEIN as held under Deed of Transfer No 16969/1950, is subject to the same conditions re fencing and impounding of animals belonging to the owners of the said former Remaining Extent of Lot E as more fully described in Clause B.1.1 above.
 4. That the owner of portion 28 (a portion of the said portion 21) of the said farm TWEEFONTEIN, as held under deed of Transfer NO. 28178/1950, is subject to the same condition re fencing and impounding of animals belonging to the owners of the said former Remaining Extent of Lot E referred to above as more fully described in Clause B.1. above.
- C. The said former Remaining Extent of Lot E of the said farm TWEEFONTEIN, measuring as such 213,6137 hectares as originally held under Deed of Transfer No. 19384/1945, (whereof the property hereby transferred is a portion) is entitled to enforce the following conditions against the following portions all being portions of the former Portion 21 of the said farm, namely:-
1. That the owner of portion 31 (a portion of the said portion 21) of the said farm TWEEFONTEIN, as held under Deed of Transfer No. 20420/1952 is subject to the same conditions re fencing and impounding of animals belonging to the owners of the said former Remaining Extent of the said Lot E as described in Clause B.1. above.
 2. That the owner of portion 26 (a portion of the said portion 21) of the said farm TWEEFONTEIN, as held under Deed of Transfer No. 20421/1952, is subject to the same conditions re fencing and impounding of animals belonging to the owners of the said former Remaining Extent of the said Lot E, measuring as such 213,6137 hectares, as described in Clause B.1. above.
 3. That the owner of portion 24 (a portion of the said portion 21) of the said farm TWEEFONTEIN, as held under Deed of Transfer No. 20422/1952 is subject to the same conditions re fencing and impounding of animals belonging to the owners of the said former Remaining Extent of the said Lot E, measuring as such 213,6137 hectares, as described in Clause B.1. above.
 4. That the owner of portion 25 (a portion of the said portion 21) of the said farm TWEEFONTEIN, as held under Deed of Transfer No. 19548/1954, is subject to the same conditions re fencing and impounding of animals belonging to the owners of the said former Remaining Extent of the said Lot E, measuring as such 213,6137 hectares, as described in Clause B.1. above.
 5. That the owner of portion 34 (a portion of the said portion 21) of the said farm TWEEFONTEIN, as held under Deed of Transfer No. 19549/1954, is subject to the same conditions re fencing and impounding of animals belonging to the owners of the said former Remaining Extent of the said Lot E, measuring as such 213,6137 hectares, as described in Clause B.1. above.
 6. That the owner of portion 27 (a portion of the said portion 21) of the said farm TWEEFONTEIN, as held under Deed of Transfer No. 23668/1954, is subject to the same conditions re fencing and impounding of animals belonging to the owners of the said former Remaining Extent of the said Lot E, measuring as such 213,6137 hectares, as described in Clause B.1. above.
- D. The former Remaining Extent of Lot E from time to time of the said farm TWEEFONTEIN, as originally held under Deed of Transfer No. 19384/1946, (whereof the property hereby transferred is a portion) is entitled to enforce the following conditions against the following portions of the said Lot E, namely:-
- That the owner of portions 64 and 65 (both portions of the said Lot E) of the said farm TWEEFONTEIN, as held under Deed of Transfer No. 4739/1955, is subject to the same conditions re fencing and impounding of animals belonging to the owners of the said former Remaining Extent of Lot E, measuring as such 192,7533 hectares, as more fully described in clause B.1. above.
- E. The former Remaining Extent of the said Lot E of the said farm, measuring as such 192,7533 hectares as originally held under Deed of Transfer No. 19384/1946, (whereof the property

hereby transferred is a portion) is entitled to enforce the following portions all being portions of the former portion 21 of the said farm, namely:-

1. That the owner of portion 33 (a portion of the said portion 21) of the said farm TWEEFONTEIN, as held under Deed of Transfer No. 17201/1955, is subject to the same conditions re fencing and impounding of animals belonging to the owners of the said former Remaining Extent of Lot E, measuring as such 192,7533 hectares, as more fully described in clause B.1. above.
2. That the owner of portion 44 (a portion of the said portion 21) of the said farm TWEEFONTEIN, as held under Deed of Transfer No. 14778/1956, is subject to the same conditions re fencing and impounding of animals belonging to the owners of the said former Remaining Extent of Lot E, measuring as such 192,7533 hectares, as more fully described in clause B.1. above.
3. That the owner of portion 23 (a portion of the said portion 21) of the said farm TWEEFONTEIN, as held under Deed of Transfer No. 8483/1957, is subject to the same conditions re fencing and impounding of animals belonging to the owners of the said former Remaining Extent of Lot E, measuring as such 192,7533 hectares, as more fully described in clause B.1. above.
4. That the owner of portion 32 (a portion of the said portion 21) of the said farm TWEEFONTEIN, as held under Deed of Transfer No. 10358/1957, is subject to the same conditions re fencing and impounding of animals belonging to the owners of the said former Remaining Extent of Lot E, measuring as such 192,7533 hectares, as more fully described in clause B.1. above.
5. That the owner of portion 42 (a portion of the said portion 21) of the said farm TWEEFONTEIN, as held under Deed of Transfer No. 15010/1958, is subject to the same conditions re fencing and impounding of animals belonging to the owners of the said former Remaining Extent of Lot E, measuring as such 192,7533 hectares, as more fully described in clause B.1. above.
6. That the owner of portion 60 (a portion of the said portion 21) of the said farm TWEEFONTEIN, as held under Deed of Transfer No. 19556/1960, is subject to the same conditions re fencing and impounding of animals belonging to the owners of the said former Remaining Extent of Lot E, measuring as such 192,7533 hectares, as more fully described in clause B.1. above.
7. That the owner of portion 46 (a portion of the said portion 21) of the said farm TWEEFONTEIN, as held under Deed of Transfer No. 1901/1962, is subject to the same conditions re fencing and impounding of animals belonging to the owners of the said former Remaining Extent of Lot E, measuring as such 192,7533 hectares, as more fully described in clause B.1. above.
8. That the owner of portion 43 (a portion of the said portion 21) of the said farm TWEEFONTEIN, as held under Deed of Transfer No. 1396/1983, is subject to the same conditions re fencing and impounding of animals belonging to the owners of the said former Remaining Extent of Lot E, measuring as such 192,7533 hectares, as more fully described in clause B.1. above.
9. That the owner of portions 45, 47 and 48 (all portions of the said portion 21) of the said farm TWEEFONTEIN, as held under Deed of Transfer No. 7601/1964, is subject to the same conditions re fencing and impounding of animals belonging to the owners of the said former Remaining Extent of Lot E, measuring as such 192,7533 hectares, as more fully described in clause B.1. above.
10. That the owner of portion 49 (a portion of the said portion 21) of the said farm TWEEFONTEIN, as held under Deed of Transfer No. 27703/1964, is subject to the same conditions re fencing and impounding of animals belonging to the owners of the said former Remaining Extent of Lot E, measuring as such 192,7533 hectares, as more fully described in clause B.1. above.
11. That the owner of portion 37 (a portion of the said portion 21) of the said farm TWEEFONTEIN, as held under Deed of Transfer No. 25590/1966, is subject to the same conditions re fencing and impounding of animals belonging to the owners of the said former Remaining Extent of Lot E, measuring as such 192,7533 hectares, as more fully described in clause B.1. above.
12. That the owner of portion 51 (a portion of the said portion 21) of the said farm TWEEFONTEIN, as held under Deed of Transfer No. 25591/1966, is subject to the same conditions re fencing and impounding of animals belonging to the owners of the said former Remaining Extent of Lot E, measuring as such 192,7533 hectares, as more fully described in clause B.1. above.
13. That the owner of portions 41 and 50 (both portions of the said portion 21) of the said farm TWEEFONTEIN, as held under Deed of Transfer No. 25592/1966, is subject to the same conditions re fencing and impounding of animals belonging to the owners of the said former

Remaining Extent of Lot E, measuring as such 192,7533 hectares, as more fully described in clause B.1. above.

14. That the owner of portions 22 (a portion of the said portion 21) of the said farm TWEEFONTEIN, as held under Deed of Transfer No. 25593/1966, is subject to the same conditions re fencing and impounding of animals belonging to the owners of the said former Remaining Extent of Lot E, measuring as such 192,7533 hectares, as more fully described in clause B.1. above.
15. That the owner of portions 35 and 36 (both portions of the said portion 21) of the said farm TWEEFONTEIN, as held under Deed of Transfer No. 25594/1966, is subject to the same conditions re fencing and impounding of animals belonging to the owners of the said former Remaining Extent of Lot E, measuring as such 192,7533 hectares, as more fully described in clause B.1. above.
16. That the owner of portion 55 (a portion of the said portion 21) of the said farm TWEEFONTEIN, as held under Deed of Transfer No. 25595/1966, is subject to the same conditions re fencing and impounding of animals belonging to the owners of the said former Remaining Extent of Lot E, measuring as such 192,7533 hectares, as more fully described in clause B.1. above.
17. That the owner of portions 39 and 40 (both portions of the said portion 21) of the said farm TWEEFONTEIN, as held under Deed of Transfer No. 25596/1966, is subject to the same conditions re fencing and impounding of animals belonging to the owners of the said former Remaining Extent of Lot E, measuring as such 192,7533 hectares, as more fully described in clause B.1. above.
18. That the owner of portion 58 (a portion of the said portion 21) of the said farm TWEEFONTEIN, as held under Deed of Transfer No. 25597/1966, is subject to the same conditions re fencing and impounding of animals belonging to the owners of the said former Remaining Extent of Lot E, measuring as such 192,7533 hectares, as more fully described in clause B.1. above.
19. That the owner of portion 59 (a portion of the said portion 21) of the said farm TWEEFONTEIN, as held under Deed of Transfer No. 25598/1966, is subject to the same conditions re fencing and impounding of animals belonging to the owners of the said former Remaining Extent of Lot E, measuring as such 192,7533 hectares, as more fully described in clause B.1. above."

1.3.3 The following condition which does not affect the township due to it's location:

- "F. By virtue of Deed of Servitude No. 1003/62-S, the property hereby transferred, is specially subject to a right of way 16,05 metres wide in favour of the general public as shown by the figure A B C D E F on servitude diagram A 1003/62-S, which right of way is shown on the said diagram S.G. No. A. 4865/68 by the figure O'P'Q'R'S'T'O'.

1.3.4. The following servitudes, which must be cancelled:

"G. SUBJECT to the following provisions of Section 11(3) and (6) of Act 21/1940, as imposed by the Administrator in Executive Committee, namely:-

- (i) Nie meer as een woonhuis, tesame met sodanige buitegeboue wat gewoonlik in verband daarmee nodig is, mag op die grond opgerig word nie sonder die skriftelike goedkeuring van die beherende gesag, soos omskryf in Artikel 1 van Wet 21/1940, gelees saam met Wet 44/1948.
- (ii) Die grond mag slegs vir woon- en landboudoeleindes gebruik word en geen winkel, besigheid of nywerheid hoegenaamd sal daarop geopen of gedryf word nie, sonder die skriftelike goedkeuring van die beherende gesag, soos omskryf in Artikel 1 van Wet 21/1940, gelees saam met Wet 44/1948.
- (iii) Geen bouwerk of enigets anders hoegenaamd mag binne 'n afstand van 94,46 meters gemeet vanaf die middellyn van die nasionale pad opgerig word nie, sonder die skriftelike goedkeuring van die beherende gesag, soos omskryf in Artikel 1 van Wet 21/1940 gelees saam met Wet 44/1948."

2. **CONDITIONS OF TITLE**

2.1 **CONDITIONS IMPOSED BY THE AUTHORISED LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE NO 15 OF 1986**

The erven mentioned hereunder shall be subject to the conditions imposed by the local authority in terms of the provisions of the Town-Planning and Townships Ordinance, 1986.

2.1.1 **ALL ERVEN**

- (i) These erven are subject to a servitude, 2 m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary: Provided that the local authority may dispense with any such servitude.

- (ii) 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.
- (iii) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other 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 sewerage mains and other works being made good by the local authority.

2.2 SERVIDUES IN FAVOUR OF LOCAL AUTHORITY

2.2.1 ERF 17446

Subject to paragraph 3.1 above, this erf is subject to a 6m wide servitude for municipal purposes, in favour of the local authority, as indicated on General Plan SG No 1908/2008.

2.2.2 ERVEN 17446 TO 17464

Subject to paragraph 3.1 above, these erven are subject to a 4 m wide servitude for municipal purposes, in favour of the local authority, as indicated on General Plan SG No 1908/2008.

3. *CONDITIONS TO BE INCORPORATED IN THE TOWN-PLANNING SCHEME IN TERMS OF SECTION 125 OF ORDINANCE NO 15 OF 1986, IN ADDITION TO THE PROVISIONS OF THE TOWN-PLANNING SCHEME IN OPERATION – AMENDMENT SCHEME NO 603*

3.1 ERVEN 17445 to 17515:

Use Zone 2: "Industrial 2".

3.2 ERVEN 17446 TO 17464:

These erven, alternatively portions of these erven, are subject to the following restriction: The floor height of any building erected or to be erected on these erven may not be below the natural ground level at any point.
